

FREE



October 2017

Spotlight on **SHOWHOMES**



Spotlight on SHOWHOMES

Are you setting out on the journey to build your dream home?

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.



Check out previous issues online

www.showhomeguide.co.nz

You will also find a detailed street map to find each of these featured showhomes.



kathy@sunmedia.co.nz 027 211 9193



HAMISH BROOKS
LANDSCAPES

'Your Complete Outdoor, Design & Build & Garden Specialists'

Making an impact

If you're looking to design your dream garden or outdoor living area, look no further than award-winning Hamish Brooks Landscapes.

Hamish and his team have just designed and completed the landscaping for the new GJ Gardner Showhome located at 2 Charlotte Drive, Omokoroa and are working on a number of other landscape transformations as people gear up for summer.

When you choose Hamish Brooks Landscapes you get a team of outdoor design, build and garden specialists who are passionate about landscaping.

Clients are involved in every step of the process. Hamish will meet with you on-site and discuss your ideas, requirements and budget and will then interpret this into a landscape reality.

Hamish Brooks Landscapes is experienced in various garden styles that will add value and impact to your property, including formal gardens, contemporary-designed outdoor areas, small gardens, tropical design, landscaping for



GJ Gardner Showhome



Hamish Brooks



New Build Bethlehem



Design & Plans



Construction



Planting



Maintenance

www.brookslandscapes.co.nz

hamish@brookslanscapes.co.nz

Phone 07 571 1103 or 027 215 6717

more to see.

New showhomes opening soon in The Lakes and Papamoa!

To find out more about Home and Land packages or to discuss your Design and Build project contact **Dave Andrew** 021 616 629 / dandrew@mikegreerhomes.co.nz

Mike Greer Homes Tauranga 303 Cameron Road



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



Coast Showhome



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

www.signature.nz | 0800 102 105

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Intriguing design

Achieving simplicity in design in truth takes great skill, which, on close inspection, is abundantly evident in Harwood Homes' new Peninsula Showhome.

The architecture draws on Nordic inspiration, adding a New Zealand twist to the classic Northern Hemisphere approach to simple, beautiful design to create a home which is supremely functional, while incorporating flair and originality at every turn.

The floor plan is innovative and generous in proportion, with thought given to modern lifestyles. Accordingly there is not only two car garaging, but also room to park a boat or campervan. The intriguing "two-wing" design dissolves the barriers between indoors and out, with flexible living spaces providing a strong connection to the immediate landscape.

The spacious entry leads to a neutrally toned environment styled with accents of wood and stone bringing just enough contrast to the delicate interiors. Wooden flooring, a staple in Nordic interiors, graces the entry and living areas with

large rugs adding that restful vibe that the decor is so famous for. Furnishings and accessories throughout reflect the Scandinavian influence.

The home features Celcrete aerated concrete and aluminium cladding with several large outdoor living areas. There are three generous sized bedrooms and a study. The bathroom has a bath and shower adjacent to a separate toilet while his and hers walk-in wardrobes lead from the master bedroom to a stylish ensuite.

As would be expected, the designer kitchen and scullery are a feature of the kitchen and family room which opens onto two outdoor living areas and leads to the dining room. In another example of attention to detail, this home also has a custom designed laundry.

To ensure the Peninsula Showhome is cosy and warm in winter and cool in summer, there is air-conditioning throughout.

The Penetaka Showhome open for viewing at 75 Penetaka Heights, The Lakes, is yet another fine example of a home designed and constructed by award winning Harwood Homes – the company established in 1988.



75 Penetaka Heights, The Lakes
Open Daily - 11am to 4pm
Phone 0508 427 9663
www.harwoodhomes.co.nz

HARWOOD
HOMES

Creating Any Style or Design You Want

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Attention to detail

At Build Style Developments, the finer details really do matter.

“Quality and our high standard of workmanship is standard no matter whether your building is an entry-level new home with us or a higher-end architectural home. We are a lot more focused on attention to detail,” says owner Jason Ponder.

Build Style Developments’ 235sqm Papamoa showhome truly is a testimony to this, with a large main bedroom and en suite, three double bedrooms, main bathroom and toilet.

Each bedroom is equipped with air conditioning and a fully balanced DVS system which ensures that dry and warm air surrounds you, wherever you are in the home.

A separate living room provides an ideal spot for the family to settle down and features a prominent central gas fire with a heat transfer system that disperses heat throughout the home.

A key focus point of the fireplace is its mantelpiece – a 180-year-old piece of eucalyptus which is not only eye-catching, but yet again illustrates some of the finer

features dotted throughout the home.

Another important defining feature is its cedar walls.

“Without overdoing it, the indoor features flow through from inside to outside, which includes the schist cladding as well as cedar cladding and LED strip lighting,” says Jason.

A pattern of 10 different cedar profiles is laid throughout the inside and outside of the home and is highlighted by LED strip lighting which shines above it.

“This is all hand-nailed, and the labour that goes into that is quite extensive.

“You have to make sure it all lines up and you have to make sure you do take your time on it.”

Dining and entertaining areas nestle among the kitchen-dining room, creating a central socialising hub in the home.

The home has been laid out extremely well with open-plan living and stacking sliding doors allow for indoor and outdoor flow.

With all doors open it allows you to walk between all areas of the home via the extensive purple heart decking, one of the most durable natural decking available on the market.



“Being so dense it’s really durable, doesn’t mark as easy or move as much and it lasts a lot longer than other products on the market.”

Further complementing the outdoor space is an outdoor dining suite and sun loungers supplied by Houe Danish furniture.

The kitchen boasts top-of-the-line Bosch appliances, including a self-cleaning oven and an induction hob, and a large kitchen island holds a separate beverage fridge beneath. A scullery is tucked away tidily behind a black barn door.

Behind an ‘invisible door’ is a large carpeted and fully insulated double garage, with inbuilt shelving, a laundry and a network hub to store network, solar and security devices.

An upstairs area above the garage is perfect as a ‘man-cave’, play room for the kids or as an extra storage area.

A skylight provides fresh air to the room

which is wired up to allow for a theatre system.

All the ducting, heat transfer, DVS and hot water cylinder is also tucked into this space to maximise downstairs areas.

“Increasing the pitch allows for more head height, and you gain so much more useable space without having to increase your footprint.

“New Zealand is hugely behind in residential construction technology on a global scale so Build Style is always looking out for new innovative building materials and construction methods to improve our products.”

“We are currently researching some new products which will reduce home maintenance and increase home efficiency,” says Jason.

The Papamoa showhome is open for viewing by appointment only and truly does showcase the intricate craft that goes into a Build Style Developments home. Call now to view.



BUILD STYLE
DEVELOPMENTS

4 2 2 2

495 Gloucester Road, Papamoa
Open for viewing by appointment
Phone 021 276 6337
www.buildstyle.co.nz





Modern Country

It's stately home meets 21st century technology.

G.J. Gardner Tauranga's latest showhome in Omokoroa harks back to the days of old, but has more mod cons than you can shake a stick at.

From the road you can immediately see this is a high-end, country lodge-style retreat with no expense spared.

The exterior cladding is bagged brick with a stained cedar finish that oozes olde worlde charm.

"The point of difference about this showhome is that it looks very much like a homestead, and that look won't date," says G.J. Gardner Tauranga owner and director Kirsty McConnell.

From the moment you step inside the front door however, the technology is up-to-the-minute.

An electronic keypad inside the front door controls the heating which is ducted into every room in the home.

"At the touch of a button, every room in the house will we warm within half an hour," says Kirsty.

The main feature of the house is the high stud, cathedral-style raked ceiling with decorative trusses which leads the eye through the kitchen, dining and living area to similar cathedral-style windows and outside to an alfresco dining area.

"The grooved ceiling feature also continues

outside with the decorative truss. The whole line of vision, from the outside in, is the same," says Kirsty.

The high-tech kitchen features a double oven, dishwasher and island bench with a full induction cooktop and extraction fan that simply pops out of the benchtop.

"It has the ability to take away cooking smells away from the benchtop with the push of a button. The induction top is state-of-the art with no knobs; it's completely flat and touch-sensitive," says Kirsty.

If you love cooking, you'll love the addition of a large working scullery, including a second sink, dishwasher and wine fridge, as well as plenty of storage.

Prepare dinner for your guests and simply close the doors to the mess!

The kitchen and living area includes commercial-strength luxury vinyl planking on the floor that looks and feels like real wood.

"The flooring is quite magnificent. It's a direct fix onto the concrete foundations and people comment that it feels like it has under-floor heating, but it is simply the technology. It's comfortable, has 'give' and is easy to clean."

A huge rustic barn door closes off the lounge which features a cosy gas fire, sunny window seat and plenty of in-built shelving for your favourite books and ornaments.

"The fire is controlled by a remote control so you can warm the room without getting up off the couch, and it looks like a real fire," says Kirsty.

"We've never had so many people walk through a showhome and just go 'wow'."



The home features two outdoor decks, one off the dining room and another off the family room to take advantage of alfresco living. One features a covered portico which, with the addition of an outdoor fire or gas heater, could potentially be used for all-year-round outdoor dining.

Kirsty says this home has an amazing floor plan with everything you need, including plenty of storage.

"There are three over-sized bedrooms and one standard queen. It's very highly appointed. We've never had so many people walk through a showhome and just go 'wow'."

The master bedroom features not one, but two walk-in wardrobes and a large hotel-style ensuite with a freestanding bath, double basins and a large double shower.

Among the great storage options in the home is the fully-floored 13m² attic, accessed by a ladder from the lined double garage.

There is also a walk-thorough laundry from the garage into the house, as well as a full linen cupboard and utilities cupboard.

One thing you won't see in this home is lots of "flat, boring white", says Kirsty.

"One of the trends we are seeing is a return to the stately home with more detail in the

architraves, doors, trusses and ceilings. We've gone for warmer, stronger colours on the walls. On the floor we've used a darker wood finish called 'Kiwiwood' from the Moduleo Commercial range."

Another style making a comeback in this home is the use of chandeliers and wall sconces for lighting instead of all hanging pendants.

"People are returning to sconces for that lovely soft, light wash up the wall – quite a traditional style. You can very much see in the fittings that we have brought the country theme through, but blended that with other, modern fittings."

For the size and specs of the home the finish price – at \$699,500 for a large 253m² home with four large bedrooms – has also been impressing potential customers, says Kirsty.

"The feedback has been just fantastic. Some have said it puts G.J. Gardner on the map as being a high-end builder competing in the top-class arena of builders, offering fast build timeframes at a very affordable price."

Call us today to view. One of G.J. Gardner's new home consultants would love to take you through.



2 Charlotte Drive, off Kayelene Place, Omokoroa
Open Daily 11am-4pm
Phone 07 571 2032 www.gjgardner.co.nz

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G.J. Gardner.
HOMES





Life's a breeze

Imagine a home that simply makes life a breeze. The newly-opened Platinum Homes Palms showhome is that home. A home that is designed for relaxation and enjoyment of life.

The street profile of the Palms looks absolutely stunning, dressed in a contrasting colour palette that uses stretched black brick juxtaposed against the off-white joinery and roof combination. The look is completed by the dark grey vertical cedar entranceway.

Entering straight into the heart of this beautiful home – the large, open plan living-kitchen zone – it is immediately clear that the Palms makes a statement on just how good a modern home can be. The spacious 257 square metre footprint has been designed with simple, direct lines throughout, creating an interior layout that flows in an easy yet practical manner.

Create culinary fare in the beautifully appointed kitchen featuring a quality designer appliance package by Fisher & Paykel, including family-safe induction hobs, practical double dish drawers and a beautiful brushed finish wall oven.

The stunning kitchen provides ample space with two main bench areas, a full array of cupboards and storage options, plus the inclusion of an adjacent walk-in

pantry. Everything can be carefully tucked away to ensure a tidy space, emphasising the clean lines of the design. The use of white throughout the kitchen, including the gloss tiled splashback, set against the luminescent timber flooring creates a fresh look.

The adjacent living areas make for the perfect environment for the whole family to come together. Cosy all year round – or – open the extra wide slider doors to make the most of those warm summer days and nights. The home is bathed in natural light, with the Caribbean/Santa Fe-inspired interior styling completed by the use of a white timber window shutter system.

At the end of the day, take in the latest blockbuster, watch the game or entertain friends in the purpose-designed media room, before retreating to your own private sanctuary – the master suite.

The master suite features a spacious bedroom, a large walk-in wardrobe complete with a custom-made storage and hanging system, plus a beautifully appointed private en suite. The stunning en suite is complete with a modern, fully-tiled walk-in shower and is finished with elegant tapware by Methven.

But this home is not just designed around comfort – practical features can be found throughout, with three generously sized secondary bedrooms complete with double built-in wardrobes. The home



also includes the convenience of a separate laundry plus numerous storage cupboards.

Ease into the luxurious free-standing bath set in the main bathroom. The main bathroom layout incorporates a three-way design that enables usability while also ensuring privacy when there are multiple users.

Design is at the core of every Platinum Home – and this doesn't stop at the door. With more than 24 square metres of paved courtyards there is plenty of space to relax outdoors or enjoy alfresco dining. An automated louvre system over the main courtyard provides shelter for year-round outdoor use. The landscaping has been designed with low maintenance living in mind. Everything about the Palms tells the story of a relaxed lifestyle – what a great way to live.

The Palms showhome is now open.

Visit this wonderful home and see the best in modern design. Meet your local team of new home specialists whose strong commitment to their clients and proven track record of delivering so many stunning homes is reflected by their continued success.

“We build amazing homes,” says Sadie Headland, Platinum Homes new build sales consultant.

“We're a family-run business with a friendly team that really care about locals and our community.

“We don't treat our clients like a number – instead we deliver what we believe is the best home for your investment. That's our best value promise to you”.

Call or visit Platinum Homes today to find out just how easy it could be to call a home like The Palms your very own private sanctuary.



117 Palm Springs Boulevard, Palm Springs, Papamoa
Open Mon-Fri 10am-4pm
Sat & Sun 11am-3pm
Phone 0508 752 846
www.platinumhomes.co.nz





Design is key

Good homes start with good design – it's a favourite saying at Fowler Homes and a concept you can see for yourself at the company's new showhome at the Lakes.

The iconic property is an entertainers' dream with large indoor and outdoor living spaces and an open layout. It's sure to tick off all the features you need in a home. Dark grey shot-blasted brick and oblique weatherboard cladding give this home a trendy but sturdy look, drawing you in to the unique Lakes property.

Step inside the covered front entry, past the gorgeous shot-blasted brick feature wall and you will find a home which boasts all of the features of a contemporary home while remaining classic.

Its clever U-shaped design ensures all spaces are maximised by cutting down on hallways. Its layout further ensures the home is open, light and has a natural source of heating throughout the year.

To the right of the entry is a separate lounge area, the perfect space to settle down with family and relax.

At the heart of the home are its central living spaces including the kitchen, dining and family area in one room – a space for socialising with family and guests. Thanks to its ceiling the room features bright natural lighting.

"We've raked the ceiling, towards the courtyard and towards north so that you get maximum sun into the living areas," says master builder and Tauranga Fowler Homes director Tony O'Brien.

In the kitchen is a breakfast bar bench, a place to catch up over breakfast or coffee. Drop-down lights above it further highlight the area and aesthetically complement the room's crisp white bench tops. Tucked beneath it are drawers and cupboards to keep the area clean, tidy and free from clutter.

Around the corner is the laundry which leads to a carpeted double garage, perfect for an extra space if needed.



All living spaces open out into a spacious courtyard, which makes for fantastic indoor-outdoor living. Gorgeous wooden decking surrounds the low-maintenance concreted outdoor area and an iconic outdoor fire makes the area a perfect spot for hosting those cooler late-night gatherings.

The 208sqm home offers three sizeable bedrooms including a main bedroom, an en suite, two double bedrooms and a main bathroom.

Bedroom storage is sorted with a walk-in-wardrobe and inbuilt joinery in the main bedroom and double wardrobes in its other bedrooms. Dual access to the main bathroom creates the option to open up the third bedroom into a guest semi-suite with its own direct access.

Still something missing? Be assured with Fowler Homes that you can customise your design even further to suit your needs.

Tony says while Fowler Homes has a

range of plans on file, it is extremely rare to find one that matches clients' exact needs.

"We're a design and build company, so we work with our clients and we sit down and go through a whole design process.

"Because we individually design every house for every section, we're making use of access, sun and views to maximise the most we can get out of the section and out of the house.

"If you spend time designing the home specifically for the section, it really does make a difference."

The company has been designing homes for more than 30 years and was surveyed as one of the nation's top builders in the 2-14 BRANZ customer satisfaction survey.

A wall of Master Builder awards at the Tauranga office – including six golds and two local category winners in the past five years – highlight Fowler Homes' incredible level of expertise.



70 Te Ranga Memorial Drive, The Lakes
Open Daily 1-4pm
Phone 07 579 9200
www.fowlerhomes.co.nz





Bringing dreams to life

Well known in the Bay for its high-quality house and land packages, Classic Builders also offers a premium 'Design and Build' service where we will work with you to design your dream home.

This service allows you to create your dream home from scratch using our knowledge and expertise. We will plan and coordinate the entire process – from design through to construction and after-care – and best of all, it won't come with a hefty architectural price tag.

When designing your home, we are committed to ensuring all your wants and needs are met, while also taking into consideration other important factors such as your section size, section shape and budget.

Throughout the process you will be advised by an experienced team who are dedicated to your project. The build will be project managed by our

professional team. You will also receive a complimentary interior design service.

Our input doesn't end once you move in – you will also be entitled to our top-rated Classic Care package. As a locally owned and operated business with more than 20 years' experience, you can count on us to bring your dreams to life.

Our Show Home at Kennedy Ridge, Pyes Pa, is an excellent example of our Design and Build service. This stunning four-bedroom home was custom-designed for the site and a feeling of space permeates every area.

The house is generously sized, but its spacious feel is also due to its raked ceilings, the clever use of natural light and a high stud. Whilst the home is aesthetically striking, it's not just about looks – this house boasts fabulous functionality plus an array of high-tech systems to keep it warm in winter and cool in summer.

If you want to design and build a high-quality bespoke home, talk to us today.



Contemporary classic

The 4-bedroom contemporary home Barrett Homes are showing off in Te Puke is bright and lovely.

The neutral tones used throughout are clean and perfect, while providing ample opportunity to stamp your own tastes on the home.

Whether you want a red lounge suite, an ocean theme or orange curtains – any style you might embrace will blend seamlessly with what's there. This home is ready for anything and any style.

There's a lovely landscaped outdoor area, with Kwila decks, ready lawn, and covered alfresco dining. The home is ideally set up for a young family, and the island style kitchen, with its masses of bench space, a double sink, and bar stools, is ideal for keeping an eye on the kids doing their homework, while getting dinner ready at the same time.

An added bonus of the home is its ability to grow with your family. The hallway

separates the bedrooms from the rest of the house – perfect for when the teenagers need their own space.

The entry leads straight into the open plan living, family, dining, and kitchen area – great for entertaining, or for the family to gather together in. Being a north facing house, the rooms embrace all day sun, in a quiet, private location.

National sales manager Toni Whitehorn says Barrett Homes have used standard features in the home, so visitors to the showhome know what they see is what they get. Of course, 'standard' doesn't mean the quality – in fact, the home features high-quality fittings, such as Westinghouse appliances, La Torre tap fittings and Englefield showers. You won't find those at your local hardware store – they're a cut above, and add a special touch of class to the home.

Call Barrett Homes today and chat to the locals about designing a home that's perfect for your needs.



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



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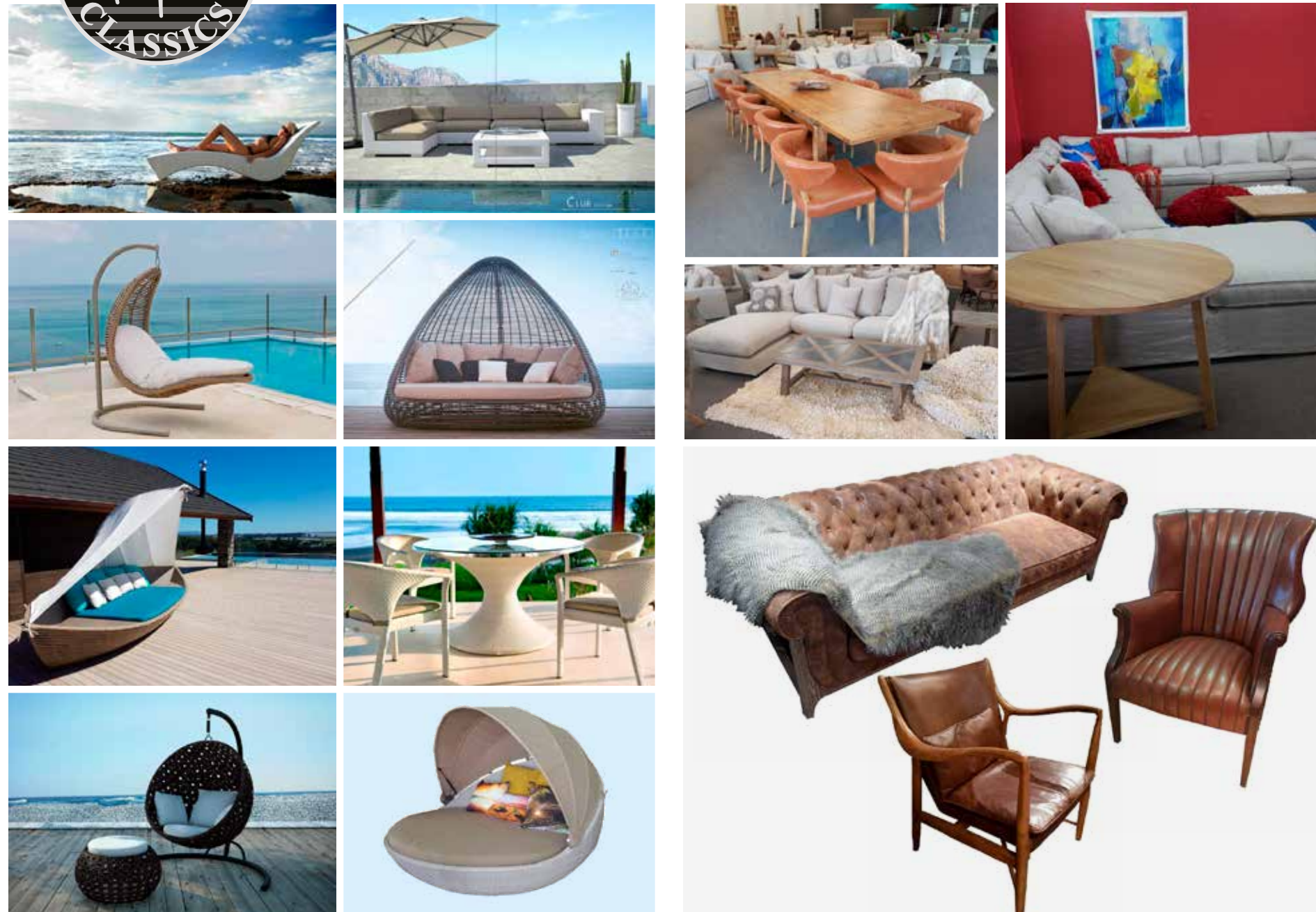
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