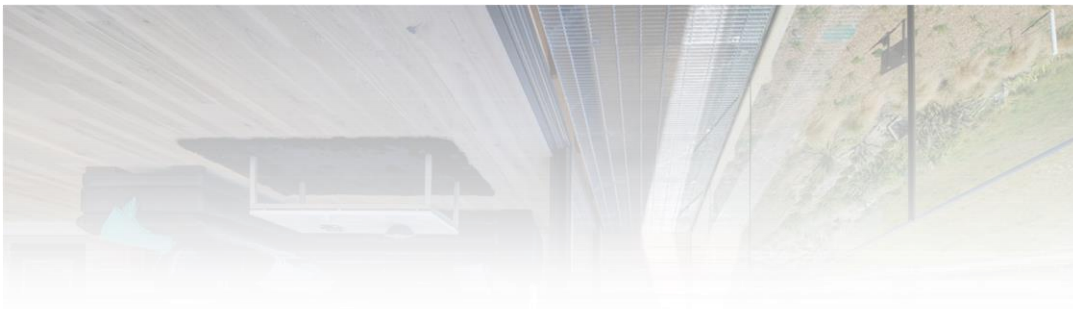


# Welcome to Jackby Court



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## INTRODUCTION

Occupying an elevated position and built over two storeys this dwelling is one of two that overlook Lake Tewa and the Jacks Point Clubhouse to the golf course beyond, while also looking back to the staggering peaks of the Remarkables mountain range. Each dwelling is completely separate being free standing and on its own freehold title.

The front entrance, next to the double garage, is across an area of grassed gobi bricks which doubles as extra parking on this compact site. The outside rough sawn cedar exterior blends in with the natural surroundings of Jacks Point. You get a glimpse of the spectacular views as you open the front door. Moving upstairs to the kitchen and living areas the floor to ceiling windows maximise the light and views.



Slide back the stacking doors in the living room to create a sense of being outdoors while being protected from the prevailing winds. The open plan kitchen looks out to the imposing Remarkables, while the garages cleverly block the houses across the street to maintain privacy.

## GENERAL LAYOUT

This architecturally designed home offers three bedrooms, two bathrooms, three toilets, double garage and extra off street parking.

The upper level provides open plan at it's best with a New York loft style appearance.

The Rinnai fire in the lounge and wall heaters throughout keep this house cosy and can be conveniently programmed to turn on automatically.



Downstairs are three bedrooms, two bathrooms with underfloor heating, three toilets, and laundry with washing machine. This area has been designed for utility yet the master bedroom again encapsulates the scenic wonderland. Open up the stacking front window in the master bedroom while privately enjoying the lake views from the bathtub. There is an easy flow from room to room and the neutral colour that has been maintained throughout ensures that the specular scenery can display its grandeur.

## KITCHEN

### DESCRIPTION

The neutral colour of white on white has been designed to blend rather than compete with the natural wood finish floor and the views. Nestled to one end it is compact and functional. Ideal for those who wish to gather for a formal meal yet easy enough to have a casual sit down at the island bar.



Finished to a high standard with infinity benchtops, soft close drawers, there is plenty of storage with cupboards and pantry. Appliances including oven with gas cooktop, microwave, dishwasher and large entertainer's fridge complete this modern utility kitchen.



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## APPLIANCES

- Bosch Side By Side Fridge Freezer KAD62V70AU (With Ice and Water)
- Bosch 60cm Freestanding Oven Gas Cook Top
- Bosch Built Under Dishwasher
- Panasonic 23l Microwave S/S NN-SD381SQPQ



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## SPECIFICATIONS

- Bench is a Hafele Infinity benchtop in Glacier
- Kitchen Joinery is Melteca in natural Snowdrift.
- Flooring is Haro Parquet Wooden floor in White Ash. Haro timber comes from sustainably managed forests – 100% PEFC certified and can be sanded back several times if required

## LIVING ROOM

### DESCRIPTION

- The floor to ceiling windows make the most of the impressive views and make this space light and airy, while the significant exposed steel beams creates a sense of strength. Don't miss the details in the craftsmanship, the negative details and lack of scotia demonstrates that this property has been built to exacting standards.



Note the impressively sized wall mounted television included and that the gas fireplace is serviced directly from the mains not bottled so you will never run out.

### FEATURES

- Double glazing throughout
- Sensor lighting on stairwell

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## APPLIANCES

- Rinnai Neo Inbuilt. Impressively it's the first natural draft gas fire available in New Zealand with a greater than 4-star energy rating across all installations
- Television is Panasonic 60" Television TH-60A430Z on Sanus Full Motion TV Wall Mount VLT5-B2
- Heaters are Serene Premier Heating Panels. Fully programmable control, thermostat and eco Settings - Reduce the wattage 50% by simply pushing the 'E' button. This will reduce the power consumption on those 'not so cold' days or when warm background only heat is needed



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## SPECIFICATIONS

- Flooring is Haro Parquet Wooden floor in White Ash. Haro timber comes from sustainably managed forests – 100% PEFC certified and can be sanded back several times if required
- Paint is Wattyl accent range in Manhattan Snow



## BATHROOMS

### DESCRIPTIONS

Sliding doors separate the master bedroom and ensuite bathroom and have been cleverly designed to fully retract making the bed and bathroom one large space.

Again open up the stacking windows to enjoy private lake views from the bathtub or bed. The frameless glass shower, with dumper and slide, is set against modern tiles which continue the wooden theme. Sensor lights conveniently set into the wall add ambience and practicality.



The second ensuite can be accessed from both bedrooms two and three. Like the master ensuite it is finished with quality ceramic vanity and fashionable dumper and slider shower tapware.

A further separate bathroom located adjacent to the stairwell is convenient for guests.

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## FEATURES

- Double glazing throughout.
- Underfloor heating
- Heated mirrors
- Sensor lighting



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## SPECIFICATIONS

- Floor tiles are Style Bianco. Wall tiles are Marazzi Treverk Betulla, 100% Italian made. Treverk tiles have a 25% recycled materials content, and are recognized in the LEED building system. LEED, or Leadership in Energy & Environmental Design, is a green building certification program that recognizes best-in-class building strategies and practices.
- Fittings are Stylus and Caroma

## BEDROOMS

### DESCRIPTION

- Making the most of the outlook the master bedroom with it's full width glazing takes maximum advantage of the views. The elevation also means that your privacy is not compromised whilst enjoying the panorama.
- Both the second and third bedrooms have direct access to the second bathroom. The third bedroom which could also double as an office has access to generous storage cupboard under the stairs.



### FEATURES

- Double glazing throughout.

### SPECIFICATIONS

- Paint is Wattyl accent range in Manhattan Snow.
- Carpet is Godfrey Hirst plush cut pile from the Dellwood Range.

## CONSTRUCTION

### QUALITY

- Built by a Registered Master Builder the construction exhibits attention to detail and fine quality craftsmanship.



### CLADDING

- Rusticated cedar weatherboards in dune colour

### MID FLOOR

- 240mm high joists

### INSULATION

- Ceiling R 5.7, Wall R 2.8, Mid Floor R 1.6 Snug Floor.

### ALUMINIUM JOINERY

- Altherm in Bracken colour G10 matt

### ROOF

- Alpine Tray in Bracken colour G10 matt