

FREE



April 2017

Spotlight on SHOWHOMES



Spotlight on **SHOWHOMES**

Are you setting out on the journey to build your dream home? Or are you hunting for some modern new ideas to complete your work in progress?

It's hard to know where to begin – especially since the home is one of the biggest investments most people ever make in their lives.

That's why research is a must – as is making sure you know and have a track record of the builder you are entrusting with the project, along with all the latest features on offer.

To make the process easier, the Western Bay of Plenty has its own smartly

designed publication showcasing the latest showhomes.

'Spotlight on Showhomes' has all of the information you need about the area's best and latest displays right here at your fingertips in one place.

This comprehensive guide for potential buyers celebrates the vision and practical skills of local people behind the scenes of the Bay's newest and most trend-making homes.

Each of the featured showhomes is conveniently linked to a location map at the back of the publication, making it easy for you to find and visit them.

The complete list of all showhomes in the Tauranga region – including their opening hours – is on the dedicated website, making it easy to go and see firsthand everything that features within the magazine and many more. You will also find all current and previous publications here too.

www.showhomeguide.co.nz

sunmedia limited publication

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Enjoy all day sun

This stunning 201m², 4 bedroom, 2 bathroom home basks in all-day sun that flows right throughout the house.

Enjoy a bright start to the day as sunlight streams across the kitchen, breakfast bar and dining room. By late afternoon, the sun has reached the open-plan living room and lounge area; it's one of those designs that gets the best of both worlds says General Manager Ryan Hunt.

The kitchen comes complete with a spacious walk-in pantry, and the open-plan living means it's a very sociable area of the home.

Easy access to the lounge, dining and outdoor patio means whoever's in the kitchen can still be part of family discussions

and activities, and will even have a view of the TV.

One handy feature of this home is the separate lounge room that can be closed off with cavity sliders. This is perfect for when the kids want to watch one programme and Mum and Dad another, says Ryan. The main living area also has a study nook, which allows for enough privacy to be productive, but is still connected to the living room.

The bedrooms are nicely tucked away at the back of the property with two getting morning sun and the other two afternoon sun. This home has been perfectly planned to utilise the best features of this site and Highmark Homes welcomes you to come for a visit and view the range of house and land packages we have available.



21 Livingstone Drive, Golden Sands, Papamoa
Open Saturday & Sunday 1-4pm
Phone 027 536 1003
www.highmarkhomes.co.nz





Autumn is on our doorstep

Summer is well behind us and we've all had enough of the wild weather already but with cooler months ahead, we're all about planning for your future.

Golden Homes, right here in the sunny but not quite winterless Bay of Plenty have our showhome open every weekend for families looking to design and build on their own sections or those wanting to take advantage of our exclusive House and Land Packages.

Whether you're new to the Bay's new home market or you've built with us before, you'll love the total design flexibility offered by Golden Homes. Just like you, our talented team of consultants, designers and detailers understand the great Kiwi lifestyle in the sunny Bay of Plenty and have helped create

amazing homes for equally amazing Kiwi families throughout the region.

With autumn on our doorstep now is the perfect time to be talking to Golden Homes about builds in time for next summer. Bring your family, your plans, your ideas and your vision for your dream home to our showhome at 262 Lakes Boulevard, The Lakes, Tauranga. You'll enjoy being part of the creative process and sit down with a consultant totally free of charge and develop your ideas, then experience those ideas being translated into the reality of your brand new home. You may find exactly what you're looking for in our Inspired Living magazine (pictured), loaded with more than 30 customisable plans, but if not, we would love to work with you so you get exactly the home you and your family have dreamed about.





We have a range of plans to suit your budget, your lifestyle and your section size from the snug urban Kingston right through to the 429m² five bedroom Cascade for larger rural and lifestyle sites. Plus unique to Golden Homes is the Goldstar specification which has proven ideal for first home buyers and investors.

Our consultants will talk you through the exclusive Gold Standard Building System™ developed by Golden Homes to ensure your new home is built to an exceptional specification, incorporating the latest innovative features. Innovations such

as ZOG® Steel Framing for strength and durability, thermally broken double glazed windows for weather tightness, warmth and quiet, as well as our beautiful kitchens; each an entertainers dream with high specification appliances and the amazing 50mm Eurostone Bench Top. Just a few of the things that go into giving your new home a personality, that you'll enjoy for years to come. So when you are dreaming of your new home, make sure you visit us at one of our beautiful Bay of Plenty showhomes and you can see our plans online at www.goldenhomes.co.nz

262 Lakes Boulevard, The Lakes
 Open Daily 11am-4pm
 Phone 07 578 5363
www.goldenhomes.co.nz





Affordable executive style

Classic Builders has been crafting homes for over 20 years. For BOP Regional Manager, Paul Taylor, all that experience means his company now surpasses expectations with every build. Their latest showhome, at Kennedy Ridge, Pyes Pa, is no exception.

“This home illustrates the calibre of property we consistently deliver to the market.”

Classic Builders using a four-stage process in creating perfect homes – Create, Colour, Build, Live.

“We listen to what people want in their new home,” says Paul. Considerations include lifestyle, budget, any ideas the clients have, features they’d like, and the site layout.

“With Kennedy Ridge, we wanted to bring something into the arena that speaks for itself in terms of style and quality. We’ve created a good-looking home with great functionality.”

It’s a great example of one of the key strengths of Classic Builders – adaptation. “We have standard plans, yes, but most people want to tweak our existing plans to suit their exact needs. We’re happy to do that.”

Kennedy Ridge was custom-designed for

the site, with four double-bedrooms, two living areas (one as part of the open-plan living-kitchen-dining area), two bathrooms, and a double garage. The feeling of space is key.

The home uses non-standard raked ceilings to create an illusion of space in the living, dining, and kitchen areas. This is enhanced by a high stud, and tall internal doors.

The extra heights give the home the elegant look and feel of an executive home, at a more affordable price – another key concept for the company. Classic Builders was originally created to address a need in the market for quality, value-for-money homes, delivered within a pre-agreed time frame, and at a fixed price.

Many showhomes bowl you over with a colour scheme that suits the tastes of the showhome designer. Over-powering dressings and fixings can detract from what the home is all about. Dressing and fixings are easy to change, but if you don’t get the design right, you’re in trouble.

“We focus on the design of the home, and work out what design best suits our clients’ needs. It’s such a key component of getting a home right, so having those dressings neutral makes the design choice easier.”

Once the design is right – then you can start bringing colour into your own home.



97 Kennedy Road, Pyes Pa
Open Wed, Thurs & Fri 11am-3pm Sun 12-3pm
Phone 07 571 6151 or 0508 425 277
www.classicbuilders.co.nz



Bringing dreams to life



“We offer a complimentary interior design service. People want to imagine their own interiors – they want a colour scheme they like, so they can make their new home uniquely suited to them.”

A key part of this process is asking questions. “We ask regular questions as our clients’ feedback is important to us. We work together with you, offering advice, tips, and information, to make your home building process enjoyable.”

Kennedy Ridge showcases the popular trend of an open plan living, dining, kitchen area – with an open walk-in-pantry at one end. “There’re all modern appliances, and it’s an easy flow kitchen with access to the family and dining areas. Plus, there’s room for barstools in front of the island, so people can socialise and relax, while preparing dinner together.”

Paul says people are moving away from wanting separation, to wanting open plan living. This home delivers that – but also carefully plans for the future. Open plan living is great when the family is young – but what about those teenage years, when some separation can be key to ongoing family harmony? That’s when the second living area could come in handy. “It adapts to the needs of the family, as the family dynamics change.”

Specifically designed to take advantage of the sun, the fully insulated home also features a gas fire in the living room, a heart pump, in the family room, and a ducted heat system for the balance of the home. “It’s toasty warm in winter, and cool in summer.”

Once your home is built, and you’ve moved in – that’s not the end of your relationship with Classic Builders. The company was awarded NZ’s best large builder for customer satisfaction, level of service and likelihood of referral in the BRANZ New House Owners Satisfaction Survey two years running, and it’s easy to see why.

“Classic Care isn’t about leaving you at the door with key-in-hand. Our support goes much further – and it’s proactive. We’ll go through your home with you, and provide you with all the documentation and details you need.

“It’s our Classic Care service that has been giving homeowners special treatment for years. If something isn’t right, Classic Care helps us identify it early and fix it immediately – even if you moved into your home years ago.”

Classic Builders are the largest residence building company in the Bay of Plenty, and in the Top 5 nationally. Already well established across the Bay, Waikato, Northland, Auckland and Queenstown, this year the company has opened its doors in the Wellington market.

Crafting over 450 homes a year, the company is recognised as a leader in building technology. They use a highly functional computer system that supports the building process, resulting in a seamless client experience from beginning to end of a home build.





Our most loved 'Bay of Plenty' Showhome

G.J. Gardner Homes has nailed the ultimate showhome, with a house cleverly themed to the Bay of Plenty.

As you walk through this showhome, you'll be taking a stroll through our beautiful Bay region. Each room celebrates a different area of the Bay, as features and aesthetics unite.

Director Kirsty McConnell says the modern and stylish building is the most popular in G.J. Gardner Homes' portfolio. It's easy to see why.

Built some years ago, the care that went into its planning means the showhome is as fresh today as if it had been designed yesterday. It's timeless.

"When you walk into the house," says Kirsty, "the big, open-plan living area, creates a warm and inviting pavilion feel."

Big is right – at 11.5m x 6m.

Instead of dividing that overall area with walls to create separate rooms, ceiling vaults were used to delineate the areas.

"It's a clever way to take out the 'warehouse' feel that can come with having such a large open plan area. With ceiling vaults and clever lighting, you can delineate separate rooms."

One of the smartest things about the floor plan is the use of the large living area as a separation between the guest wing of the house and the other wing with three main bedrooms.

Visitors particularly love the stone feature wall in the lounge area, with inbuilt cabinetry. The area is themed on Pilot Bay, so the colours and style are evocative of a sea blue and sandy beach.

The theme continues in the kitchen, with toi toi on the splash back, and a dining suite that looks like it's stepped straight out of a Pilot Bay holiday home.

"It has a very peaceful, calm feeling – I think everybody loves the interior design in here."

This design is available in more than 20 different variations of size and layout.

The guest wing features a double bedroom, an ensuite, and a lounge, and is themed on the Kaimai Ranges – with a beautiful woodland feel.

"We used forest features – like wood, bark, and lovely shades of green, it's a very calming and tranquil area."

This house is perfectly designed to serve the needs of a growing family.

The guest wing can be used for either growing teenagers, visiting parents or relatives.

"It's one of the reasons it's been so popular. When people move to the Bay, they know they're going to have visitors, and for longer stays it's great to have that separation of personal space."



The kitchen appeals as it's an absolute entertainer's area. The island is more than three metres long and deep. You can basically lay a banquet and stand or sit around it if you wish. It ticks a lot of boxes for people."

There's so much space in this house, it's hard to believe it's only 269m² – the design creates an illusion of space, making it bigger on the inside, without the cleaning that would be involved in a larger home.

All up there are four bedrooms, two indoor and one outdoor living areas, two bathrooms plus a master ensuite, a large deck, laundry, and a study, with a carpeted double garage, featuring a custom cloak bay, storage cupboards, and attic stairs. The deck is accessible from all living areas and the guest suite, and features an outdoor Rinnai gas fire.

Various room features include a walk-in pantry with walk-through automated lighting, and pebble, stone, cedar, and kwila design features inside and out.

Underfloor heating throughout is temperature controlled to each individual room. Solar hot water heating is

complemented by a Synergy heat exchanger system with summer cooling option.

Other themed rooms include Mount Maunganui, and Katikati orchards, with outdoor landscaping themed to match the rooms – so looking out the Katikati room, you see a such as a mini shelter-belt and orchard of standard lemon and mandarin trees.

One of the great things about buying your home from G.J. Gardner Homes is this – the interiors of their showhomes is breath-taking, but, that's not their specialty. Their key strength is that of a leading New Zealand housing company.

Internationally G.J. Gardner Homes has built over 28,000 homes with franchises operating across New Zealand, Australia and the United States.

At a recent NZ Awards ceremony, Tauranga franchise were given seven coveted awards. They were humbled to be recognised for an exceptional year of business and look forward to another great year in 2017. Watch this space for their new Showhome due to open in June in Omokoroa.



6 Rexford Heights, The Lakes
Open Daily 11am-4pm
Phone 07 571 2032
www.gjgardner.co.nz

G.J. Gardner.
HOMES





Bold and beautiful

Trident Homes Franchisee Wayne Minnell is an honest man. What you see in a Trident Homes showhome is what you get.

“We keep as close as possible to the ‘standard specification’ in our showhomes, so people have the knowledge their home will be similarly spec’d and the high-quality standard will be maintained.”

Trident Homes have included a few up-graded products, because it is a way for clients to see that, for a minimal cost, they can get something extra special. This house has an engineered stone island bench that you could chose over a laminate top, and several other features such as upgraded tapware, solar tube, and insulated garage door.

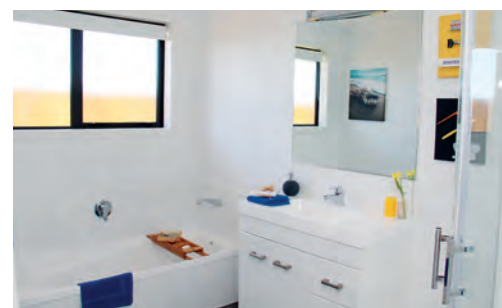
The house is an ideal family home. It’s 226m², featuring four bedrooms, two bathrooms, separate laundry, and an open plan kitchen/dining/living area, with a bonus separate lounge.

The two-car fully insulated and carpeted garage can be used either for the family vehicles, or as a rumpus room, workshop, or art and craft space. There’s a DVS system for ambient temperature, and an alarm system for security.

To complement the strong timber look of the home, bold colours bring a sense of vibrancy and liveliness – it’s bright and light. There’s a lovely feel to this home – enhanced by the landscaped garden, beautifully crafted by award-winning Hamish Brooks Landscape Design and Build Limited.

“Our contractors and suppliers are ‘on board’ with our quality promise and delivery, we have strong relationships with them all.”

Trident Homes is a family affair. Wayne takes care of sales and marketing, wife Glenis looks after contracts and helps with marketing, brother Keith does pricing and site control, while Keith’s wife Allison does all the administration.



2 Te Kio Crescent, Golden Sands, Papamoa.
Open Tuesday-Sunday 12-4pm
Phone 07 574 2944
Chloe 021 045 7559 or Tosa 027 885 1379
www.tridenthomes.nz



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Bay of Plenty at its best

Open plan layouts and sheltered outdoor areas provide enjoyable and functional spaces to make the most of the Bay of Plenty lifestyle.

Tauranga offers a laid-back and unspoilt atmosphere, where locals make the most of the stunning landscape. Bay of Plenty is growing at an exceptional rate and new homes are being built to support the local lifestyle. The best of the bunch are beautifully designed to respond to the site they are on, while making the most of the surrounding landscape. One home that is particularly reflective of this type of responsive design is the Signature Homes Lakes showhome. Designed to perfectly suit the contours of the land, while simultaneously maximising the brilliant Bay of Plenty sunshine ensuring this house is a beautiful place to live. Open plan living areas are warm and inviting, while sheltered outdoor areas are created through the positioning of the house on

the site, creating many entertainment opportunities.

Another house that is perfectly reflective of the Bay of Plenty lifestyle is the Coast Papamoa showhome by Signature Homes. This stunning home has been custom designed to suit the site, providing a sheltered courtyard space, perfect for entertaining friends. In this modern home, the kitchen acts as a centre hub, open to both the outdoor courtyard and the indoor living areas. Completed with a large outdoor fireplace, the courtyard is the perfect place to spend evenings with friends and family all year round.

With an eye for long-lasting trends and a great knowledge of the local area, Signature Homes Bay of Plenty owners, Craig and Debbie Williams, produce beautiful and functional homes that are a joy to live in. Their showhomes are a perfect example of the passion they have for great design that is locally-inspired.

View these two stunning homes today and experience Bay of Plenty at its best.



LAKES SHOWHOME:

Cnr Lakes Boulevard &
Puhirake Cres, The Lakes
Open Tues – Sun 1pm – 4pm

COAST SHOWHOME:

9 Maria Tini Drive
Coast Papamoa Beach
Open Tues – Sun 1pm – 4pm

OFFICE SHOWROOM:

Cnr 16th Avenue &
Fraser Street, Tauranga
Open Mon – Fri 9am – 5pm

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Tailored for your dream

Classic yet contemporary – the striking dark and light tones of Fowler Homes' brick and cedar board and batten showhome hint at the special quality within.

The dark green of the wide rake roofing and garage door, and dark brown cedar contrast against the pale shot blast bricks, helping the property grab your attention alongside the neighbouring showhomes on Lakes Boulevard.

Take a closer look and you'll be spellbound by plenty more inside the home which boasts a myriad of features to make it the perfect living space.

Step through the front door at the covered entry and you are welcomed straight into the heart of the home – with a kitchen-dining area to your right and separate media room-lounge to your left. The scissor truss ceiling in the lounge adds a greater sense of space, a gas fire enhances the atmosphere while sliding doors allow the room to be shut off. Glass sliders on the far side open onto the rear deck and backyard.

The large rear deck, which flows off the house, adds another living space with its covered outdoor room offering a sunny, sheltered spot year-round.

It's the perfect spot for al fresco dining, just relaxing or watching the children tear around the adjoining backyard.

Smart planting along the back boundary will soon screen the property to provide complete seclusion for the family.

Back inside, the spacious living zone welcomes you into the heart of the home with open plan living spreading from family to dining then kitchen zones. A comfortable window bench seat offers the perfect spot for the whole family to relax – whether surveying the action inside or watching children in the backyard.

The 208m² home also offers three generous bedrooms, walk in wardrobe and two luxurious bathrooms. An office nook in the family room offers the perfect area for homework or managing the household accounts. Tucked away behind the wall separating lounge and living rooms, is this handy office space enabling you to keep school and paperwork messes out of sight.

The designer kitchen offers plenty of space for the whole family with an expansive floating island bar the natural centre of gravity. A great spot for a catch-up, breakfast on the run or a coffee – the smartly designed bar tucks away a series of draws at one end and a display shelf for your favourite treasures at the other. The central bar is further accented by the three drop lights focusing on it from above.

The scullery-pantry helps keep the mess out of sight and leads onto the laundry offering generous storage space. An attic ladder offers simple access to roof cavity storage.

The laundry leads on to the double garage, which is carpeted and boasts an insulated door so it's perfect as an extra space – such as a games room or overflow space for guests – if required.





Higher ceilings and doorframes throughout the living-dining-kitchen give a generous sense of space, while the use of lighter tones and contemporary styling keep it light and fresh.

“With the higher than usual stud (2.55m ceiling) and door heights (2.20m) it makes a huge boost to the interior aesthetic.”

Among the showhome’s standout features is the hot water heating – with bedroom radiators powered by the same hot water running through the bathroom and kitchen pipes. The radiators keep the three bedrooms snug on even the chilliest days.

The master bedroom ticks all the boxes with its luxurious ensuite, expansive walk in wardrobe and view on to the backyard.

Tucked in beside the family room are two other double bedrooms, which share bathrooms.

Like some elements, but want some changes? No problem. Master Builder and Tauranga Fowler Homes director Tony O’Brien laughs that despite having thousands of designs on file, there usually isn’t a perfect plan for anyone.

“That’s why we’re usually designing dream homes for every client.”

Still unconvinced? A wall of Master Builder awards at their Tauranga office – including six golds and two local category winners in the past five years – show Fowler Homes can walk the talk. As does the fact that 88 per cent of their homes are built for repeat or referral clients, it’s clear you’re in the hands of top builders.

But you probably won’t hear this from Tony, ever the modest and practical-minded builder, Tony’s far more likely to be talking about features for your dream home than bragging.

Along with their focus on tailoring the home for your specific needs, Tony emphasises they also ensure the design works perfectly wherever the house is sited. Rather than tying their homes in with a land package they work with clients to build their homes wherever they want, or if clients are still looking for a section Tony can often help with site selection.

“The first thing we do with clients is to go out on site and look for where the sun is, the access points, assess where the prevailing wind comes from and if there is any slope so we can take these into account.”

223 Lakes Boulevard, The Lakes, Tauranga.
Open Weds to Sunday 1-4pm
Phone 07 579 9200
www.fowlerhomes.co.nz





Desirable development

Juliet Allen of the Kingdom Group is passionate about creating communities – and Waterview Estate in Omokoroa is the perfect example.

Kingdom Group has been building gated communities for 16 years and pride themselves on quality and finish. Safe, secure and near the water's edge, Waterview Estate is part of the prestigious Lynley Park. The fully-fenced estate boundary with electronically-controlled gates offers residents peace of mind. "It enables residents to relax not just in the warmth and comfort of their own home, but within a safe and secure living environment," says Juliet.

Kingdom Group's philosophy is based on the belief that people have earned the right to live in a safe and secure environment. There is also no age restriction for residents and owners have the right to sell and retain the full capital return.

Waterview Estate is conveniently located near the beach, local cafes, restaurants and shops, as well as the peninsula's stunning coastal walkways.

Priced from \$419,000, the community is made up of two and two-bedroom-plus-study homes made from good quality brick and are maintenance-free. There are various floor plan options, including semi-attached with single and double garage options or freestanding with double garage.

The homes feature designer kitchens, aluminium joinery with double glazed windows, LED down-lights, carpet and tile flooring including ceramic tiles for wet areas, full insulation with soft-closing garage doors, and sunny courtyards.

"We have used nylon carpet and upgraded the underfelt to give you that lovely cushy feeling, and the insulated garage door panels are great for keeping the warmth in," says Juliet.

Come down and see for yourself the sleek and modern homes of Waterview Estate. The quality chattels from Fisher and Paykel appliances add to the overall contemporary style and mean the houses are equipped with the latest technology.

"If this sounds beyond your reach, think again, because perhaps the most extraordinary thing about Waterview Estate, is just how affordable this wonderful lifestyle opportunity is."

WATERVIEW ESTATE
@LYNLEY PARK

4 Greystone Place,
Omokoroa

Open Daily 10am-2pm

Phone 021 737 021

or 027 422 7791

www.kingdomgroup.co.nz



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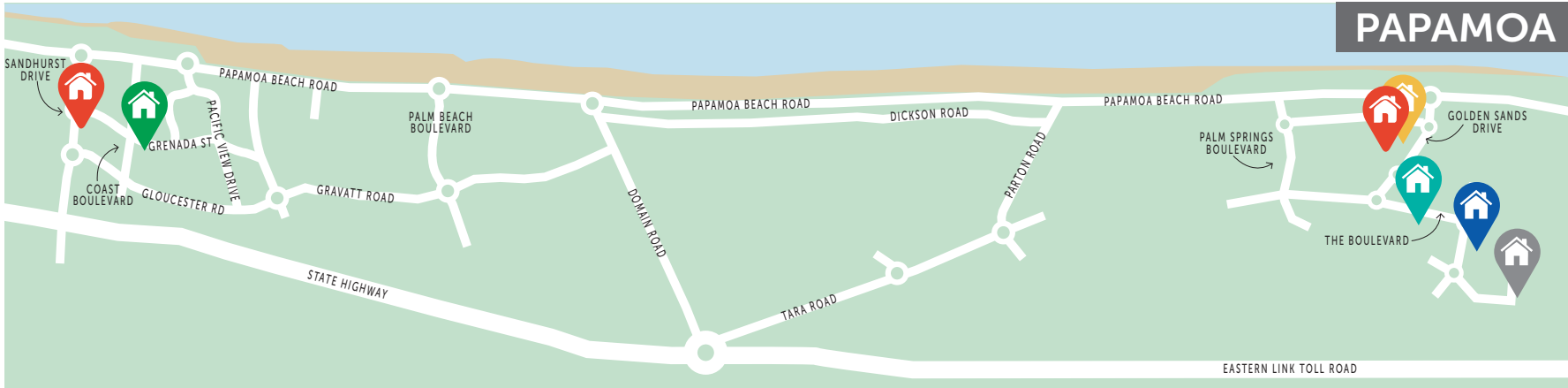


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LOCATION MAPS

PAPAMOA



GJ Gardner
89 Sandhurst Drive,
Papamoa



Golden Homes
74 Golden Sands Drive,
Golden Sands, Papamoa



Classic Builders
168 The Boulevard,
Golden Sands, Papamoa



Highmark Homes
21 Livingstone Drive,
Golden Sands, Papamoa



Trident Homes
2 Te Kio Crescent,
Golden Sands, Papamoa

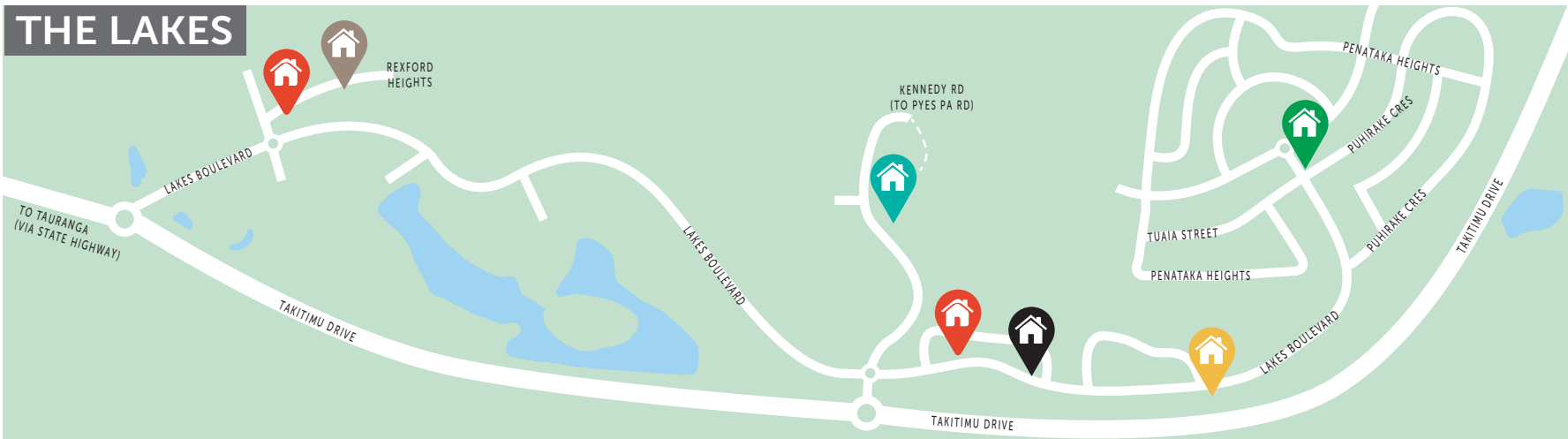


Signature Homes
9 Maria Tini Drive,
Coast Papamoa Beach



GJ Gardner
74 Golden Sands Drive,
Golden Sands, Papamoa

THE LAKES



GJ Gardner
6 Rexford Heights,
The Lakes



Classic Builders
97 Kennedy Road,
Pyes Pa



Fowler Homes
223 Lakes Boulevard,
The Lakes



Golden Homes
262 Lakes Boulevard,
The Lakes



Signature Homes
Cnr Lakes Boulevard &
Puhirake Cres, The Lakes



Harwood Homes
24 Rexford Heights,
The Lakes



GJ Gardner
217 Lakes Boulevard,
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OMOKOROA



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Omokoroa



Waterview Estate
4 Greystone Place,
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