



KAHIWI LODGE




Showhome

6 Kahiwi Drive, Lower Shotover, Queenstown Mon–Fri: 9am–5pm
Sat & Sun: By appointment

Nestled in the prestigious Koko Ridge development, our exquisite residence captures the sun-drenched, north-facing views of iconic Queenstown landmarks, including Coronet Peak, The Remarkables, Cecil Peak, and the Crown Range.

Koko Ridge is a unique, high-quality residential subdivision, meticulously designed to create a premium neighbourhood. Crafted by a talented local design team, a private landscaped entrance leads to beautifully planted streetscapes. Overlooking the calm waters of Koko Ridge's very own lake, Kahiwi Lodge seamlessly blends into its surroundings, setting the benchmark for architectural design.

Total Area 308m²

	3
	4
	2.5
	2

David Reid Homes Queenstown
Mackenzie Homes (Queenstown) Ltd

03 441 4199
6 Kahiwi Drive,
Lower Shotover, Queenstown
0800 000 007
queenstown@
davidreidhomes.co.nz

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





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6 Kahiwi Drive

Total Area 308m²

	3
	4
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This architecturally designed home features a generous pavilion-style layout that is perfect for both relaxation and entertaining. With its northerly aspect and thoughtful floor plan, the residence boasts extensive decking and a luxurious covered outdoor room, ideal for gatherings. Inside, the living area impresses with a dramatic raking ceiling, a bagged schist fireplace, and a custom kitchen that evokes a modern alpine feel. The master bedroom also showcases a raking ceiling and a luxurious ensuite. In addition to the master suite, the home includes three spacious bedrooms, a stylish bathroom, a separate powder room, a media room, wine fridges, and a hidden large walk-in scullery. Designed to capture abundant winter sunshine and picturesque views, this home prioritizes thermal efficiency and eco-design, minimizing power costs while maximizing comfort. The rustic yet tasteful furnishings create a warm, inviting atmosphere that you will love to call home.

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Area

Length	32.98m
Width	13.36m
Living	
Living, Dining, Kitchen	12.8x5.8
Scullery	2.1x1.9
Media	3.7x5.0
Laundry	2.7x1.7
Bedrooms	
Master	4.0x4.9
Bed 2	3.4x3.7
Bed 3	3.2x4.3
Bed 4	4.3x3.2
Garage	9.0x6.2
Total Area	308m ²

Specifications

Exterior

- Pitched roof: 455mm Alpine Tray roof with swage
- Flat roof: TPO roofing membrane
- Cedar Weatherboard: Sugi Makkuro - charred + Brushed + oiled
- Schist Cladding: Mackenzie Stone Bagged Schist
- Windows: APL METRO Coal Dust, Double glazed, Low E, thermally broken exterior joinery
- Decking: Flush entry Vitex hardwood
- Loggia: Sugi, Wabi Sabi, Umber raking ceiling
- Fireplace: Escea Outdoor Kitchen – EK1250
- Fire Boxes: Corten Steel
- Skylights: Velux FS M04
- Outdoor Heater: Infratech SI30, 3Kw Heater Black

Interior

- Entry/Gallery:
- Entry Door: Plasma PLA00 with
 - Apex mini lever
 - Windsor 7102 Pull Handle
- Skylights: Velux, Solar Powered VCS-4646
- Wine Fridges: Vintek 198 bottle wine cabinets

Bathrooms

- Ensuite:
- Tile: TDM Revolution calacatta black 600x1200 tiles supplied by Quantum Group
- Vanity: Custom Cube Dentro
- Plumbing Fittings: Plumblin, Tube Gun Metal
- Shower Glass: Custom Reeded glass
- Pendant: CODE Xray, whiskey brass
- Pendant: CODE delta kilo, whiskey brass
- Skylight: Velux, FS M04
- Main Bathroom:
- Tile: Contact Mystic Grey 600x1200 tiles supplied by Quantum Group
- Vanity: Custom Cube Dentro
- Plumbing Fittings: Plumblin, Tube Gun Metal
- Shower Glass: Custom Reeded glass

- Bath: Plumblin, Kurv 1700 freestanding bath
- Skylights: Velux, FS

WC:

- Tile: Re-play concrete anthracite 600x1200 tile supplied by Quantum Group
- Vanity: Custom Cube Dentro
- Plumbing Fittings: Plumblin Tube Gun Metal
- Shower Glass: Custom Reeded glass
- Pendant: CODE delta kilo, whiskey brass pendants

Media Room

- Feature Timber Lining: Cedar T and G, Resene English Walnut
- Joinery: Cube Dentro custom designed TV cabinet

Kitchen

- Joinery: Cube Dentro custom designed kitchen
 - Benchtop: 20mm Dekton - Laurent
 - Panelling: Melteca - Blackened Legno
- Sink: Revenna Single Bowl, DG140UB
- Plumblin, Tube brushed Bronze Fixtures
- Fisher & Paykel appliances
- Pendants: Smelten-380D-Smoke grey
- Skylights: Velux, Solar Powered VSS-M08

Hidden Pantry

- Joinery: Cube Dentro custom designed kitchen
 - Benchtop: 12mm Dekton - Sirius
 - Panelling: Melteca - Blackened Legno
 - Splashback: 20mm Dekton - Laurent
- Sink: Acero Rome Single Bowl, Mercer Duro Granite Series
- Plumblin, Tube brushed Bronze Fixtures
- Fisher & Paykel appliances

Bar

- Joinery: Cube Dentro custom designed kitchen
 - Splashback: 20mm Dekton - Laurent
 - Benchtop: 12mm Dekton - Sirius

- Veneer Shelving + metal frame with aged brass detailing
- Panelling: Melteca - Blackened Legno
- Fridge: Liebherr 124L Integrated underbench Fridge
- Sink: Palermo Single Bowl

Lounge/Dining

- Fire: Escea MODE KS1460
- Fire Surround: Mackenzie Stone bagged schist
- Pendant: Galileo – Iron Exterior Gold leaf interior, ½ dome, 80cm
- Raking Ceiling, Sugi, Wabi Sabi, Umber raking ceiling.

Heating

- Central Heating In slab heating system fuelled by Air to Water heat pump.
- Gas Fire: Escea MODE 1460

Laundry

- Fisher and Paykel appliances
- Tapware: Acero AM023 Gooseneck, gunmetal
- Cube Dentro custom joinery

OVERAL HOME

Heating

- In slab heating and integrated hot water cylinder – Heated with an air to water heat pump system.
- Gas Fire: Escea MODE 1460

Flooring

- Timber Floor: Haro smoked oak plaza 220mm wide
- Carpet: Wools of New Zealand chunky loop pile woollen carpet, colour Waipapa
- Garage Carpet: FXG 5.7mm Needle Punch Carpet

Insulation

- Flat Ceiling: Pink Batts R5
- Raking Ceiling: Pink Batts R4.6
- Exterior walls: Pink Batts R4
- Interior walls: Pink Batts Silencer R1.9

Electrical

- Power point and switches: PDL Iconic extra white
- LED feature lighting
- C4 home automation



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