

**BYRNE HOMES**

Inspiration
BOOKLET

BUILDING BESPOKE ARCHITECTURAL HOMES



ABOUT US



Byrne Homes designs and builds bespoke architectural homes and custom interiors. Owners Joe and Lisa Byrne are passionate about what they do and aim to exceed their clients' expectations.

Known to many as Mr and Mrs Design-Build, Lisa designs and Joe builds. Lisa collaborates closely with each client, incorporating their vision, desires and the surrounding environment into her design. Passionate about the craft of building, Joe personally manages each and every project to ensure it is executed to an exceptional standard. Marrying quality workmanship with the latest methods, materials and technologies we consistently achieve true building excellence.

As award winning Master Builders, we work closely with our clients, supporting them every step of the way to ensure a seamless and enjoyable build experience. Clients value our unique hands-on approach, our honesty and our meticulous attention to detail. We believe in pushing boundaries and thinking well outside the box. Most of all, we believe that the individuality of you and your site requires a unique and personalised approach. Together we can create a home for you that you will not only love, but that will complement the way in which you live.



AWARD WINNING HOMES

Byrne Homes has been recognised as being amongst the best of the best in the Master Builders 'House of the Year' awards.

Entered into the 'New Home \$550,000 - \$700,000 category, Byrne Homes won a GOLD Award in 2017 for a house they built in Millwater, and this home also went on to win the Category for Auckland.

2018 saw them enter their own home, which they were also awarded with a GOLD.

Byrne Homes was born out of a desire to create quality homes, where both design and craftsmanship is of utmost importance and this has been recognised by the awards they have received to date with the homes they have entered.



Together we can create a home for you that you will not only love, but that will complement the way in which you live.

OUR PROCESS



Whether it's on your land or one of our sites, we will work with you every step of the way to design, project manage and build a house which you will be proud to call home.

Work alongside our talented team of designers, architects and builders to turn your dreams into reality. If quality of workmanship and attention to detail are high on your priority list, and you want something that will stand out from the crowd, we are your people.



INITIAL CONSULTATION

- Discuss your vision, your needs + budget with Joe and Lisa.
- Joe completes free site assessment of your building site.
- Together we develop a design brief that suits you + your site.

PLANNING

- Topographical Survey + Design & Feasibility Study.
- Commence concept plans.
- We deliver a comprehensive price estimate
- We provide a full specification of whats included in your home.

GETTING STARTED

- When you decide to proceed a Master Builder Contract is signed and a deposit is payable to Byrne Homes.

DETAILS

- Working drawings + engineering commence.
- Apply for Resource Consent if necessary.
- Submit plans to Council.

DESIGN

- Meet with Lisa to talk all things design
- Colour scheme decided upon, kitchen + bathroom designs commence along with electrical plans & flooring decisions.

CONSTRUCTION

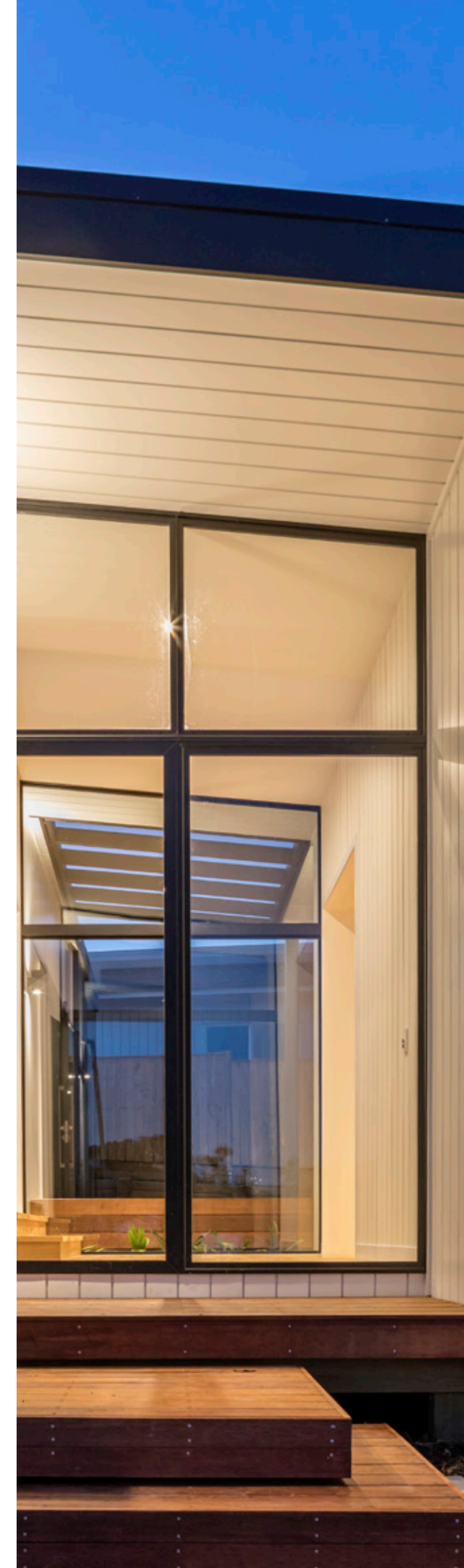
- The entire build phase is overseen by Joe, down to every detail.
- Joe will arrange regular updates and site visits for you.
- As per Master Builders Contract, payments are made as each stage of the build is completed.

HAND OVER

- Practical completion and code of compliance submitted to Council.
- Together with you we do a complete walk through to ensure you are 100% happy with everything before hand over.
- We hand over the keys!

AFTER CARE

- ANY maintenance issues or remedial work is undertaken as necessary.
- Rest assured you're covered with your 10 Year Master Builder Guarantee as well as our personal Byrne Homes Guarantee.



PLANS

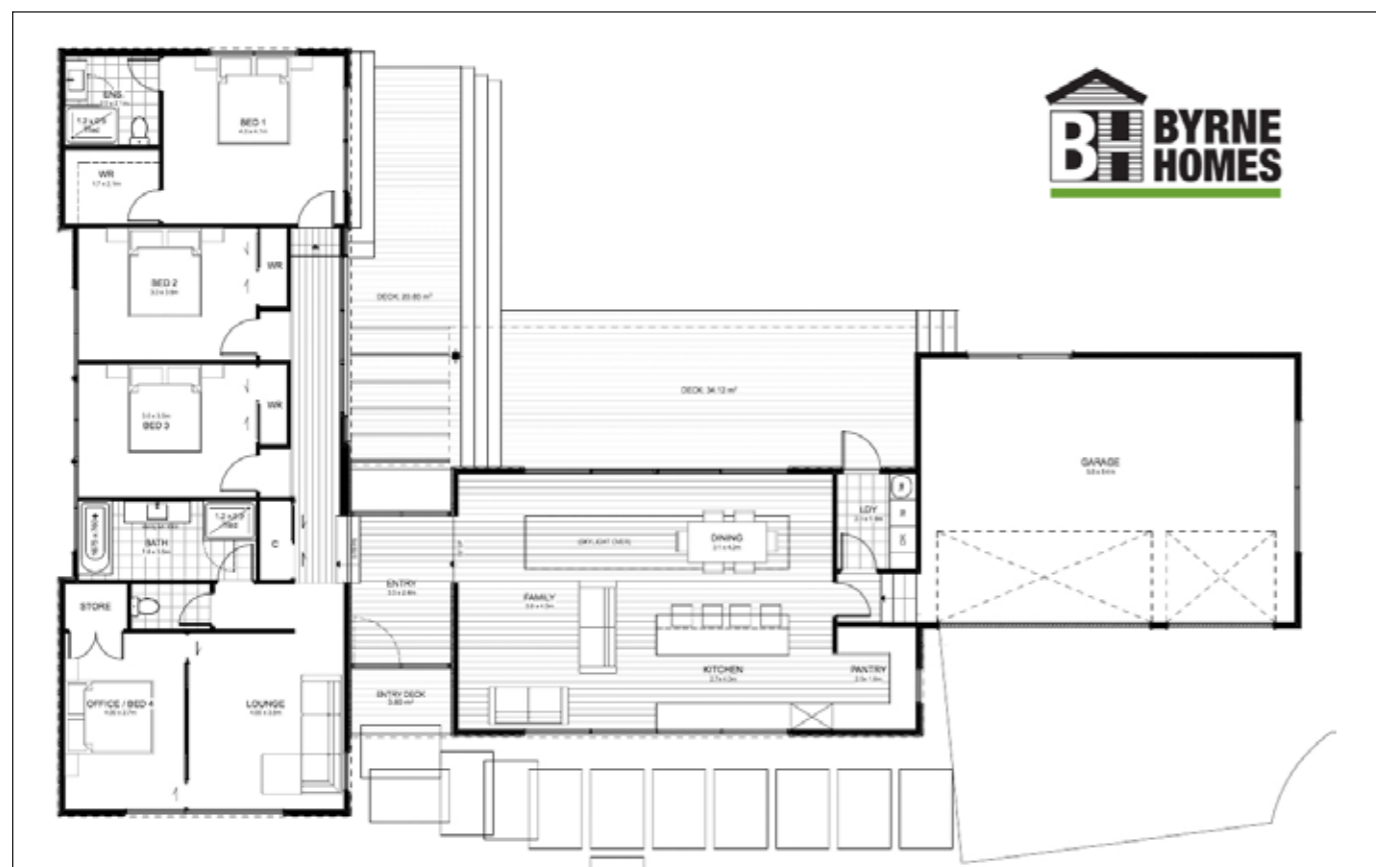


Featuring a contemporary Aluminium shell, this house is designed to appear as if it is floating in space. Featuring vertical shiplap weatherboards that lead you from outside in through the gorgeous entry space, the large picture frame window connects you to the large deck. Enormous stacker doors open the living space completely to the covered deck, creating the perfect space for entertaining. The living pod and bedroom pod frame the generous deck to provide great indoor-outdoor flow and a beautiful private sheltered outdoor space. The cleverly designed kitchen allows for a semi scullery and the triple car garage is just the icing on the cake!

- FLOOR AREA
235m²
- BEDROOMS
4
- LIVING AREAS
2
- BATHROOMS
2.5
- CLADDING
NuWall Aluminium
- FLOORING
Engineered Timber
- ROOFING
Coloursteel

Designed to stand out from the crowd, this architecturally designed home is packed full of wow. The upstairs living areas are positioned to capture all day sun. The living areas flow seamlessly to the deck and private lawn. Featuring an architectural ply pitched ceiling and contemporary designer kitchen, this home is set to impress. Generous well laid out bathrooms and a separate laundry ensures functionality and the downstairs 4th bedroom is a great multi-purpose space that can be used as a self-contained bedroom or a home office with it's own access.

- FLOOR AREA
239m²
- BEDROOMS
4
- LIVING AREAS
2
- BATHROOMS
3.5
- CLADDING
Cedar & Plywood
- FLOORING
Engineered Timber
- ROOFING
Coloursteel



GET IN TOUCH

TALK TO US ABOUT YOUR NEW HOME

Give us a call or fill out our form and email it to us and we can get in touch to discuss your project. If you'd like us to look at your site for a free, no obligation chat or you'd like to take a tour through our Auckland Showhome, get in touch today.

CALL

(09) 302 9999

EMAIL

enquiries@byrnehomes.co.nz

SHOWHOME

(View by appointment)

57 Cilliers Drive

Silverdale, Auckland



NAME _____

EMAIL _____

PHONE _____

SITE ADDRESS _____

BUDGET EXPECTATION _____

TIMEFRAME _____

IDEAL SIZE

House (m2) Garage (m2)

BEDROOMS/BATHROOMS

No. of Beds No. of Baths

KITCHEN/LIVING/DINING

Open Plan Separated spaces
 2nd Living Media Room

DECKING

Uncovered Covered

EXTERNAL

Garage Requirements

OTHER

Geographical survey available
 Topographical survey available
 Certificate of Title



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www.byrnehomes.co.nz

