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House of the Year

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The Registered Master Builders House of the Year Awards is a prestigious competition that celebrates building excellence in New Zealand. It awards the best homes and builders and the craftsmanship behind them.
TASTEFUL LIVING

Volume/Group Housing New Home
up to $450,000

This compact home does brick-and-tile in style. Weatherboard detail defines the gable entrance, offering street smarts and shelter from the elements. The stylish 138sqm interior packs in three bedrooms, two bathrooms and an open-plan living space. The kitchen is a home cook’s dream being a functional space with loads of storage and understated good looks. Personal touches include pendant lights and a subway-tile splashback. The entertainer’s domain mingles with the dining area and lounge. Timber vinyl planking creates warmth and ties the open-plan area together. A north facing aspect ensures all-day sun in this social hub. Natural light also enhances the spacious feel of the two bathrooms. The living space flows outside where the owners can easily enjoy coffee or cocktails with guests, depending on the time of day. The yard is fully fenced for privacy. Considered use of colours and textures give this home a modern welcoming feel throughout. This home is a great example of what can be achieved through smart design and clever use of products.
Immaculately presented country living beckons south of Auckland. This Karaka home has real presence; from its striking yellow front doors to an expansive alfresco oasis. Sunning themselves in the morning light, the living domain, lounge, covered entertaining area and master bedroom all gaze out over the pool and rural surrounds. Vaulted ceilings instil a wonderful sense of space and grandeur. Warming timber floors offer functionality through the open-plan living areas and walkway/gallery. Hidden behind a wall-hung barn slider, a cosy lounge with gas fireplace delivers the added warmth of carpet. Four bathrooms are well dispersed over 409sqm. High-tech features aid in the smooth running of the household. State-of-the-art security and home automation systems, plus integrated audio are music to the owners’ ears. High-quality products and finishes have been incorporated with a keen eye and a sensitive touch. Each of the five bedrooms has been designed to capture a different personality, creating a real sense of individuality and a true feeling of home.
CLOUD NINE

Builder’s Own Home

All-day sun floods the living areas of this beach town home, creating an enticing environment for fun and relaxation. A smart layout and swatches of glass capture spectacular views out to a nine-hole golf course. The open, airy living/kitchen/dining area and the master bedroom snuggle up to the boundary. Slight elevation offers an outlook over the green. The home merges seamlessly with its surroundings. It’s as though the golf course was this home’s backyard – but without the hassle of maintenance. The house itself promises easy living and minimal upkeep. The dark exterior encapsulates that classic Kiwi bach character, with the bonus of a 258sqm footprint – four bedrooms, two bathrooms and two living areas. Superb outdoor spaces beckon for everyday enjoyment. Decking spills down to the cool blue swimming pool. An outdoor lounge is set up around a roaring fire, a great spot to warm up at the end of the day. In winter, the open, breezy interior is turned into a warm and restful retreat complete with fireplace, heat pump and lush views. This is a home for all seasons.
COUNTRY STAR

Volume/Group Housing New Home
$450,000 - $750,000

Nestled among hills on the family farm in Te Ore Ore, this expansive rural residence takes care of the whole clan. Enrobed in rusticated weatherboard, with white box corners and wooden gable vents, this Wairarapa home exudes a traditional look that sits well in the landscape. Indoor-outdoor flow is at the heart of the 325sqm design. Sliding doors open almost every room to the surrounding countryside. A wonderful wood burner, framed by custom joinery, is a fiery focal point in the generous open-plan living and kitchen area. A separate lounge, with a fireplace of its own, provides a quiet retreat from the shared living space. A generous hallway leads to five bedrooms. Double doors swing open to the master suite, a fitting entrance to this luxurious domain. A spacious walk-in robe and modern ensuite complete the parents’ hideaway. The roomy mudroom cum laundry intercepts dirty boots between the working farm and a generous, modern family bathroom. With this remarkable country home, the owners have really cleaned up.
An eye-catching combination of white brick and vertical cedar sets this display home apart from the crowd. Unique and modern window designs lend undeniable street appeal. At the centre of the open-plan living space is a sheltered courtyard, perfect for entertaining. Easily accessed through sliding doors from both the kitchen and dining areas, this covered retreat is an ideal spot to relax and unwind. The desirable indoor-outdoor flow continues from the second lounge with yet another set of sliding doors opening out onto the north facing garden and making the most of the sunny outlook. The chic kitchen is perfect for entertaining, with its modern appliances and a scullery making it the cook’s best friend. The central site of the island bench means hosts can socialise while they whip up dinner or drinks. Down the hallway, you’ll find three spacious bedrooms with full-length windows to maximise natural light. The master boasts a generous walk-in robe and a tiled bathroom – the ultimate in everyday luxury.

WARM WELCOME

GIB Show Home
This Blenheim beauty boasts rugged yet inviting street appeal in cedar weatherboards and schist. An exterior stone wall crosses the threshold, welcoming guests into this splendid three-bedroom home. Three different roof heights make for a dynamic open-plan living space. A tray ceiling rises to 3m over the lounge, highlighted by a designer LED pendant. The kitchen is ideal for easy everyday use, yet equipped for avid entertainers too. Its well-appointed scullery boasts plenty of storage and bench space. Corner glass sliders in the living room and kitchen open fully to the alfresco deck. This covered area promises to be a popular open-air hangout year-round. A vaulted ceiling amplifies the volume in the master bedroom. The ensuite features black tapware, in contrast to the chrome fittings on show in the main bathroom. Internal access double garaging integrates the laundry and an attic-style ladder for easy access to roof space. Strategically placed skylights provide natural light and ventilation to cool the home quickly. There’s also ducted cooling and heating throughout for easy breezy living.
SITTING PRETTY

New Home up to $450,000

Sitting on a generous section, this home is designed for easy family living and is situated to make the most of Nelson’s famous sunshine. Boasting four bedrooms, two bathrooms, and three large living areas, there is no shortage of room here. High cathedral ceilings in the living areas add to the feeling of space, while the freestanding wood burner in the main lounge keeps everything cozy. Glossy white joinery brightens up the well-equipped kitchen and provides plenty of storage. The large island creates a communal focal point in the open-plan living zone, perfect for relaxed family meals or completing homework while waiting for dinner. This central area also features sliding doors opening out to the private backyard. The result is seamless indoor-outdoor flow with plenty of room for entertaining. The master bedroom enjoys a private deck and large windows creating a light-filled retreat from the rest of the house. This residence has room for everyone and will easily remain a haven for its family in the years to come.
Attractive and eco-friendly, this home outside of Nelson is so in tune with its environment. The 204sqm plan has been designed and constructed to harness as much natural energy as possible. Sunlight floods in through huge panes of glass, warming the polished concrete floors, which spread throughout the house. The open-plan living room and both bedrooms boast large sliding glass doors, fostering easy flow to exterior patios. The largest of these has level entry, ensuring a seamless connection between interior and exterior living spaces. Back inside, the master suite and living room both feature beautiful raking ceilings. Golden timber lining provides a warm, cosy feel and a nod to nature. Nestled into a feature nook near the dining space, the freestanding wood burner pumps out warm vibes and inviting ambience. There are more heart warming surprises in the ensuite and bathroom. Both feature fully tiled level-entry showers for streamlined bathing. Under tile heating delivers another layer of luxury.
TWICE AS NICE

PlaceMakers New Home $450,000 - $600,000

This West Coast wonder was designed and built with space, entertaining and stunning scenery in mind. An incredible 220sqm of decking provides a generous extension of the 222sqm interior. Now, that's how you strike a balance between indoor and outdoor living. Refined relaxation is the focus in this elegantly styled home. It's so easy to find a place to put your feet up or socialise, whatever the weather. Every window captures a private native bush view or the panoramic vista up the mighty Buller Gorge. The heritage kitchen, complete with cedar shelves and brass downlights, serves up classic style in a fresh and modern way. The hallway leads to four bedrooms and a secluded alfresco area. Two bathrooms include a master ensuite. A combination of black profiled metal cladding, stained cedar weatherboards and schist stonework exist harmoniously with the river and bush backdrop. Attractive timber screens complement the home's cladding while cleverly concealing this rural property's rain-water collection system.
STEP OUTSIDE

PlaceMakers New Home $450,000 - $600,000

Built on an 852sqm section, this contemporary four-bedroom home basks in its beach-side Christchurch location. Designed with extensive glazing, including sliding doors, the layout enjoys incredible flow to an expansive kwila deck and lawn. Three of the bedrooms also have direct access to the deck. The home was built to suit a young family with its large multipurpose living area. The lounge boasts a cost-effective log fire, with a heat-saver flue system. Two heat pumps provide back-up. The designer kitchen is set off by a striking granite bench and a walk-in pantry caters for hungry stomachs. A large double garage, laundry and good storage space also service the demands of family life. An office and separate toilet off the entrance way make this place ideal for working from home and meeting with clients. At the end of the day, the owners can retreat to their dream master bedroom with walk-in robe and adjoining ensuite. The family bathroom boasts a tub and skylights.
This three-bedroom Christchurch family home has been carefully designed to ensure maximum use of outdoor space. Smartly positioned on its section, the 189sqm abode offers plenty of room for kids to play and grown-ups to entertain alfresco. At the heart of this fully insulated home is a wonderful open-plan area which combines kitchen and dining, with a separate family room close at hand. A heat pump keeps things cozy in winter. High-quality appliances and stacks of storage offer ease and peace of mind in the cook’s domain. The waterfall island bench exudes sleek modern style. The heads of house will be in heaven with their private master bedroom, which boasts a walk-in robe and access to a sleek modern ensuite. The main bathroom, generous double garage and separate laundry serve family life with ease. Both bathrooms feature custom level-entry tile and glass showers. A pleasant combination of brick and schist cladding provides natural charm and excellent street appeal.
OUTDOOR PURSUITS

Volume/Group Housing New Home up to $450,000

Sun-soaked relaxation awaits at this affordable yet elegant new home in Christchurch. The modern four-bedroom residence has been carefully designed to maximise use of outdoor space. The extensive exterior living area provides plenty of entertaining options, from dining on the deck to backyard cricket on the lawn. It’s the Kiwi dream. Devised for easy family living, this 215sqm beauty features combined kitchen/dining/family rooms with a separate media lounge for movie nights. The cook’s area has a central island bench, tiled splashback and top-brand appliances. It’s super-functional for family use, and fancy enough to cater to guests. A heat pump keeps everyone warm in this fully insulated four-bedroom home. Plank flooring provides the wood look without the hefty price tag. The master bedroom is a modern retreat with walk-in robe and adjoining ensuite. A freestanding bath is a luxurious addition to the main family bathroom. A double garage with laundry and plenty of storage completes this family friendly package.
ALFRESCO ALLURE

GIB Show Home

Designed for maximum enjoyment of the outdoors, this sunny Timaru home is for those who love to entertain friends or simply rest and recharge. The contemporary family house features a smart 207sqm layout that makes great use of space. Four bedrooms provide every member of the family with their own private getaway. The master boosts its own walk-in robe, ensuite and deck access. A multi-functional living space brings together kitchen, dining and family rooms. A separate lounge offers extra space and flexibility. The extensive outdoor living area provides plenty of potential for entertaining – just add a barbecue and cricket set for endless summer fun. A spacious walk-in pantry, generous garage and separate laundry are real modern family must-haves. Fittings and finishes, including feature wallpaper, add character and a good dose of glamour throughout. All of this is beautifully packaged in a combination of weatherboard and plaster cladding to provide excellent street smarts in line with the savvy design.
Strong gable forms and contrasting claddings create a riveting first impression in this Southland stunner. The pairing of plaster and board-and-batten draws you in for a closer look at this contemporary four-bedroom home. The 257sqm coastal residence oozes barn-house style chic: Open-plan living takes centre stage in a split-level design. The stunning kitchen has all the right ingredients for contemporary country flavour. A rich oak island bench top sits invitingly above timber flooring. It’s a great spot to catch up while you cook or simply watch the surfers at the beach. Extensive glazing in the living and dining areas soaks up the stunning water views. Soaring raked ceilings add height, light and wow factor to this impressive home. Cruise up to the bedroom wing where the generous private master suite exudes the feel of an everyday retreat. This space makes the most of the idyllic setting with beach views, an elegant ensuite with double shower and a walk-in wardrobe. Seaside bliss meets rustic country charm in this relaxed and breezy home.