



EFFORTLESS BY DESIGN

Display Home

34 Annie Aranui Drive,
Poraiti, Napier

This striking modern display home combines architectural sophistication with sleek, low-maintenance design to create a home engineered for the effortless modern lifestyle.

A Mission Hills standout, its clean lines, warm materiality and considered detailing come together in a refined, easy-to-live-in setting. Strong horizontal forms and carefully framed glazing give the home a confident street presence, balanced by soft landscaping and natural textures.

This is effortless luxury - thoughtful, contemporary and designed around the way modern life is lived.

Total Area 173m²

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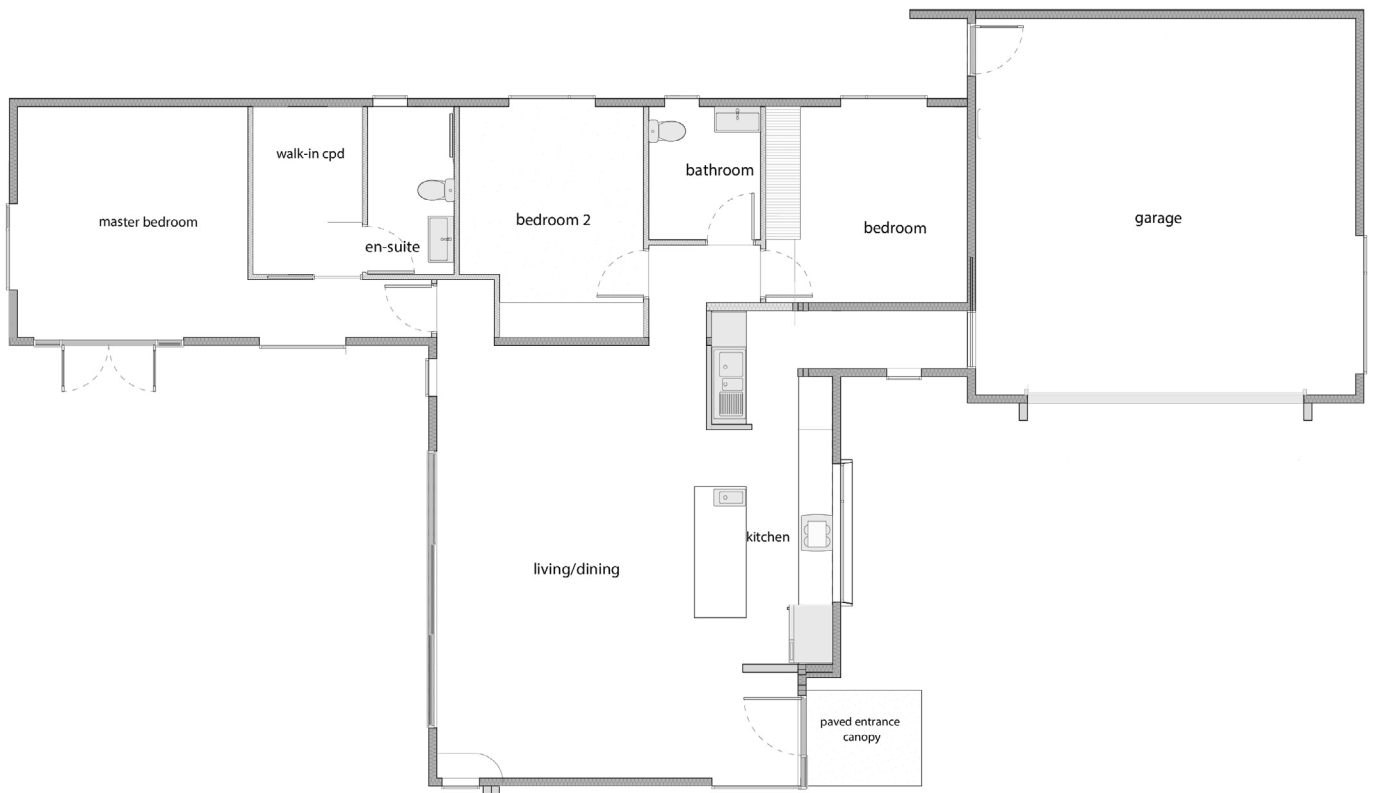


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EXPERIENCE THE NEW



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This home features an open-plan kitchen, living, and dining core centered around a social island bench, supported by a walk-in pantry and hallway storage.

The layout balances privacy and function, splitting the floor plan into a master suite with a walk-in wardrobe and en-suite, and a separate wing where two additional bedrooms flank a central family bathroom.

The living space transitions seamlessly out to a covered timber deck, while the internal-access si garage is finished with durable carpet flooring to double as a dedicated laundry hub.

If you love the design of the house but want to 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	23m
Width	11m

Living	
Living	5×4
Dining	2×3
Kitchen	6×3

Bedrooms	
Master	4×4
Bed 2	3×4
Bed 3	3×4

Garage	6×7
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Porch Area	20m ²
Total Area	193m²



Specifications

Exterior

- SUGI Kiyama Japanese cedar shiplap weatherboards
- San Selmo Pisa lightly bagged brickwork
- Resene Graphex rendered panel
- Longrun Coloursteel roof

Bathrooms

- Newtech plumbing fixtures
- Ceppo Sabbia 600 × 1200mm tiles - Tile Depot
- Evoke double-head slide shower in Gunmetal finish - Tile Depot
- Ensuite tiles: Fornace Argilla Naturale 60 × 240mm - Tile Depot
- Main bathroom tiles: Fornace Formella Rosso Mattone 60 × 240mm - Tile Depot
- DEVI Touch smart thermostat control panel with 150 W/m² heating capacity
- Recessed LED strip lighting
- Homeplus semi-frameless Barndoor slider with brushed gunmetal fixtures and handles

Kitchen

- Custom kitchen cabinetry
- Custom scullery cabinetry
- Stone benchtops
- Integrated fridge
- Integrated dishwasher
- Fisher & Paykel Series 7 appliances

Interior

- 2.7m ceilings in the kitchen, living, dining and garage; 2.5m ceilings in the bedrooms and bathrooms
- Custom wardrobes
- Feature LED strip lighting
- Floating oak shelving
- Integrated LED lighting

Flooring

- Kährs Oak Nouveau White (2420 × 187 × 15mm) - The Wooden Floor Company.
- Ensuite: Fornace Argilla Naturale 60 × 240mm tiles laid in a vertical stack pattern - Tile Depot.
- Main bathroom: Fornace Formella Rosso Mattone 60 × 240mm tiles laid in a vertical stack pattern - Tile Depot.

- Rhino carpet and underlay
- Garage and laundry carpet: Belgotex Crazy UV, 3.5mm needle-punch construction, in Anthracite.

Heating

- Daikin ducted heating and cooling unit
- Slot linear diffusers
- DEVI underfloor tile heating

Insulation

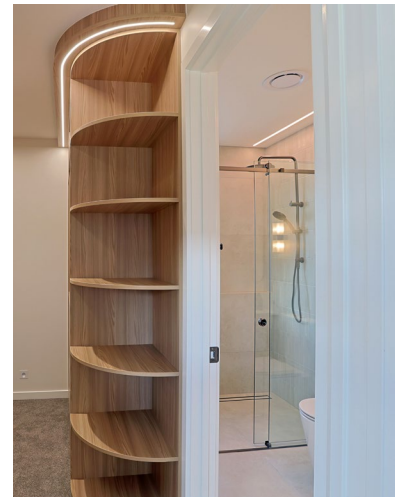
- R7 Earthwool ceiling batts
- R3.2 Earthwool wall batts
- EPS foam underslab panels

Power

- SIG Energy 6 kW hybrid inverter
- 6 WKH battery solar package
- Smart system integration
- HWC integration
- Car-charger integration

Special Features

- Automated outdoor louvre
- PDL Solis switchgear
- Fisher & Paykel cooktop



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