

# Jennian

HOMES

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**House and Land Packages  
& Turnkey Homes**

*Available now in Hawkes Bay*





# Te Awanga Terraces



## Fantastic Hospitality

A stunning selection of award winning wineries - Te Awanga Estate, Clearview and Elephant Hill, cafés and restaurants nearby await you.

## Coastal Living

Surfing, golf, kilometres of cycling & walking pathways, wineries, restaurants, cricket oval and club, concerts and sport events

## Close Proximity to CBDS

10 mins drive from Havelock North, 15 mins to Hastings, 20 minutes to Napier and the airport

## Community Sports/Recreation

A community reserve within the subdivision with play and picnic areas - all-weather tennis court, half basketball court, cricket wicket and practice net

## Sustainable Development

Sustainable development with all houses powered by solar energy, off-site Council sewage treatment and onsite storm water retention. The development is Connected to Hastings District Council new drinking water supply.

*You choose... your personality our expertise*

## Jennian Homes Hawkes Bay

74 Pelorus Avenue, Poraiti, Napier

P 021 243 9125

E [hawkesbay@jennian.co.nz](mailto:hawkesbay@jennian.co.nz)

[jennian.co.nz](http://jennian.co.nz)



**Jennian**  
HOMES  
*Feels like family*

# Turnkey House & Land Package Opportunity

Asking Price - \$1,535,000



**House 218m<sup>2</sup> | Land 725m<sup>2</sup>**

## LOT 40, 1 Haggerty Green, Te Awanga

4 bedrooms | 2 bathrooms | 2 living areas | 2 toilets | 2 car spaces

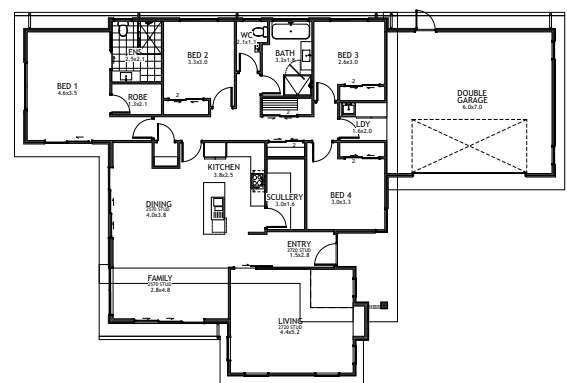
This home has been carefully considered to showcase one of our popular home plans and create a functional and stylish layout. With comfort and convenience in mind, this stunning new open plan home would suit many families.

This 4 bedroom house and land package will showcase our exceptional attention to detail and commitment to quality that is second to none. Allow our expertise to bring your dream home to life, all with the extra piece of mind when building with Jennian Homes of a Master Builder 10-year guarantee, 100% Completion guarantee and industry leading 36 months defects warranty. Refer to the full list of inclusions and specifications for this home.

Secure this complete home package today with as little as 10% deposit, and pay nothing further until the home is complete. T's & C's Apply.

Building Consent is issued with the build to commence December 2023

There is still time to customise the interior by selecting flooring, kitchen and paint colours. It is not too late to make this home suit your personality.



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# Inclusions and specifications for this home.

When you build with Jennian Homes Hawke's Bay your price includes everything, simply move in, unpack and relax.

## Guarantees & Services

- Working drawings and approved Building Consent
- Master Build Standard 10 year Guarantee
- Industry Leading 36 Month Defects Warranty
- Jennian Homes 100% Completion Promise
- All required scaffolding for safe construction of the home
- Waste bin for construction refuse and construction toilet
- Build site security fencing

## Earthworks and Foundations

- Required earthworks for site preparation, in accordance to Geotech report
- Rib Raft Concrete Floor Foundation (non-engineered)

## Roof

- Longrun Colorsteel in MC760 profile

## Fascia/Guttering

- Continuous Colorsteel metal fascia 180 S-Line with 145 Quarter Round Spouting
- Marley 80mm down pipes

## Windows

- All units are doubled glazed, Solux E with Argon Gas and Architectural Thermal Spacer to meet new H1 regulations
- Residential Flat face powder-coated aluminium
- URBO hardware
- Grey Tint to all units to protect interior furnishings from the harsh Hawke's Bay sun
- Etchlite glazing to bathroom, ensuite and WC

## Front Doors

- Axis Standard AXOO panel tongue and grooved hinged door
- Windsor hardware 600mm Polo Pull handle

## Garage Doors

- Garador Sectional garage door, Insulated Aspen 4 panel
- Garador Secure DSO-2 Powerhead Opener with two remotes

## Plumbing

- Fusiotherm reticulation piping for hot and cold water
- 300 Ltr Mains Pressure Hot Water Cylinder
- 3 x exterior hose taps
- Plumbing for fridge
- All required drainage and stormwater, including wastewater step tank

## Electrical

- Installed as per electrical plan - available on request
- HPM Downlights and switches with white gloss face plates
- Exterior fans with LED light to all bathrooms
- Solar to meet covenants - 6.24kW max output with 16 Panel Solars, including inverter and batteries

## Insulation

- Pink Batts installed to all external walls (including garage) and all ceilings in line with new H1 regulations

## Exterior Cladding

- Resene Construction Plaster System in Graphex and
- James Hardie Axon Panel 150mm

## Interior Trim

- Scotia - internal and external corners are to be square stopped
- 40 x 20mm pine scotia to cupboards and wardrobes
- 90 x 10mm Pine FJ single bevelled skirtings to all areas
- 60 x 18mm Pine FJ bevelled architraves to all area doors and windows

## Interior Doors

- 2200 x 810mm RibCore High Contact hollow Core Polystyrene pre-hung doors, Avon panel
- Windsor Hardware Galaxy series

## Heating

- Ducted Panasonic Heat Pump HVAC System, 12.1kW, 7 ducts

## Hard Flooring

- Rigidcore Coretec planks installed by floating method

## Carpet

- Malmo Berlin range, 100% solution dyed nylon cut pile, 33oz
- 11mm Dreamwalk Blue carpet cushion underlay



# Inclusions and specifications for this home.

When you build with Jennian Homes Hawke's Bay your price includes everything, simply move in, unpack and relax.

<b>Tiles</b>	<ul style="list-style-type: none"><li>• \$85/m tile allowance</li><li>• Ensuite - 3 x walls + floor tiled</li><li>• Bathroom - 3 x walls tiled</li><li>• Kitchen and Laundry splashbacks to be tiled to height of overhead cabinetry</li></ul>
<b>Toilets</b>	<ul style="list-style-type: none"><li>• Elementi Uno BTW CC Toilet Suit</li></ul>
<b>Tapware</b>	<ul style="list-style-type: none"><li>• Elementi Savon tapware in Brushed Nickel</li><li>• Elementi Splash Slide shower 3 function</li></ul>
<b>Showers</b>	<ul style="list-style-type: none"><li>• Ensuite - fully tiled floor and shower walls with custom glass screen</li><li>• Bathroom -Athena Slateforma shower tray with tiled walls and Cardo swing door set</li></ul>
<b>Vanities</b>	<ul style="list-style-type: none"><li>• Athena Wave Sytari Double Drawer, wall hung</li><li>• Round LED mirrors with Demister</li></ul>
<b>Baths</b>	<ul style="list-style-type: none"><li>• Athena Contro BTW free standing bath, 1600mm</li></ul>
<b>Bathroom Accessories</b>	<ul style="list-style-type: none"><li>• Heirloom Genesis 825 Towel Warmers in Chrome</li><li>• Project Toilet Roll Holders and Towel Rails</li></ul>
<b>Laundry</b>	<ul style="list-style-type: none"><li>• Built in laundry unit with laminate bench and melamine overhead cabinetry</li></ul>
<b>Wardrobes &amp; Cupboards</b>	<ul style="list-style-type: none"><li>• All wardrobes fitted with HomePlus Closetpro wardrobe System in 16mm white melamine shelving, 400mm deep and heavy duty hanging rails</li><li>• Walk in robe custom built to fit space with 2 x shelf units and 2 x hanging spaces</li><li>• Other bedrooms to fit 1 x shelf unit and 1 x hanging space</li><li>• Linen cupboards fitted with 4 x custom built ventilated timber slat shelves, 100 x 20mm, natural unpainted finish</li><li>• Other storage cupboards fitted with 5 x White Melamine shelves 400mm deep on bracket system</li></ul>
<b>Kitchen</b>	<ul style="list-style-type: none"><li>• As per design - available on request</li><li>• 20mm Prime Stone bench top -Babylon Collection</li><li>• Doors, drawer fronts, toe kicks and viewed end panels to be 18mm Melamine</li><li>• Blum soft close hinges and Hettich Architect soft closer drawers</li></ul>
<b>Appliances</b>	<ul style="list-style-type: none"><li>• Fisher and Paykel Appliances - stainless steel finish</li><li>• 60cm 7 function, 85L built in oven</li><li>• 60cm 4 Zone Induction Cook top</li><li>• Underbench Dishwasher, Sanitise</li><li>• 60cm integrated insert rangehood</li><li>• French door Fridge/Freezer 90cm</li></ul>
<b>Curtains &amp; Blinds</b>	<ul style="list-style-type: none"><li>• \$8000 including gst curtain &amp; blind allowance</li></ul>
<b>Driveways, Pathways &amp; Patios</b>	<ul style="list-style-type: none"><li>• Driveway concrete to include mesh, 5% black oxide machine finish</li><li>• Patios to exclude mesh, 5% black oxide colour sponge or trowel finish</li><li>• Allowance for a council certified vehicle crossing</li></ul>
<b>Landscaping</b>	<ul style="list-style-type: none"><li>• Everlast composite decking to front door landning</li><li>• \$15,000 including GST landscaping allowance</li><li>• 1.8m Colorsteel fencing to 2 x boundary fences</li></ul>

# Fixed Price House & Land Package

## POA



House 257m<sup>2</sup> | Land 809m<sup>2</sup>

Lot 35, 14 Haggerty Green,  
Te Awanga

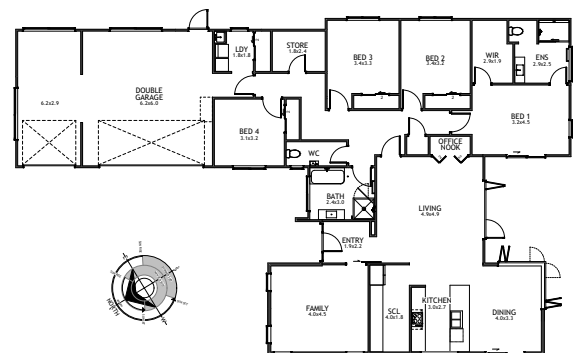
4 | 2 | 2 | 2 | 3

This home has been carefully designed with indoor outdoor living being paramount. On a sizable section, this home offers triple garaging but still allows for a lovely backyard space off the living and dining areas, making it the perfect family home.

This 4 bedroom house and land package will showcase our exceptional attention to detail and commitment to quality that is second to none.

Preliminary drawings are completed but the option to customise the design to suit your family's needs and budget is still achievable. Allow our expertise to bring your dream home to life, all with the extra piece of mind when building with Jennian Homes of a Master Builder 10-year guarantee, 100% Completion guarantee and industry leading 36 months defeats warranty.

Fixed Price Build Contract Price Available – T's & C's Apply. You will be taken through a full design and selections process to establish your fixed price build contract price. Have the peace of mind that everything has been considered and included for your brand new home.



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# Brooklands Estate, Havelock North



## Fantastic Hospitality

Nestled among Orchards and Wineries on the Northern corner of Havelock Village. It is the Heart of Hawke's Bay Wine Country.

## Family Living

Cycling & walking pathways, BMX and pump track, parks and soccer fields. Brookvale Estate is in the perfect location to relax, unwind or keep active.

## Close Proximity to CBDS

Easy distance to the Havelock North Village Centre along with quick access routes to both Hastings and Napier.

## Schooling

In walking distance to fabulous schooling for all ages – pre-school to secondary.

## Titles Expected Soon

Stage 2 is nearing completion with Titles expected early 2024.

*You choose... your personality our expertise*

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# A choice of house designs...

We are excited to bring to the market House & Land Package Options for Havelock North. Choose the house plan that best suites your family's needs and budget. From 3 bedroom, single living to 4 bedroom, double living, these house designs all work well for the selected sites. The option to customize is still available. You will be taken through a full design and selections process to establish your final build contract price. Have the peace of mind that everything has been considered and included for your brand-new home.



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# House & Land Package Opportunity

## Starting from \$1,235,000

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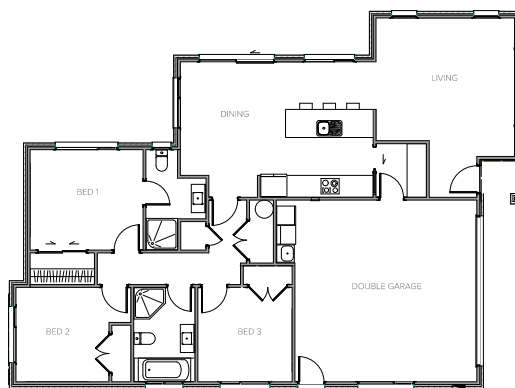
## Lot 80, Brooklands Estate



Wanting to downsize or simply not needing that 4th bedroom, this compact but still spacious 3 bedroom home offers everything. Fantastic open plan kitchen, dining and living gives this home great flow and would be well situated on the site for all day sun.

Includes:

- Jennian Homes 100% Completion Promise
- Jennian Homes 36 Month Defects Warranty
- 10 Year Master Build Guarantee
- All draughting costs and building consent fees
- Panasonic Ducted Heat Pump
- Designer kitchen thoughtfully designed by Sunshine Joinery and includes a consultation with them. Includes soft close drawers & cupboards, Hettich and Blum hardware, stainless steel sink.
- Primestone Kitchen bench and laminate scullery bench
- Athena bath
- Tiled showers with Athena Slateforma trays
- Vanities, Elementi toilets and heated towel rails
- Fisher & Paykel appliances. Dishwasher, induction cooktop, 7 function oven & rangehood.
- Modern chrome Savon tapware
- LED lighting and HPM Switchgear
- Windsor door hardware
- Wardrobe & storage cupboard shelving
- Sectional automatic garage door with remote
- Laundry to have built in laminate bench top with sink
- Quality 100% synthetic carpet and rigidcore hardflooring
- Driveways, Paths, and patio area concrete allowance, including council certified vehicle crossing
- Side boundary Fencing
- Site levelled and lawn seeded
- All inclusive site works
- Plus many more inclusions...call us to discuss further.



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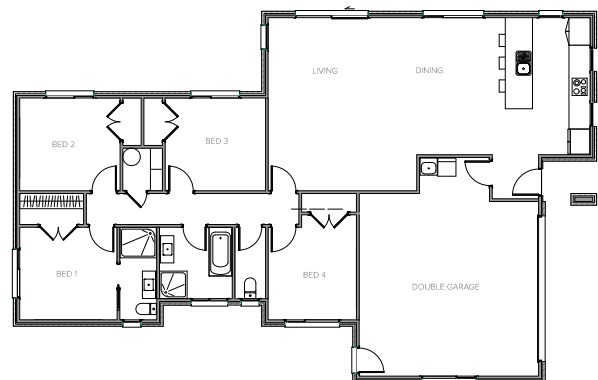
## Lot 80, Brooklands Estate



Needing that 4th bedroom or a space to work from home or even a snug area for the kids, this design can tick the boxes. An efficient design with a great open plan feel, comfortable sized bedrooms and great street appeal.

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# House & Land Package Opportunity

## Starting from \$1,445,000

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**House 218m<sup>2</sup> | Land 584m<sup>2</sup>**

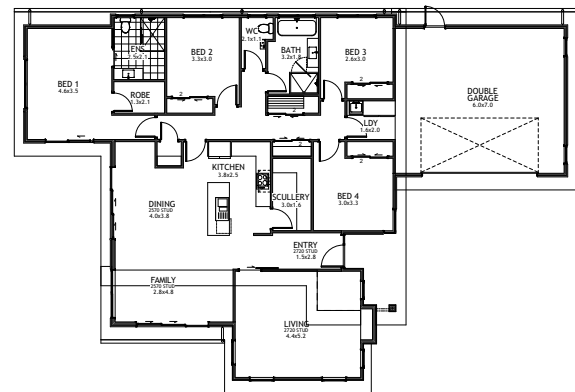
## Lot 80, Brooklands Estate



This could be your perfect 4 bedroom family home. With a second living area, spacious scullery and separate laundry it has everything covered. A delightful and spacious living hub allows plenty of room for all the family.

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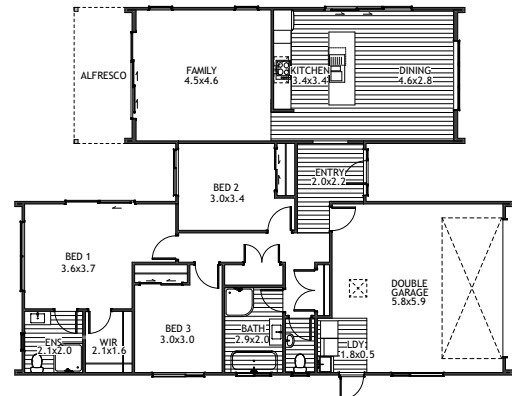
## Lot 81, Brooklands Estate



If symmetry is your style, this home is for you. From the exterior it is a certain stand out, but it doesn't stop there. With 3 well appointed bedrooms, open plan kitchen, dining and living along with a generous sized family room that opens onto a covered alfresco area, it ticks all the boxes for great family living.

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# House & Land Package Opportunity

## Starting from \$1,385,000

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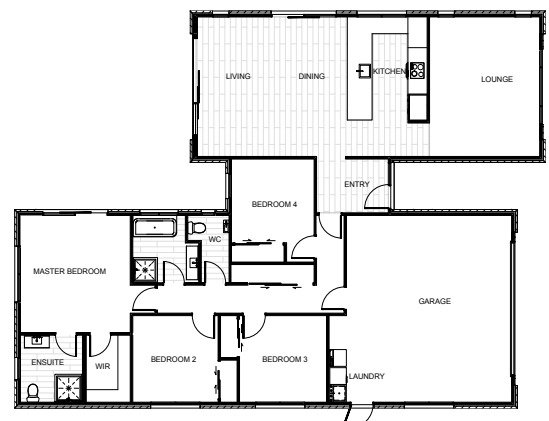
## Lot 81, Brooklands Estate



When street appeal, floor layout and size is all equally important, this home design could be the one for you without needing to push the budget too far. A proven layout that offers great flow and function for fantastic family living.

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# House & Land Package Opportunity

## Starting from \$1,420,000

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**House 212m<sup>2</sup> | Land 581m<sup>2</sup>**

## Lot 81, Brooklands Estate

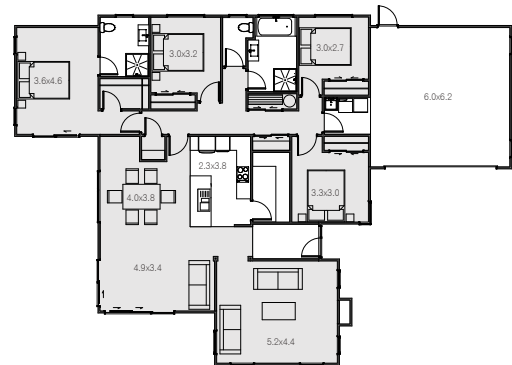


After a home with a more traditional look but a proven floor plan that works, this could be it. With a second living area, spacious scullery and separate laundry it has everything covered. A delightful and spacious living hub allows plenty of room for all the family.

Includes:

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- 10 Year Master Build Guarantee
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- Driveways, Paths, and patio area concrete allowance, including council certified vehicle crossing
- Side boundary Fencing
- Site levelled and lawn seeded
- All inclusive site works
- Plus many more inclusions...call us to discuss further.

Note this plan is to be mirrored for the site.



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# House & Land Package Opportunity

## Starting from \$1,535,000

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**House 250m<sup>2</sup> | Land 581m<sup>2</sup>**

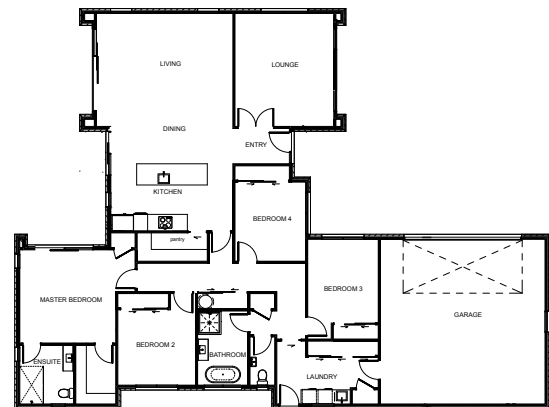
## Lot 81, Brooklands Estate

4 | 2 | 2 | 2 | 2

If you are after a little more space this 4 bedroom, double living area home could be the one. With generous sized bedrooms, amazing storage including a walk through laundry and sizeable scullery, this home is the perfect fit for every busy family.

Includes:

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# Jensen Drive, Waipukurau



## Lakeside living at its finest

Welcome to Jensen Drive, an exclusive lakeside subdivision nestled off Racecourse Road, only 3km to Waipukurau.

An incredible opportunity for you to own a piece of paradise in this sought-after location. This is your chance to embrace the serene beauty of lake Hatuma and create the home of your dreams.

The Jensen Drive subdivision offers the best of both worlds - the tranquility of lakeside living combined with the convenience of proximity to the Waipukurau township.

This is a once-in-a-lifetime opportunity to secure your own slice of lakeside paradise.

## You choose... your personality our expertise

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HOMES  
*Feels like family*



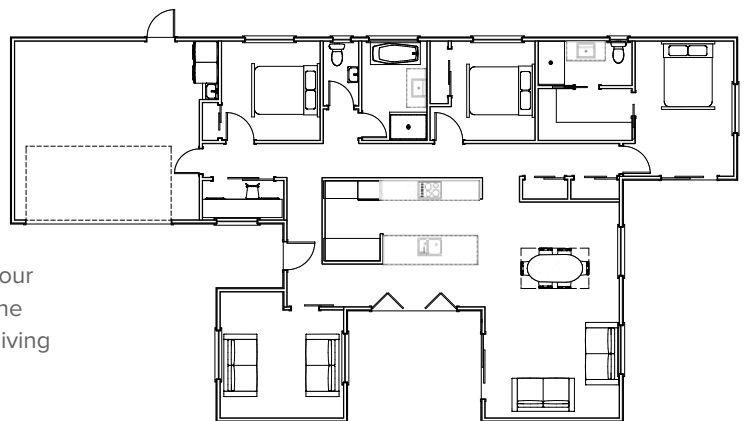
# House & Land Package Opportunity

## Starting from \$990,000

**Jennian**  
HOMES



## Lot 2, Jensen Drive, Waipukurau



If you're looking for a home that offers an indoor-outdoor flow, our Arataki design is for you. The open plan living area is heart of the home and the contemporary kitchen serves up easy everyday living while catering to keen entertainers.

Includes:

- Jennian Homes 100% Completion Promise
- Jennian Homes 36 Month Defects Warranty
- 10 Year Master Build Guarantee
- All draughting costs and building consent fees
- Panasonic ducted heat pump
- Designer kitchen thoughtfully designed by Sunshine Joinery and includes a consultation with them. Includes soft close drawers and cupboards, Hettich and Blum hardware, stainless steel sink.
- Primestone kitchen bench and laminate scullery bench
- Athena bath
- Tiled showers with Athena Slateforma trays
- Vanities, Elementi toilets and heated towel rails
- Fisher & Paykel appliances. Dishwasher, induction cooktop, 7 function oven & rangehood.
- Modern chrome Savon tapware
- LED lighting and HPM Switchgear
- Windsor door hardware
- Wardrobe and storage cupboard shelving
- Sectional automatic garage door with remote
- Laundry to have built in laminate bench top with sink
- Quality 100% synthetic carpet and rigidcore hardflooring
- Driveways, Paths, and patio area concrete allowance
- Plus many more inclusions. Call us to discuss further.

### Jennian Homes Hawkes Bay

74 Pelorus Avenue, Poraiti, Napier

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# House & Land Package Opportunity

## Starting from \$1,015,000

**Jennian**  
HOMES



**House 212m<sup>2</sup> | Land 0.70ha**

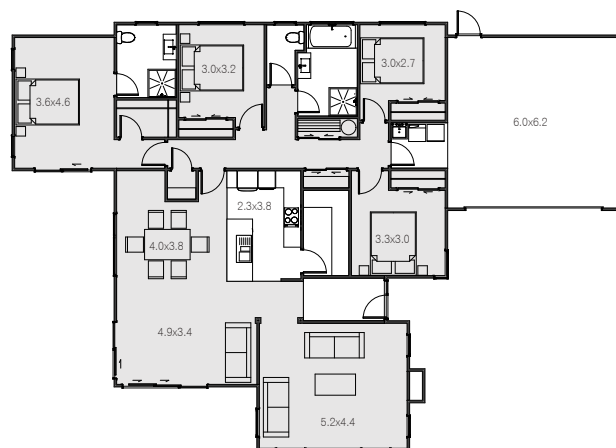
## Lot 2, Jensen Drive, Waipukurau



After a home with a more traditional look but a proven floor plan that works, this could be it. With a second living area, spacious scullery and separate laundry it has everything covered. A delightful and spacious living hub allows plenty of room for all the family.

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Note this plan is to be mirrored for the site.

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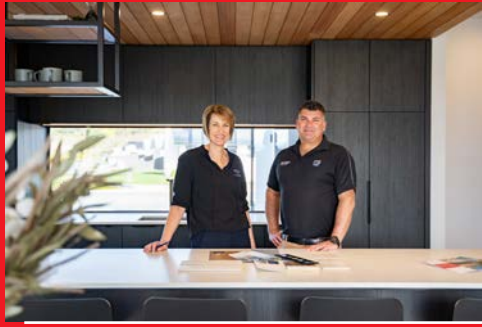
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# Jennian Homes Hawkes Bay

Jennian Homes Hawke's Bay is proudly owned and operated by Jason and Vikki Svensson who have been building in the region for the past 18 years, 4 of them trading as Jennian Homes Hawke's Bay. They pride themselves on being a locally owned family business so you have the full advantage of dealing with local people, plus the security that comes with being backed by the resources and buying power of a large national that is celebrating its 40th year and continues to be the most awarded home builder in the Master Builders House of the Year.

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**Jennian**  
HOMES

*Your personality Our expertise*

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## Your personality.

At Jennian Homes we pride ourselves on delivering the home you've always wanted. We'll work with you to create a home that reflects your personality and suits your lifestyle. Custom design your home from your ideas, or add your personal touches to one of our market leading plans. The choice is always yours.

## Our expertise.

Jennian Homes has been building the homes New Zealanders love for more than 40 years, so you can rest assured you're in safe hands when you choose Jennian Homes.

We're New Zealand's most awarded builder in the Registered Master Builders House of the Year awards, and we complete all of our homes to the same award-winning standards of design, quality and workmanship.

Our superior buying power and industry relationships make a Jennian home exceptional value for money. We deal with trusted New Zealand based suppliers and recognised brands, so you can be sure everything in your home will be of the highest quality.

And we'll stay in touch after you move in. Your new Jennian home will come complete with a 10-year Standard Master Build Guarantee and an industry-leading 36 month remedial maintenance period.





It's never too late  
to get the home  
you've **always**  
wanted...



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# Design and Build Specialists



Design and build is your opportunity to create the home of your dreams that suits your lifestyle, budget and land.

Start with a vision of what you want and we can help bring it to life!

Our dedicated design team can collaborate with you to create custom plans from scratch or tailor one of our inspirational house plans to your liking. We are also open to working with any plans you have already created.

It starts with understanding your building site and its suitability for the type of home you want to build that caters to your family and budget.

From the initial stage, our team will assist you in designing a home that suits your site and specifications while staying within your true budget.



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# Display Home

74 PELORUS AVENUE, PORAITI, NAPIER



This 2 Storey home displays a well designed floor plan that is built with dual living in mind and true indoor/outdoor living to both levels.

74 Pelorus Avenue, Poraiti,  
Napier

The designer kitchen, with beautifully integrated appliances is the heart of the home, connecting the dining and family rooms. A spacious master bedroom with ensuite and additional separate toilet completes downstairs.

An additional kitchenette upstairs servicing 3 bedrooms and family bathroom, along with important storage completes the package for a perfect family home.

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# 10 Great reasons to choose Jennian Homes

## 1. The Jennian 100% completion promise

The Jennian Homes Completion Promise states that “All Jennian Franchisees and the Franchisor pledge to complete the construction of your home to practical completion to meet the terms and conditions of your contract”. Other builders feel they need to make a big deal out of this. We just do it, as we have done consistently for over four decades.

## 2. No surprises

Watch out for low-ball Provisional and Prime Cost sums. Your Jennian franchisee can provide you with a fixed-price contract with quotes on everything above the floor slab—up front. You’ll know exactly what your dream home will cost before you sign the contract.

## 3. New Zealand suppliers of quality products

Beware of cheap materials from overseas suppliers that could cost you a lot more over the life cycle of your home. We deal with trusted New Zealand market-leading brands and suppliers, ensuring that everything that goes into your home is quality and backed by New Zealand market-leading brands and warranties.

## 4. Most awarded

Jennian Homes is New Zealand’s most awarded group of franchise builders in the RMB House of the Year awards. You can rest assured that all Jennian houses are built to an award-winning quality standard.

## 5. Industry-leading maintenance follow-up

Jennian Franchisees exceed the industry standard and now offer a truly industry-leading 36 Month Defects Warranty\* for your increased protection and peace of mind. That’s a whopping 24 months longer than the current industry standard.

## 6. The best residential building contracts

We have worked with the Registered Master Builders Federation to achieve a building contract resulting in progress payments that equal the physical progress of the construction of your home. We only need your money to build your home. Other builders will often ask for more—you should ask why.

## 7. Future-Proof building

Put simply, future-proof building means having a home that is better to live in today and worth more in the future. We are industry leaders in pioneering the focus towards homes that are safer, warmer, healthier, more energy efficient and more comfortable to live in now and into the future.

## 8. Superior customer experience - forever

Building your home should be one of the greatest experiences you will ever have. We’ll ensure that you’re kept completely informed throughout the adventure and we’ll keep in touch long after you’ve moved in to your dream home.

## 9. Uncompromised quality

It can be the hidden things behind the walls that reflect the true quality of your home. The Jennian specification ensures that your home has quality plumbing, frames, insulation and wall linings.

## 10. Become part of an iconic family

Jennian franchisees have been around for over four decades. Rest assured that your dream is safe with one of New Zealand’s most experienced franchise builders. Having built more than 10,000 homes for New Zealanders, we’re the name you can trust with your dream home.

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*Contact your local Jennian Homes today!*

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**Jennian**  
H O M E S