



REMARKABLE VIEWS

Showhome

40 Jack Hanley Drive,
Hanley's Farm, Queenstown

Mon - Fri: 8.30am-5pm
Sat & Sun: By appointment

Our elegant 3 bedroom, loft and 2¹/₂ bathroom home sits on a unique corner site in Hanley's Farm. With its northerly aspect this clever floor plan is ideal for entertaining. With extensive decking areas and a covered entertaining/BBQ area this home truly makes the most of outdoor living.

Total Area 301m²



2



3



2.5

David Reid Homes Queenstown
Mackenzie Homes (Queenstown) Ltd

03 441 4199
40 Jack Hanley Drive,
Hanley's Farm, Queenstown
0800 000 007
queenstown@
davidreidhomes.co.nz

View online at
davidreidhomes.co.nz/our-homes/showhomes

DAVID REID
HOMES

EXPERIENCE THE NEW



40 Jack Hanley Drive

Total Area 301m²

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Meticulous planning during construction has resulted in a truly inspiring property that cannot fail to impress. You will notice absolute attention to detail and quality features throughout, from the moment of your arrival at the impressive entranceway

Thermal efficiency has been key in the design and build of this home. From the Maxraft foundation, 140mm framing, increased insulation and the thermally broken, argon filled, low E Max Moser windows and doors.

The living wing enjoys unobstructed mountain views, while the dramatic timber ceiling, bagged schist fire place and custom kitchen give it a modern alpine feel. The burnt larch wall cladding in the wine cellar showcases this home's individuality.

The master bedroom has an elegant mezzanine which provides a cosy nook. A great space to sneak away and read a book in peace. The Master Bedroom opens out to a secluded cedar hot tub. This wing also includes two bedrooms, bathroom, separate powder room.

Capturing excellent winter sunshine and snapshot postcard views, the thermal efficiency and eco-design minimises power costs and maximises comfortable living.

The eco credentials and high quality fittings of this home give it a modern sensibility while the rustic and tasteful furnishings make it a warm and comfortable space that you will love to call home.

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Area

Length 23.3m
Width 18.2m

Entry 2.2x3.7

Living
Living 5.1x5.8
Dining 4.9x2.9
Family 3.8x5.8
Kitchen 4.9x2.9
Scullery 2.8x1.6
Cellar 1.4x1.6

Bedrooms
Master 4.4x4.0
Master Mezzanine 4.4x3.9
Bed 2 3.0x3.4
Bed 3 3.6x3.0

Bathrooms & Laundry
Main Bathroom 1.8x4.1
Master Ensuite 2.1x4.7
Laundry 1.8x2.8

Garage 5.96x6.0

Total Area 301m²



Specifications

Structural Integrity

- MAXraft thermally broken foundation system
- 140mm external framing
- LVL Framed internal walls
- Rigid Air Barrier - Eco Ply

Exterior Cladding & Roof

- Alpine Tray roof
- Burnt Siberian Larch vertical and horizontal
- 50mm Bagged Schist

Window Door Joinery

- Double glazed, Low E Coated, thermally broken exterior joinery
- German designed Moser joinery
- Alu-Timber windows: External aluminium and internal timber finish

Custom Joinery

- 2.2m polycore flush panel interior doors
- Custom joinery unit including shelving and whiskey bar to the living room
- Custom window seat with storage
- Burnt Larch wine cellar
- Feature BBQ area

Internal Ceiling Heights

- 2.55m flat ceiling areas
- Feature raking ceiling to the kitchen, dining, lounge and master bedroom loft to 5.0m

Kitchen

- Custom designed kitchen

with large walk-in scullery

- Feature temperature controlled wine cellar
- Soft closing doors and drawers
- Euro Stone benchtop
- Fisher and Paykel appliances
- Subway tiled splashback

Flooring

- Engineered Timber Floor - Smokey Oak
- Carpet - Cavalier Bremworth, Galet Dolomite

Bathrooms

- Vanity Michel Cesar - Grandangolo box left and right
- Vanity Michel Cesar - Grandangolo top left and right including
- Towel Rail Michel Cesar - 90 degree Grandangolo
- Towel Rail left and right
- Basin Mixer - Phoenix Nara Basin Mixer Chrome
- Shower Mixer - Phoenix Nara
- Column Shower - Addesso Urban
- Bath Tap - Phoenix Nara Wall Bath outlet
- Bath - Addesso Form Freestanding Natural Stone Bath 1700
- Towel Warmer - Easy Niche
- Toilet - Addesso Edge Slim Seat
- Toilet Roll Holder - Kohler Avid
- **Electrical**
- Power points and switches: PDL Iconic and PDL Styl
- C-Bus Control - Kitchen/

Dining/Living/Entrance

- EDLT - Key Pad in Living Room - Multi function switch allowing individual circuit control and scene control
- Wiser 2 - iPad/Phone/Remote Control

Heating

- Air to water heat pump fuelled underfloor heating system
- Under tile heating to all bathrooms
- Escea Mode Peninsula Gas Fire to lounge

Insulation

- MAXRaft Perimeter and foundation system
- Thermally broken windows & doors
- Low-E coated windows & doors
- External walls R4.2 Pink batts
- Internal walls R2.8 Pink batts
- Ceiling R5 Pink batts
- Mid-floor R3.6 Pink batts

Landscaping

- Low maintenance native plantings
- Outdoor fireplace
- Outdoor custom BBQ area

Colours

- Dulux Glinks Gully - Living wing
- Dulux Half Glinks Gully - Bedroom wing

Feature Wall

- Venetian plaster



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