



JDHOMES

SPECIALISTS AT
INDIVIDUALITY



FOREWORD

JD Homes is an award winning, family owned building company nestled into the heart of Canterbury. We are very proud of our hard-earned reputation for producing a high quality, distinctive style of home.

We work very closely with you right from your concept design through to your completed home, building on your ideas and showcasing them in a personalised home crafted especially to suit your individual lifestyle.

We take great care to ensure the work we produce is completed to our very high standards and within the specified time frame, while building our relationship with you along the journey.

We hope you enjoy looking through this portfolio showcasing a sample of our work.

JD





JD Homes Display Home

Designed by Marcus Freeman and Keith Ussher
400m2 Designed with JD Homes in mind, with its
open office and display wing for daily use. Different
cladding and materials used to showcase our award
winning formula.

FIRSBY DRIVE



TARATA RISE

Designed by Jesse de Wys & Stephen Lloyd
248.8m² Plaster and Cedar
Ultimate kitchen and outdoor living spaces
with extensive light and views afforded through the
large windows



The exterior a few years before we started.



What a stunning outcome for these clients.

A really nice transformation of an 1970's NZ Summerhill Stone classic to a truly transformed masterpiece, with the client's lifestyle in mind.



LOWES ROAD



2010 - 2011
303 m²
Celcrete, honed concrete block, rusticated cedar
weatherboard
Designed by Keith Usher.

2011 Gold Reserve Award [judged 95% above industry
standard].

ROCKPORT PLACE



WESTMORLAND HOUSE

Designed by Eric Dally Architecture
240m²

Steel and cedar make this home appear to float above the ground with plenty of louvered outdoor areas to escape the wind





WEST MELTON HOUSE

Designed by Stephen Lloyd
399.66m²
Steel, cedar and schist for a Central Otago look
Beautiful sprawling open plan lifestyle home





TWO CHAIN ROAD



300m²
Barn/loft styled home.
Iron cladding with Bawnsawn ply
and Porters rust paint for detailed features.
Designed by Keith Ussher and Holly.





SANTA MARIA AVENUE

Designed by Urban Function
144m²
Stunning Hill build with exceptional views





CONCEPT RENDERERS



INCLUSIONS

Full guarantee	10 year Master Build Guarantee
Insurance	Builders construction and liability insurance for the duration of construction
Engineering	To cover soil test and slab design (PC Sum \$1000)
Permit	(PC Sum \$6,000) to cover local building consent fees
Raft Floor system	Allied Concrete TC2 light weight raft foundation & floor slab system. Final cost subject to engineer's soil test and Geotec information. Hill sites are specifically designed foundations
Timber	All timber is MSG 8 machine stress graded premium quality
Roof	Steel and Tube choice of products
Fascia/Spouting	Quad gutter on fascia with snow straps to prevent loss or damage
Windows	All seasons thermally broken in a wide range of colours, 25mm finished clear pre-primed reveals. Viridian double glazing to all windows and doors is our offering All doors keyed alike (1 key will open all your doors)
Cladding	To be confirmed on design of house. Full design service for this
Video & Renders	Walk through video of the plan onsite on request and high-definition renders included
Garage Door	Winsor woodgrain sectional door with auto opener and 2 remotes
Entry Door	Thermally broken TGV, panelled or flush doors for performance and security
Pull Handles	Windsor pull handles with entrance lock kit for added security
Insulation	R2.8 Ultra to walls - Still higher than New Zealand standard R4.2 Ultra to ceilings - Still higher than New Zealand standard 2-Bales of Noise Control Block - 10 lineal metre coverage. Fully insulated garage & door
GIB Plasterboard	All fitted to Winstone Wallboards specifications with a level 4 finish GIB Aqualine to bathroom, ensuite and laundry areas 10mm Gib to walls, 13mm Gib to ceilings on steel Rondo battens
Painting	Interior/exterior colour consultancy service for 6 hours of work Dulux Wash & Wear Enviro 2 Premium low VOC paint systems provided by Master Painters

Joinery	Kitchen & Laundry - Individually designed kitchen & laundry joinery
Appliances	Full one on one consulted advice
Plumbing	Full design service of choice of plumbing items If preferred, a full range of gas, solar and heat pump water heating options are available
Electrical	Full design and planned service provided Double power points throughout 3 Data points & USB points to main areas 3 TV points which have satellite distribution Wired for alarm 2 safety plugs for bathrooms, heaters, extractor fans, heated towel rails Mirror demister to ensuite bathroom LED to entire house excluding garage Downlights throughout, exterior lights, smoke detectors A full range of home automation is available to customise your home Car Charging Ports
Heating	1 Daikin heat pump to provide efficient air conditioning A huge range of energy efficient gas fires & wood fires are also available
Floor Coverings	Full consultation for choice of carpet, timber, tiles and laminates
Skirting	Timber skirtings 90 x 10 square dressed profile. Tiled 100mm skirting's to all wet rooms with tiled floors
Interior Doors	Designer range of doors – JD Homes Grooved Garage door is with a draft seal
Door Hardware	Bailey door hardware which have many key features. There are many styles for your doors and sliders to choose from
Wardrobe Sliders	Simply Wardrobes 2.3m high sliders with prefinished flush infill panels.
PC Sum	Simply Wardrobe systems to bedrooms and 4 rows of pine slats to HWC & storage cupboards
Services	Power, water, phone, sewer & stormwater connections at street