

# DESIGNED FOR LIVING

## Showhome

143 Arataki Road Havelock North Mon & Wed: 10am-4pm Sat & Sun: 10am-2.30pm

Architecturally designed, this 3-bedroom + media room home is ideal for relaxed living. Contemporary styling, balanced with practical and hardwearing materials, makes for low-maintenance, easy living built to last.

Designed with relaxed entertaining in mind, the open plan living and the outdoor entertaining areas allow for the ultimate kiwi indoor/outdoor lifestyle.



Total Area 242m²

**David Reid Homes Hawkes Bay** Hawkes Bay Design and Build Ltd

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## 143 Arataki Road

Total Area 242m²





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This beautiful custom designed home showcases David Reid Homes' signature award-winning design, quality workmanship and attention to detail, style and functionality.

The striking cladding combination of dark vertical panels and rusticated cedar weatherboards, coupled with the landscaped boardwalk entry, give this single level home strong curbside appeal.

To the right of the entry the open plan living/dining takes full advantage of its North West orientation. The living area is flanked by large double-glazed stacking slider doors, allowing same-level access to two outdoor spaces – a paved patio and covered outdoor room – making the most of all-day sun. A striking cathedral ceiling over the open plan area creates a sense of light and spaciousness.

The custom-designed kitchen features Fisher & Paykel appliances, a granite benchtop, scullery and feature tile splashbacks. The kitchen and dining area are a natural hub for family and friends. The outdoor room, with hard wood decking, skylights and outdoor fire, forms another hub for casual meals and year-round entertaining.

The bedrooms occupy a quiet zone to the left of the entry. The master bedroom with walk-in robe and ensuite, steps out to the outdoor room. The double garage includes a large workshop and ceiling access for extra storage space.

If you love the design of the house but want it change some aspects of the layout or specification, this can easily be done. Floor plans can also be mirrored to suit the building site. All plans are copyright and no part may be reproduced or copied without prior written consent from David Reid Homes

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## Area

Length Width	25m 12.5m
Living	
Living	4.6x4.2
Dining	4.6x3.2
Media	4.6x3.2
Kitchen	3.5x2.9
Study	1.5x1.2
Outdoor Room	6.3x4.2
Bedrooms	
Master	4.2x3.8
Bed 2	3.4x3.3
Bed 3	3.4x3.3
Garage	6.2x6.2
Workshop	4.1x3.6
Floor Area (over foundations) Total Area	242m² 259m²





# Specifications

#### Structural Integrity

- Rib raft foundation system
- LVL J-framing throughout

#### Stud Height

 2550mm ceiling height with cathedral ceilings to Living and Media

#### **Exterior Cladding & Roof**

- Hardies Stria to low walls and Rosenfeld Kidson rusticated cedar weather boards to Gable end walls
- All cladding on 20mm cavity system
- .40 Endura roofing

#### Joinery/Doors

 Double glazed architectural series aluminium joinery

#### No Step, Single Level Exit

 Level entry decking to entrance and outdoor entertaining area

#### Kitchen

- Custom designed kitchen with large walk in scullery
- Soft closing doors and drawers
- Granite benchtop

- Fisher and Paykel appliances
- Feature time splashbacks

#### **Flooring**

Timer Floor - Malmo "mammut" (Highland oak silver)

#### Bathrooms

- Shower Mixers: Adesso
- Column Shower: Adesso
- Vanities: Sirocco Syrtari with Cesarstone tops and Seriphos Athenite basins
- Bath: Contro black to wal
- Toilet suites: Rest BTW suite
- Towel rails: Strata loft and Cubist noir

#### Wardrobes

- Custom built wardrobes to WIR
- Custom adjustable shelving to linen cupboard

#### **Electrical**

- Power points and switches: PDL Iconic series
- C-Bus control Living, kitchen and dining
- Feature LED lighting to kitchen

#### Heating

Daikin ducted heating and cooling system

#### Insulation

- Ceiling: R5 Pink batts
- Walls R3.6 Pink batts

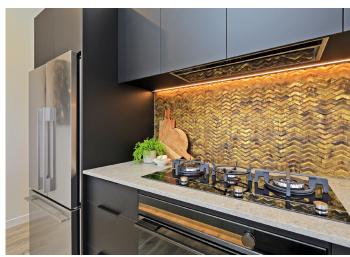
#### Other

- Feature negative detail ceilings to entrance and outdoor area
- Trendz outdoor fire place













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