

59 CROSSFIELD ROAD

SILVER AWARD WINNER 2006 HOUSE OF THE YEAR

Bedrooms: 4
Bathrooms: 2
Garaging: 2
Area: 220.00 m²

The conservative exterior of this home belies an interior full of light and design. Clean lines offset with sparkling glass and steel fixtures give this home a sense of space and openness. Entering through the front door brings you into a light filled atrium using wooden floor boards to delineate the pathway to the living areas. The large formal lounge opens out to a pergola area that is also accessed from the generous informal lounge, kitchen, dining areas. The corner recessed kitchen offers expansive bench space with plenty of storage and space for more than one person to work in. A bathroom on the ground floor services the fourth bedroom, located across the passage, as well as providing great facilities. Upstairs the master bedroom combines a luxurious ensuite and spacious walk in wardrobe. Two further bedrooms are serviced by a full bathroom, cleverly located to give the illusion of a separate guest wing. Featuring glass hand rails and expansive glassing this home is designed not only to capture the sun but reflect it to maximum potential. A family home that provides for all generations, this truly is the home of a lifetime that will last for a lifetime.



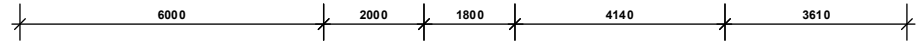
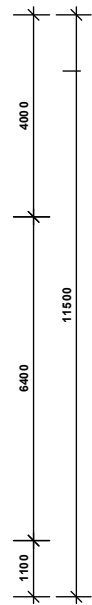
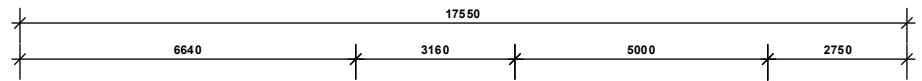
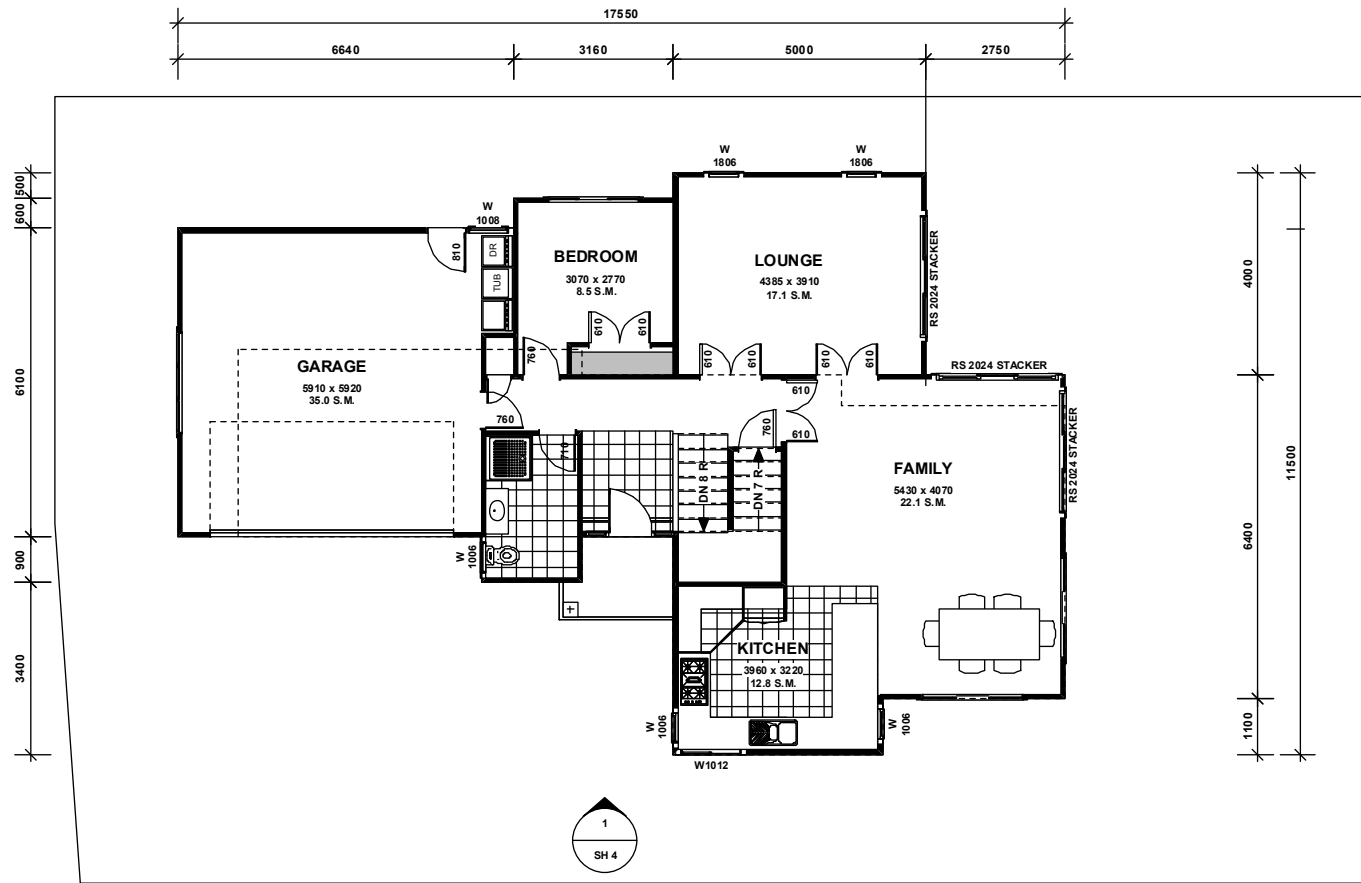
Jalcon Homes
P.O. Box 259-162
Greenmount
Auckland
Phone: **0800 52 52 66**
Fax: 09 273 2469
Email: sales@jalcon.co.nz

Jalcon Homes can design and build specifically to suit your site, sun and views, lifestyle, family, preferred look and budget.

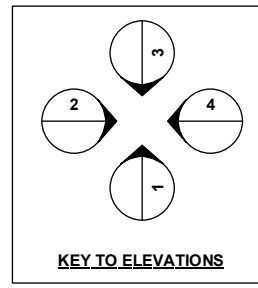
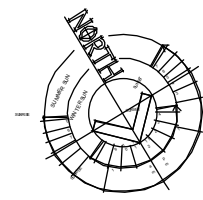
We at Jalcon have been involved in the quality housing market for the past 14 years and have built high quality homes across Auckland. Members of the Master Builders' Federation, we provide the seven year Master Builder Guarantee as well as our own 15 year Weather Tight Warranty with every home we build.

For more information, visit us online at www.jalcon.co.nz

59 CROSSFIELD ROAD: LOWER FLOOR



LOWER FLOOR PLAN
Scale: 1:100



JALCON HOMES
 CNR MOYRUS CRES & GILNOCKIE CLOSE
 P.O BOX 38-737 HOWICK, AUCKLAND
 TELEPHONE: (09) 273-2467
 FAX: (09) 273-2469

SCHEME PLAN ONLY
 PLAN IS SUBJECT TO
 CLIENT APPROVAL
 FINAL ENGINEER CHECKS AND
 BUILDING CONSENT

DATE: _____ AMENDMENT: _____

ASHBY BAKER
 architectural ltd
 Huntington Centre
 Unit H, 12 Arneria Place
 Botany
 P. O. Box 82-337
 Highland Park
 phone (09) 273 9114
 fax (09) 273 9115
 info@ashbybaker.co.nz
 www.ashbybaker.co.nz

JOB TITLE:
**PROPOSED DWELLING
 AT
 LOT 11 MT TAYLOR
 FOR
 JALCON HOMES**

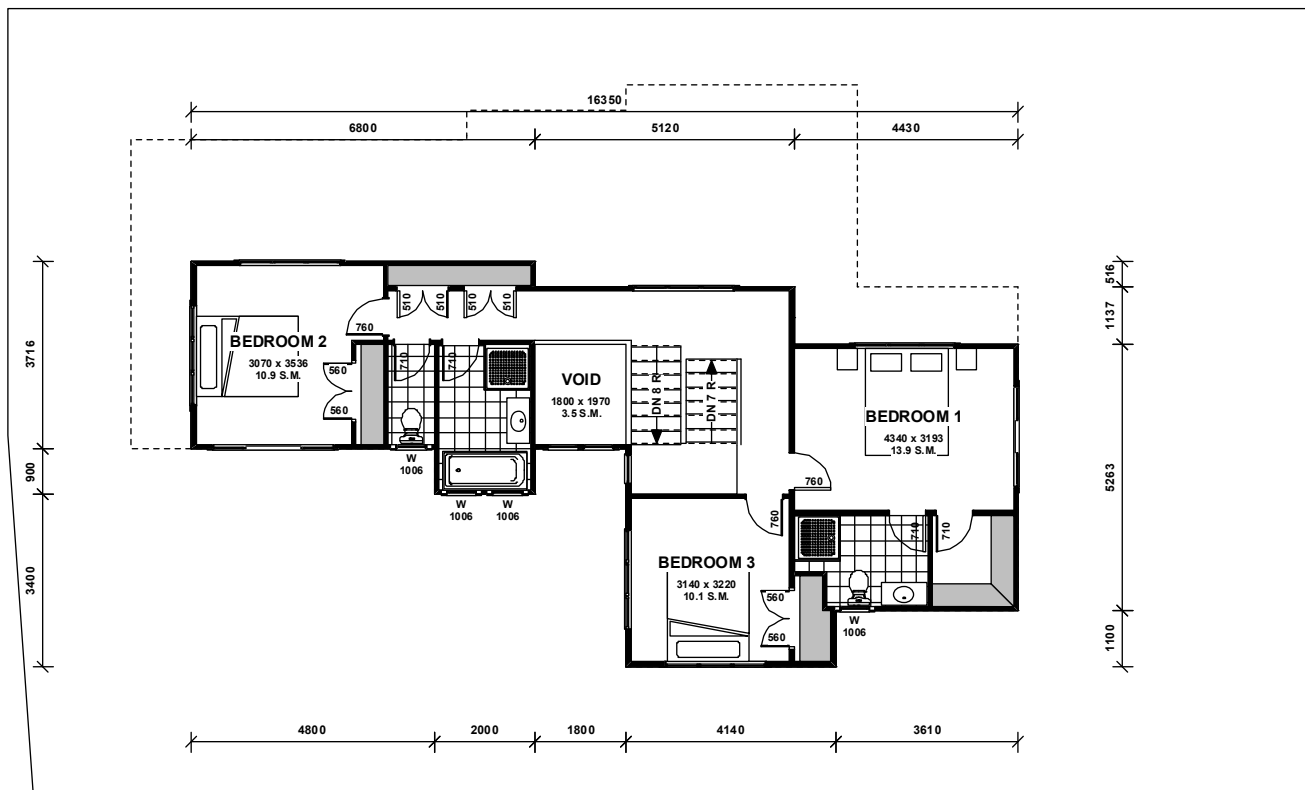
DRAWING TITLE:
**LOWER FLOOR PLAN
 FLOOR AREA = 138m²**

ALL DIMENSIONS AND LEVELS TO BE
 CHECKED AND VERIFIED ON SITE BY
 CONTRACTOR PRIOR TO COMMENCEMENT
 OF ANY SHOP OR SITE WORK

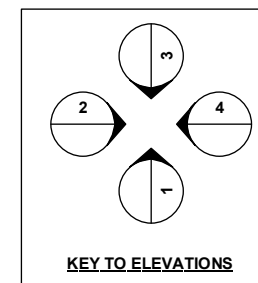
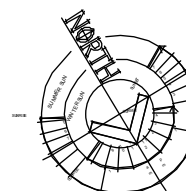
DESIGN	ENR. JOB NO.	SHEET
C. BAKER		4
C. BAKER	DATE: 6/12/2004	OF 5
SCALE (AS)	JOB NO. 04-268	

04-268-JAL-BAK - Lot 11 - Scheme 2 - 3.12.04.mcd

59 CROSSFIELD ROAD: UPPER FLOOR



UPPER FLOOR PLAN
Scale: 1:100



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SCHEME PLAN ONLY
PLAN IS SUBJECT TO
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FINAL ENGINEER CHECKS AND
BUILDING CONSENT

DATE: _____ AMENDMENT: _____

ASHBY BAKER
architectural ltd
Huntington Centre
Unit H, 12 Arnera Place
Botany
P. O. Box 82-337
Highland Park
phone (09) 273 9114
fax (09) 273 9115
info@ashbybaker.co.nz
www.ashbybaker.co.nz

JOB TITLE: _____

**PROPOSED DWELLING
AT
LOT 11 MT TAYLOR
FOR
JALCON HOMES**

DRAWING TITLE
**UPPER FLOOR PLAN
FLOOR AREA = 82m²**

ALL DIMENSIONS AND LEVELS TO BE
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CONTRACTOR PRIOR TO COMMENCEMENT
OF ANY SHOP OR SITE WORK

DESIGN	ENR. JOB NO.	SHEET
C. BAKER		5
DATE		
C. BAKER	6/12/2004	5
SCALE (AS)	JOB NO.	
1:100	04-268	

04-268-JAL-BAK-Lot11 - Scheme 2 - 3.12.04.mcd