



# A REMARKABLE VIEW

## Showhome

22 McAdam Drive,  
Jacks Point, Queenstown

Nestled in the picturesque Jacks Point, our exquisite residence boasts three spacious bedrooms, a loft, a media room, and two and a half luxurious bathrooms.

Designed to embrace the breathtaking mountain views, this home offers a cleverly crafted floor plan that is perfect for hosting gatherings. The expansive decking areas and a covered entertaining/BBQ space seamlessly blend indoor and outdoor living, allowing you to fully immerse yourself in the beauty of nature.

**Total Area** 298.62m<sup>2</sup>



2



3



2.5

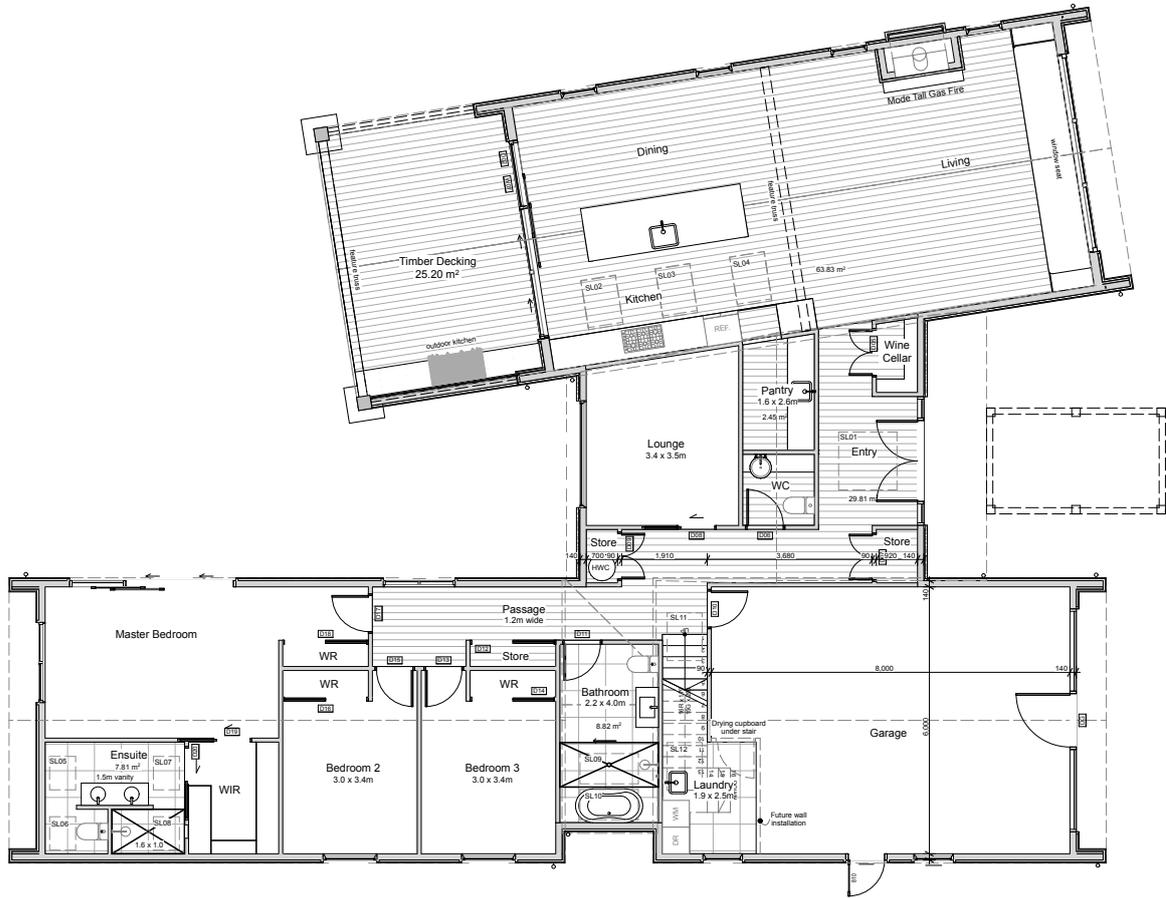
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**DAVID REID**  
HOMES

EXPERIENCE THE NEW



## 22 McAdam Drive

**Total Area** 298.62m<sup>2</sup>

This architecturally designed home provides generous spaces in a pavilion style layout. With its northerly aspect and clever floor plan this stunning home is ideal for entertaining – featuring extensive decking and the luxury of a covered outdoor room.

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 bedroom wing also includes a master bedroom with ensuite, two bedrooms, a bathroom and separate powder room.

The sun-drenched loft area upstairs overflows with an abundance of natural light, creating a serene and inviting atmosphere. This versatile space holds endless possibilities, whether it be transformed into a productive office, a vibrant art studio, a tranquil yoga sanctuary, or even a trendy hangout spot for teenagers.

Capturing excellent winter sunshine and snapshot postcard views, the thermal efficiency and eco-design minimises power costs and maximises comfortable living. The rustic and tasteful furnishings make it a warm and comfortable space that you will love to call home.



2



3



2.5



## Specifications

### Exterior

- Alpine Tray roof
- Siberian Larch; vertical
- 50mm Bagged Schist
- double glazed, Low E, thermally broken exterior joinery

### Bathrooms

- Custom Cube Dentro Vanity's
- Roca Inspira basins
- Basin Mixer: Tube wall mount mixer (Gunmetal)
- Shower Mixer: Tube round slide shower with Tube wall mounted rainhead (gunmetal)
- Tube 9 bar heated towel ladder (Gunmetal)
- Bath: Kurv 1700 freestanding bath

### Kitchen

- Cube Dentro custom designed kitchen with secret large walk in scullery
- Soft close doors and drawers
- Fisher & Paykel appliances
- Herringbone tiled splashback

### Interior

- 2.55M flat ceiling areas
- Feature raking ceiling to the kitchen, dining, and lounge

### Flooring

- Engineered timber floor - Smokey Oak
- Jacobsen Andes Peak 100% solution nylon pile loop carpet
- Garage carpet to garage

### Heating

- In slab heating system fuelled by Air to Water heat pump
- Escea Mode Redwood gas fire to lounge
- Heatpump: Mitsubishi highwall heating/cooling

### Insulation

- External walls R4.0 Pink Batts
- Internal walls R2.6 Pink Batts
- Ceiling R5 Pink Batts
- Mid-floor R3.6 Pink Batts
- Maxraft slab
- Eco ply to exterior walls

### Power

- Power point and switches: PDL Iconic Vivid white

### Special Features

- Venetian plaster entry feature wall
- LED feature lighting
- Macrocarpa entry pergola
- Custom Cube Dentro joinery throughout the house



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# DAVID REID HOMES