

104 KENT TERRACE, TARADALE

Kitchen/Dining Area

- Views to Cape Kidnappers
- Encased in glass that is able to be completely opened to the outside living areas allowing full advantage of all day sun and almost brings the lawn inside
- Quality appliances including Miele 70cm wall oven, 80cm gas hob with wok burner and fully integrated dishwasher; 603 litre Bosh side-by-side fridge freezer with ice maker
- Custom built high powered stainless steel extraction unit with exterior motor
- Generous drawer and cupboard storage space including two pull-out pantries and crockery cupboard
- Practical, elegant granite bench tops and Franke sinks with waste disposal unit
- Movable kitchen island allowing flexibility of space or the option to take outside
- Television wiring to cedar panel
- Good size dining area with great views and practical flooring

Entrance

- Snug area alongside the super efficient Firenzo granite wood burner that is fitted with a wetback system for winter hot water.
- The stainless steel flue extends through the mezzanine floor to provide heat to both levels of the house.
- Large custom made storage/display unit.

Separate Lounge/Formal Dining/Bedroom

- Option as either a lounge or formal dining, even another bedroom option.
- Wonderful views and opens to the outside via a single door.
- Native Rimu finishing.

Casual Living/Media Area

- Large screen to suit a mobile projector and wired for LCD complete with 5 speaker surround sound capability.

- Chattels include the two entertainment units.
- Under-stair cupboard houses the electrical system to control the TV, security and speaker system.
- Five sets of speakers situated throughout the property, three inside the house and two to outside living areas. The system and wiring allows for upgrades if required to multi zone amplifier.
- The home has been wired to allow for maximum capabilities in regard to full home automation.
- Opens to outside gardens and lawns on both sides.

Laundry/Storage Area

- Private.
- Big room with good sized bench top, ample space and storage and includes a two drawer super tub and in-built ironing system.
- Coat-rack.
- Houses mechanics for under floor heating and control panel.
- Separate toilet to accommodate the ground floor level.

Ground Floor Special Features

- Several hardwood poles situated throughout the lower level, with four reaching up through the mezzanine giving an outstanding visual effect and also providing a warm, natural, rustic feel.
- In-floor heating using an efficient heat-pump system. It has four separate circuits with thermostat control ensuring comfortable winter living at your fingertips.
- The concrete has been enhanced using the highly regarded Peter Fell Concrete all Colour System.
- The insulating properties of the concrete floor and walls along with the double glazing to the rear windows and 10mm laminated safety glass to the large rear side windows create a very warm home with excellent acoustics. The concrete has been insulated with heavy duty polystyrene and the roof insulation has a thermal rating of 2.7 compared with the standard 1.8.

- Contrasting the above, the home provides a louver window system giving positive air-flow and allowing the building to breathe creating a wonderful healthy environment. These windows allow the breeze to be controlled and managed depending on the strength and direction of the wind outside. Doors are fitted with hold back devices to enable this also.

UPPER FLOOR

- Native Rimu stairs with a strong galvanised steel handrail.
- Quality lush, hard wearing carpet.
- Two large, custom-built storage units.
- Cosy living area leading to three bedrooms.

North and South Bedrooms

- Enter via a native timber walkway with its own floor lighting.
- Custom built wardrobe units.
- These rooms each have two sets of louver windows, lovely outlooks, high ceilings, warm carpet and colours to complete.
- Offer a sense of private, personal space – great for teenagers.

Master Bedroom

- Rimu entrance door.
- Custom designed Boston walk-in wardrobe unit
- Elegant en suite comprising a Red Beech floor extending up the wall to a large mirror cabinet reflecting the striking tiled shower unit.
- Wrapped in cedar shutters, both sliding and bi-fold, allowing control of air, light and privacy.
- Remote controlled ceiling fan for those warm summer nights.

Bathroom/Office

- Encased in solid masonry block with Red Beech flooring over concrete floor.
- Another elegant bathroom and an office that may also double as a small bedroom.

- The office room allows views to the outside as well as down to the entrance of the home via an internal cedar louver.
- The hallway between these two rooms directs you outside to an enclosed area taking in spectacular views day and night and would be the perfect retreat with a hot tub or spa installation. A new permit would need to be submitted and approved to install a spa or hot tub. Also to note, there are plans available for an additional guest room/bedroom with bathroom. This would be incorporated in the currently designated spa area.

EXTERIOR; GROUNDS

Garage

- Designed in keeping with the main house and provides car parking for two cars and contains an exterior sink/bench unit.
- Above the garage you will find a cosy, private room with its own deck and with a lovely outlook through the pergola to the bank. This room has its own entry and could be used as a guest room; office, studio or teenage retreat.

Grounds

- The grounds have been landscaped providing ample grassed area around the home to the same level as the surrounding decks providing a seamless transition from house to decks to lawn.
- The surrounding bank has been planted in native trees, grasses and shrubs to provide a private, maintenance free, bush clad environment in the future. The planting will also in time provide a hedge to the entrance area around the dining room and the plantings along the boundary of the lawn will screen the neighbouring properties.
- Enjoy your choice of numerous exterior deck areas.
- Permanent swings for the children or change to hammocks for the adults – great views!
- The front deck is piped for the option of either gas bbq or fire.
- Speakers to the front and rear decks provide music directly to these areas.
- Plenty of hard surface area for children's activities, parking and turning areas.
- Security lighting.

- Plenty of external lighting around the garage, pathways, house and garden.

Special Features – General

Some of the many features include:

- Great views, space and privacy from surrounding homes
- Designed by a leading NZ architect, Graham Lane
- Built by experienced, quality builders and associated trades
- 5 year Certified Builders Guarantee
- Safe, quality, robust natural materials used throughout
- Solar powered hot water - Edwards' solar hot water heating system with high tech solar panels.
- Large 360 litre solar hot water cylinder and 3kw wetback system.
- Stainless steel guttering, rain heads and down pipes.
- Cedar weatherboards inside and out.
- Warm native timber.
- Concrete tilt slabs and concrete floor providing excellent thermal properties.
- Subtle lighting effects.
- Exceptional acoustics.
- First class detailing.
- Multi-media distribution panel (allows computer networking; distributes Sky digital and free to air).
- Elite panel security with dialler (able to direct dial to monitoring).
- Hard-wired smoke alarms.
- 3-phase power.
- Data and security from garage to house.
- Remote mounting of sound equipment.
- Networking cables throughout for phone and computer.
- Irvines, Venetian, high quality 100% Solution Dyed carpet
- Separate sleep-out/office area above garage