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October 2016

Spotlight on SHOWHOMES



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October 2016

Spotlight on **SHOWHOMES**

Searching for the perfect home, or some exciting new ideas to complete your dream?

But where do you begin? Gathering your ideas and researching your options can be the hardest part. As one of the biggest investments most people make you need to put in the time to learn about the track record of the builder you are entrusting with the project, along with all the latest features on offer.

But creating your dream home is now a little easier in the Western Bay of Plenty with the region's own smartly designed publication showcasing the latest showhomes.

Forget about the frustrations and hours wasted researching ideas online. All the information you need about the area's best and latest displays is right here at your fingertips in one place with 'Spotlight on Showhomes'.

This comprehensive guide for potential buyers celebrates the vision and practical skills of local people behind the scenes of the newest homes here in the Bay.

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

This free full colour, glossy magazine with 50,000 copies distributed free within The Weekend Sun and available at selected outlets every January, April, July and October.

You'll also find all publications on the dedicated website www.showhomeguide.co.nz

Along with a complete list of all showhomes in the Tauranga region including their opening hours for you.

Spotlight on Showhomes is produced and distributed by



For information on featuring in upcoming issues
please contact Kathy today on 07 928 3053

or email kathy@sunmedia.co.nz

www.showhomeguide.co.nz



Top standard & service

Three years on since Barrett Homes set up in Tauranga, the high standard of work in the company's latest showhome at Golden Sands shows why it has become one of the region's fastest growing builders.

Hundreds of delighted homeowners around the Bay of Plenty can attest to their joint focus on creating exceptional homes while taking the stress out of the planning and building process for clients.

National sales manager Toni Whitehorn says their promise to match the high standard of workmanship with excellent service, working alongside clients throughout the whole build, has set them apart from the opposition.

The 202sqm showhome on The Boulevard is smartly designed to offer generously proportioned living spaces, with four bedrooms, two bathrooms, a dedicated laundry and ample built in storage cupboards.

A raked ceiling in the family-dining and kitchen, together with 2.56m stud height throughout the rest of the home enhances the sense of space.

It's the focus on key details like these, with its high standard specifications, which help Barrett Homes stand out against other builders. An example is how they provide a complimentary prewire for solar tiles when

their clients opt for a Monier concrete tile roof.

Superior fittings in bathrooms, including marble floors, give a sense of luxury. Smart cabinetry by Heirloom Kitchens adds to this feel of quality, while the home comes wired for today's electronic needs - with a technology hub to store your MySky and DVD players out of the way.

The main open living space - which combines kitchen, family and dining zones - spills out through sliders to the covered patio, extending living out. The patio can also be accessed by sliders from the expansive lounge-media room, which - with its gas powered fire - offers a cosy, secluded second living space.

Back in the kitchen, behind the central island bar and hot zone (complete with two ovens and gas hob) a walk-in pantry helps keep everything tidy and well-organised.

"We're not a franchise, we're locally owned and operated - so we are very committed to the area."

The company has a strong footprint in Papamoa, but builds all across the Bay of Plenty. A new showhome will open at The Lakes in the coming months to showcase the latest options and designs Barrett can offer.

Toni says Barrett Homes' focus on 'uncompromised design, quality and service', ensures every client will get an exceptional home.



171 The Boulevard, Golden Sands, Papamoa
Open Tuesday-Friday 12-4pm, Saturday-Sunday 11am-3pm
Ph 07 929 7841
www.barrethomes.co.nz





Scandi Style Stunner

G.J. Gardner is a leading New Zealand Housing company with its focus firmly on creating individualised homes. Their show home in Papamoa is a stand out example.

Offering versatility, style and plenty of personality, the G.J. Gardner showhome has a reassuring exterior, reserving the full force of its personality for the Nordic inspired interior environment.

G.J. Gardner prides itself on being up with trends in building and in appointing interiors for the way people actually live today. Tauranga's owner and director Kirsty McConnell says the home 'ticks all the boxes' offering three bedrooms, two living spaces, generous outdoor spaces with good indoor-outdoor flow. (They also offer a four bedroom option of the same design).

Careful planning makes this 197m² home feel larger and shows how thoughtful architecture and spacial planning can give the illusion of a bigger home.

On the white and grey exterior, concrete

brick construction is highlighted with plaster features, which act to visually 'wrap' the entrance. Even the black paved driveway reflects the theme, with a white stripe highlighting its shape. Outdoor paving show off scandinavian patterns to create unique outdoor areas that flow from 3 of the living spaces.

The home's palette of neutrals and natural wood tones, accented with black and white, creates a warm ambience allowing colour to come through in your chosen soft furnishings and interiors.

The entrance displays more than a nod to the Scandinavian aesthetic. It is the perfect foil for the vibrant mid-entry design referenced furniture chosen for this home.

As you step from the entryway into the living zone you pass another feature which illustrates G.J. Gardner's focus on designing homes for today's lifestyle - a media hub complete with USB charging point. There's even a cleverly disguised office nook right in the main living area - the whole nook is in the natural oak veneers, same as the floor.

74 Golden Sands Drive, Papamoa
Open Daily 11am - 4pm
Phone 07 571 2932
www.gjgardner.co.nz



G.J. Gardner.
HOMES



Beyond the entrance, the expansive dining/kitchen/family pavilion opens up into such an inviting space, you could happily spend the day there. Just to the side is a separate lounge room that can be shut off for those noisy movie nights, or quiet conversations away from the hub.

The kitchen island cabinetry woodgrain matches with the woodgrain used in the flooring. Mirrored toe kicks makes the Island look like it is floating. The composite Island stone top is 100mm deep and quite a feature in itself. Having no sink, it could be used as an alternative dining table...perfect for those 'drinks and platters' type occasions.

Through a door to the carpeted hall, turn right and you are lead into the domestic wing with two of the three queen-sized bedrooms, a laundry-utility space then an internal door to the double garage. Turn around and you pass the

family bathroom before entering the generously proportioned master suite with its walk in wardrobe and ensuite.

The master suite is a delight, space maximised by placing 'His and Hers' drawers within the walk in

wardrobe in a relaxing room counterpointed by the sharp sophistication of the ensuite.

Both bathrooms are well appointed with use of stunning tiles as decorative elements that help the spaces transcend from function into form.

While visitors may love this home just as it is, G.J. Gardner can personalise your plan to suit your budget and lifestyle – including working with colour consultants to select from a wide range of products to bring your vision to life. All the benefits of experience, expertise and group buying power while creating a home that is as individual as its owner.

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Bespoke building

They're a builder's building company and proud of it.

After owning PlaceMakers Mount Maunganui for 17 years the family partnership behind Trident Homes Bay of Plenty clearly know the best tradespeople in the region. "It's a definite advantage having that insight so we are only working with the best," explains franchisee and master builder Wayne Minnell.

Along with his wife Glenis, and Wayne's brother Keith and wife Allison, the family group who ran PlaceMakers before selling the Mount store four years ago are now leveraging that experience to build dream homes for other families.

"We know the business so we are using that experience to provide the best for our clients," says Wayne, who together with the others, draws on their knowledge with quality product selection.

In keeping with their ethos as 'builder's builders' all principals in the Trident Franchise must be trade qualified builders, to ensure they can offer the high standard the company promises.

They pride themselves on not taking a 'cookie cutter' approach to their homes with set plans, but focus on creating individual dream homes for their clients.

"It's probably going to be the biggest

investment people make so we want to make sure it is their dream.

"We still get people who want close copies of the showhome, but its focus as a display is all about showing the standard of workmanship and examples of fittings," says Wayne.

Trident Homes are not restricted to set land packages, with their architect drawing up plans tailoring house designs to your lifestyle and its position on the property to maximise sun, views and shelter.

The showhome at 146 The Boulevard, Golden Sands, opened last April and will be replaced in the next months with another 'deeper into Golden Sands Papamoa' on the corner of Piata Street and Te Kio Crescent, which will show all of Trident's current standard specifications.

Like all Trident Homes' The Boulevard showhome has a strong focus on liveability with a large open plan living space at the heart of the home, along with a media room, four bedrooms, two bathrooms, a separate laundry and double garage. The 236sqm home also offers private outdoor spaces on its 510sqm section.

Trident is focussed on creating homes for life always 'future-proofing' homes with for example, wider doors and hallways, extra insulation and other features.



146 The Boulevard,
Golden Sands, Papamoa.
Open Weds-Sunday 12-4pm
Phone 07 574 2944
www.tridenthomes.nz


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

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 Show Home. 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 Show Home 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 show homes 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.



Coast Showhome



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
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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 show home 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 show homes 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 atmosphere while sliding doors allow the room to be shut off. Glass sliders on the far side open on to 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.

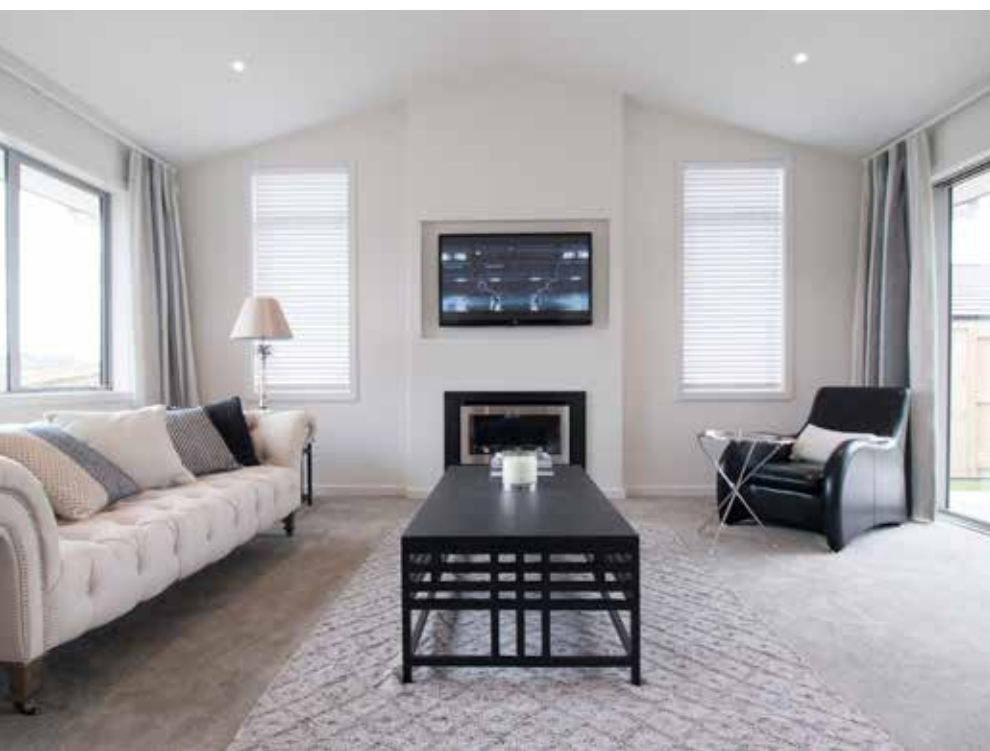
Back inside the spacious living zone welcomes you into the heart of the home with open plan living spreading from family to dining then kitchen zones. A comfortable window bench seat offers the perfect spot for the whole family to relax – whether surveying the action inside or watching children in the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

The 208sqm 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, for 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 which includes 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 (2.550m ceiling) and door heights (2.2m) 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’s can walk the talk. As does the fact that 88 per cent of their homes are built for repeat of 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 and 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





A home to grace the landscape

Ordered lines and understated colours blend a timeless yet contemporary appearance at Harwood Home's latest showhome in Palm Springs.

Inspired by the philosophy of celebrated American architect Frank Lloyd Wright, this home respects a belief that good architecture belongs where it stands.

The house melds into its setting beside a waterway reserve, with a seamless border between the outdoor flow and lush waterway fringe. Low-pitched roofing gives the appearance of free-floating structures. Accentuated by recessed weatherboard bands above Celcrete plaster, the look sweetens this trend towards a prairie theme.

The American prairie style, which emphasises simplicity, continues with a subtle palette throughout the house, with bolder accents bringing a point of difference in key places.

Inside, smart design matches the softness that tone and texture instil to the theme.

Living is open and flowing – floor-to-ceiling glazing flooding living spaces with natural light. The clever choice of materials and contrast colour in the foyer introduce a story

that weaves throughout the home; while individual elements give each room its own identity.

The foyer divides this home into wings, though the showcase kitchen also acts as an interchange between bedrooms into family life. This area's natural invitation to outdoor entertainment is another key aspect. It extends life outdoors to a sheltered, alfresco lounge – from family living, kitchen and master bedroom. The outdoor lounge is embraced in glazing, while Louvretec roofing enables permanent shelter or filtered sunlight at the touch of a button.

Heirloom Kitchens has created a kitchen that is truly the heart of this home. Taking centre stage within family life, it has an envied point of difference that combines a smart, partly-glazed passage between wings.

This delivers two-way access – one offering easy serving to the alfresco lounge next door, and a quick link to bedrooms and the office.

The kitchen island offers both a large preparation and clean-up area and a spot to relax on bar-stools. Sensible design caters effortlessly to casual dining and bar conversation over drinks or nibbles.

Free space either side also allows easy movement in and around the kitchen to permit



several people to meet a variety of functions at once in this generous work area.

The gloss finish and subtle colour choices for cabinets match the home's understated theme, with the use of a sleek and timeless palette. This is complemented by vintage Oak timber flooring which fits the theme that balances nature. Drawers dominate over cupboards to simplify access and increase practical storage.

A scullery is also an integral element – large enough for supplies, meal preparation and platter storage when catering for grand occasions. This room, which can be closed off thanks to a cavity door, ensures the main kitchen remains a natural draw-card for entertainment.

Its intimate link with family life makes the kitchen a showcase.

The overall theme throughout is one of subtle colour. Punctuated by stark contrasts with finishing touches in the lounge, kitchen and bathrooms; the result fulfils the quest for harmony and balance, while infusing defined points that draw the eye.

This is introduced in Harwood's signature foyer where a blonde-stained, ply ceiling stands out against the parquet-style floor tiling. A chocolate contrast on the feature wall plays a significant role as backdrop to the foyer's artwork. This bold punctuation continues in the lounge where a collage of drop lights immediately draws the eye to this centrepiece. The other highlight is the cocoa effect of Eric Ebano tiled feature wall that drops floor to ceiling.

There is a strong theme of sustainability throughout which begins with good

design. The home adheres to generational living with the clean design, solid materials like the sponge-finished Celcrete panels also give the assurance of long life compared with alternative materials.

Protection from the elements is increased with the broad overhanging eaves and all windows (except the garage) are double-glazed. Banks of glazing around the house include floor-to-ceiling windows and doors that flood the home with natural light and harness passive heat. This is supported by a 250-litre solar-ready hot water cylinder.

Landscaping creates outdoor spaces that tie this home with its environment and ideals, while simple plantings complement the property. The house is designed to maximise life outside – significant decking offering places to either bask in full sun or savour the shelter of an enclosed lounge.

The green fringe along the waterway reserve extends the space the house boasts on its northern side, while the ribbon between this frontage and housing across the waterway ensures no shadows or buildings will ever disrupt the sun or nature view.

Floor-to-ceiling glazing in the master bedroom enjoys a northern outlook as well. The minimalist appeal of easy-care plants are framed by the window. It provides another seamless picture to enjoy as views extend out to the reserve beyond.

Harwood Homes has proven that simplicity remains at the heart of good design while talent and teamwork combined will always produce excellence.



70 Palm Springs Boulevard,
 Palm Springs, Papamoa
 Open Thurs to Monday - 12pm to 4pm
 Phone 0508 427 9663
www.harwoodhomes.co.nz





Inspired brilliance

The Platinum Homes Watea is true inspired brilliance in home design.

Centred around a flowing, open plan kitchen, dining and family area this home offers so much.

The stunning kitchen features a walk-in pantry, extra wide island bench plus a quality appliance package second-to-none. The floorplan incorporates such great innovations as dual-living areas with a separate lounge (or media room) plus a private study which can also serve as an extra bedroom. The master suite is superb in every detail, from the walk-in wardrobe featuring a custom made racking system, to the ensuite with double his and hers basin and contemporary walk-in shower — simply brilliant.





VISIT THIS SHOWHOME:
weekdays: 10am—4pm
weekends: 11am—3pm:
 2 Cassinia Cl, Palm Springs, **PAPAMOA**
0508 752 846 | platinumhomes.co.nz

Floor Size (m²) 241
 **3** |  **4** |  **2** |  **2** |  **2**





Rustic family heart

Here lies the perfect home for the active household with ample space to relax in both inside and in the expansive outdoor zones.

This showhome in burgeoning Sandhurst Drive where 'the Mount ends and Papamoa begins', boasts a modern industrial aesthetic with generous living spaces.

Close to the beach for fun and fitness, and with the convenience of being essentially on the onramp to the motorway, it is the perfect spot for any busy household.

Contrasting dark stained cedar cladding (Resene Woodex) with the light tones of the Firth bricks and double garage door makes a statement with its contemporary classic styling.

G.J. Gardner Tauranga's owner and director Kirsty McConnell describes their latest dramatic show home as 'Industrial Rustic'.

"The personality-plus home reflects a wide use of exposed construction materials such as concrete, wood, steel and metallic accents to achieve a contemporary, individualistic look.

"Moody textures, metallic hints and strong woodgrains give the home a grounded solid feel – all within a clean, open design," says Kirsty.

This is also an entertainer's home with the long living pavilion opening up on both sides to outdoor living areas through wide-opening stacker doors. No matter the wind direction, there's always guaranteed sheltered indoor/outdoor living.

The expansive decking either side of the family area almost triples the primary living area. Whether for a spot of relaxation with

your book, or entertaining with friends, the generous and smartly designed outdoor spaces will be the envy of your friends.

The main outdoor room – which is double the size of the opposite deck – is broken up with a wooden sculptural form rising out of the pavers on one side, while an outdoor fireplace is another focal point at the far end near the bedroom wing. It's the perfect spot for entertaining guests or just enjoying quality time with the family, with ample space for outdoor furniture.

The home has a huge kitchen with 'open scullery' – an overseas trend which is now gaining popularity here.

Custom built-in cabinetry is designed to serve individual spaces, ensuring the spacious interiors always look their pared-back best.

"The Industrial Rustic home combines a rugged charm with cosy living and lots of heart," she says.

Beyond the kitchen a door takes you through into the bedroom wing, with its master suite with ensuite, walk-in wardrobe and private courtyard perfect for a spa pool.

As potential home buyers, we are all different. While one person may prefer traditional design, another might want a bold, contemporary look. Luckily the need for design diversity is now being addressed by one New Zealand's leading design-and-build house companies.

G.J. Gardner designs and builds new homes for a wide variety of tastes. Knowing that every client's requirements and preferences are a little different the design-build specialists work with you to achieve a property built especially for you.



89 Sandhurst Drive, Mount/Papamoa
Open Daily 11am-4pm
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www.gjgardner.co.nz

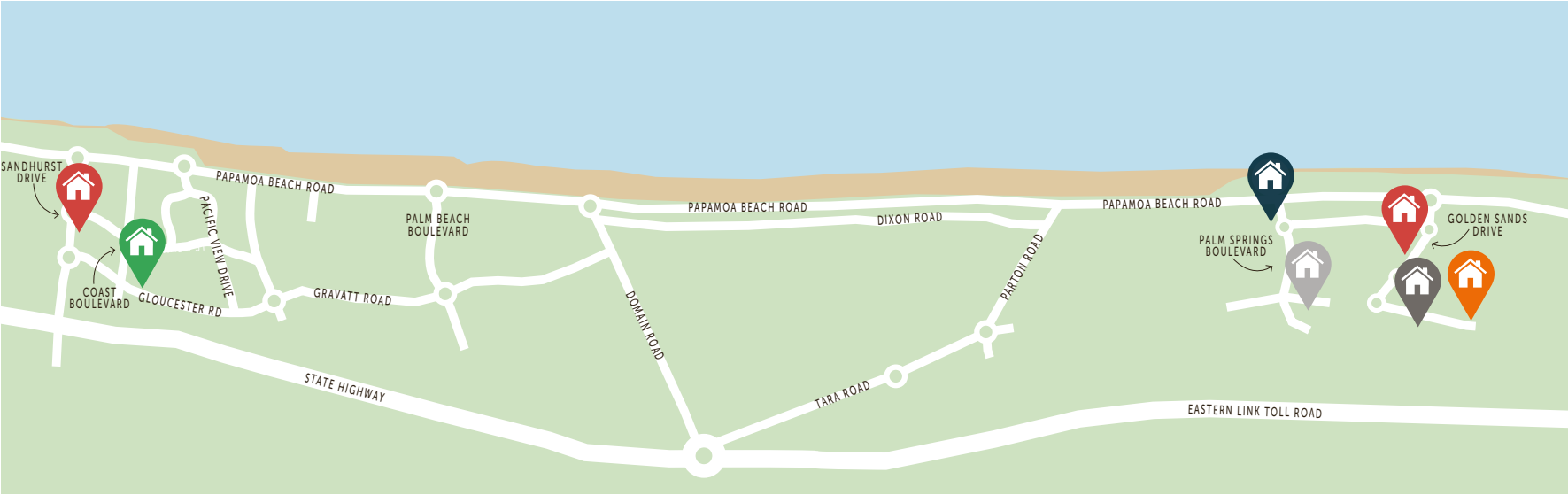


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