



# RELAX ON WHANGAEHU

## Showhome

20 Whangaehu Place  
Napier

Architecturally crafted, this 3-bedroom home with a media room is perfectly suited for laid-back living. Its modern design seamlessly blends with durable materials, ensuring a low-maintenance, long-lasting home. Emphasising relaxed social gatherings, the open-plan living space and outdoor entertaining areas cater to a quintessential kiwi indoor/outdoor lifestyle.

**Total Area** 250m<sup>2</sup>

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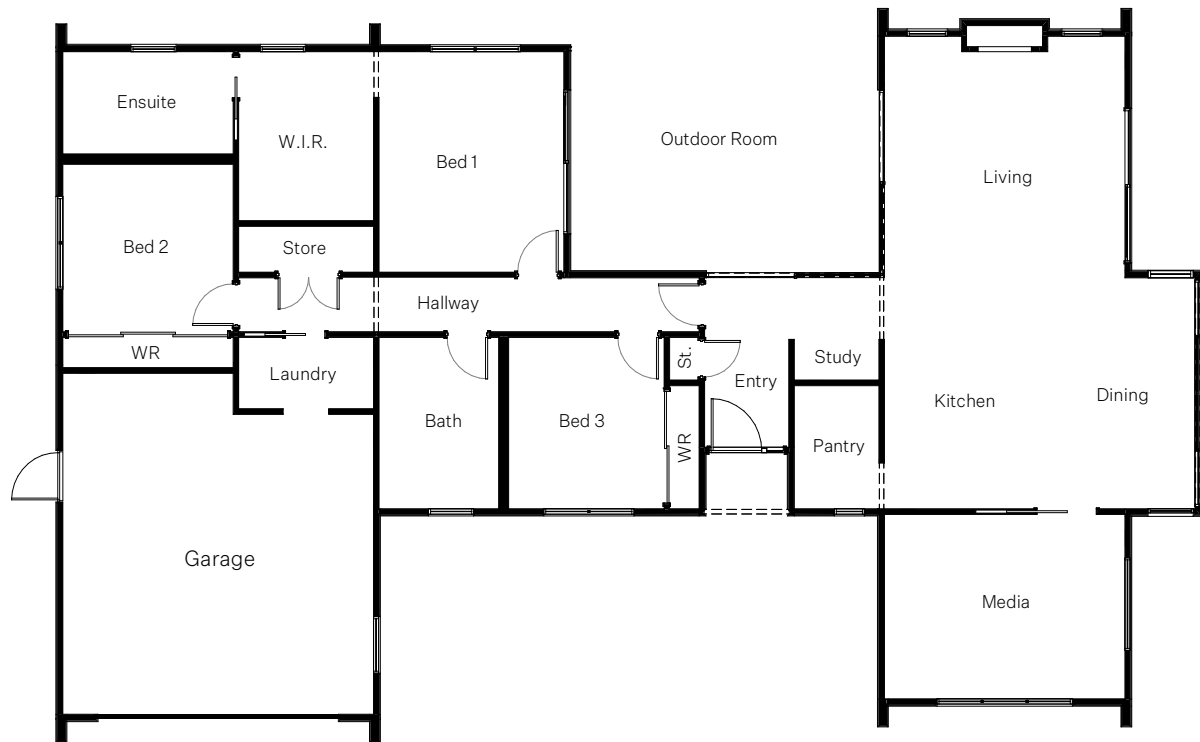
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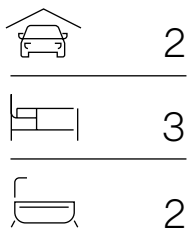
**DAVID REID**  
HOMES

EXPERIENCE THE NEW



## 20 Whangaehu Place

**Total Area** 250m<sup>2</sup>



This stunning bespoke home is a true reflection of David Reid Homes' renowned design expertise, craftsmanship, and meticulous attention to detail, blending style and functionality seamlessly.

The exterior of the single-level home boasts a striking blend of light vertical panels and Japanese Kiyama shiplap weatherboard, complemented by a landscaped boardwalk entrance that exudes charm and curb appeal.

Upon entering, the open plan living and dining area on the right basks in natural light thanks to its North West orientation and expansive double-glazed stacking slider doors that lead to a paved patio and covered outdoor space. The cathedral ceiling enhances the sense of spaciousness in this area.

The custom kitchen is a focal point, featuring Fisher & Paykel appliances, a granite bench top and scullery. It serves as a gathering spot for family and friends, while the outdoor room with hardwood decking and skylights, offers a perfect setting for casual dining and entertaining throughout the year.

On the other side of the home, the bedrooms provide a tranquil retreat. The master bedroom, complete with a walk-in robe and ensuite, opens up to the outdoor room. The double garage includes a spacious workshop and ceiling access for additional storage options.

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** 22.8 m  
**Width** 13.9 m

**Living**  
Living 4.8 x 4.7  
Dining 4.5 x 3.2  
Media 4.8 x 3.6  
Kitchen 3.3 x 3.0  
Outdoor Room 6.0 x 4.7

**Bedrooms**  
Master 4.3 x 3.7  
Bed 2 3.4 x 3.3  
Bed 3 3.3 x 3.1

**Garage** 6.2 x 5.8

Floor Area (over foundations) 223 m<sup>2</sup>  
Outdoor Room 27 m<sup>2</sup>  
**Total Area** 250 m<sup>2</sup>



## 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

- James Hardie Stria to low walls and Sugi's Japanese Kiyama shiplap weatherboard to gable end walls
- All cladding on 4.5mm RAB bracing and 20mm cavity system
- .40 MC760 Endura colorsteel roofing

### Joinery/Doors

- APL Metro Thermal Heart Suite Centrafix Powdercoat aluminium double glazed solux low-E glass (argon filled)
- Architectural aluminum joinery
- Fully insulated front door with Yale Smart Door lock (Compatible with all smart home platforms)
- 3 large Velux fixed skylights over covered outdoor deck area for warmth and light

### No Step, Single Level Exit

- Level entry decking to entrance and outdoor entertaining area

### Kitchen

- Custom designed kitchen with large walk in scullery
- Soft close drawers, with 45 degree bevelled handles
- 20mm Caesarstone benchtops and splashbacks
- Fisher & Paykel Series 7 appliances

### Flooring

- Coretec authentic rigid core planking (colour: Ontario)
- Malmo "Biscuit" Extra heavy duty textured nylon carpet
- Garage carpet

### Bathrooms

- Shower Mixers and columns: Plumblin Buddy range (Brushed Nickel) throughout bathrooms
- Vanities: Plumblin 4 drawer Nordic cabinet with a Spio integrated solid top and sink ("Rainfurly Oak")
- Bath: Plumblin Progetto Tondo 1700 bath-to-wall free standing bath
- Floor to ceiling glass screen in ensuite with large built-in storage
- Crest barndoor shower enclosure set in main bathroom
- Toilet suites: Reflex rimless back-to-wall freestanding
- Heated towel rails: Plumblin Buddy 85 series vertical towel rails throughout

### Electrical

- PDL Iconic Power points and switches
- PDL Wiser Smart Home interface built in
- Feature LED lighting to kitchen
- LightPlan lateral light "blackened brass" feature pendant above kitchen island
- ECC Zeppo Wall Mount Polished Chrome & Opal Glass feature lighting to ensuite

### Heating

- Daikin ducted heating and cooling system cooling system

### Insulation

- R5.0 to all ceilings
- R2.6 to all external walls and garage internal walls

### Other

- Feature negative detail ceiling to outdoor area
- Rinnai Evolve 952 LPG gas fire to lounge
- Feature Tasmanian Oak batten detailing on fireplace walls
- Large media room that can be shut off from kitchen & living area with large steel reinforced cavity slider
- Exposed aggregate driveway and pathways
- Water heating system: Rinnai A28i Infinity gas unit



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