

CROSSFIELD ROAD

BRONZE AWARD WINNER 2007
HOUSE OF THE YEAR
New Homes \$250,000 - \$350,000

Bedrooms: 4
Bathrooms: 3
Stories: 2
Garaging: 2
Area: 215.00 m²

A well designed family home; this has all the ingredients that make a home work well. This 2 leveled home has Nu-Age cladding offset with Linea weatherboards. Fitted with the latest Gerard colour tile it certainly tops the finishing of this home perfectly.

A formal entrance way leads one either into the family room, or directly into the main lounge/living area. The lounge is a generous size, which can be closed off with cavity slider. The kitchen works well to feature and work hard for this open planned dining/family area. The family/dining is very open plan, leading out to a spacious outside covered area, which then flows out into the well designed landscaped garden.

There is one bedroom downstairs, that in this home the owners have designed for a media room. Upstairs features a generous sized master room, with large walk in wardrobe, ensuite. They have added the feature of timber louvers shutters to compliment the room and give a decorative finish to this wall.

Upstairs also feature 2 more well sized bedrooms and bathroom.

It is great design for a family and with the added features and landscaping that this owner has made to this home it has finished off the home very well.



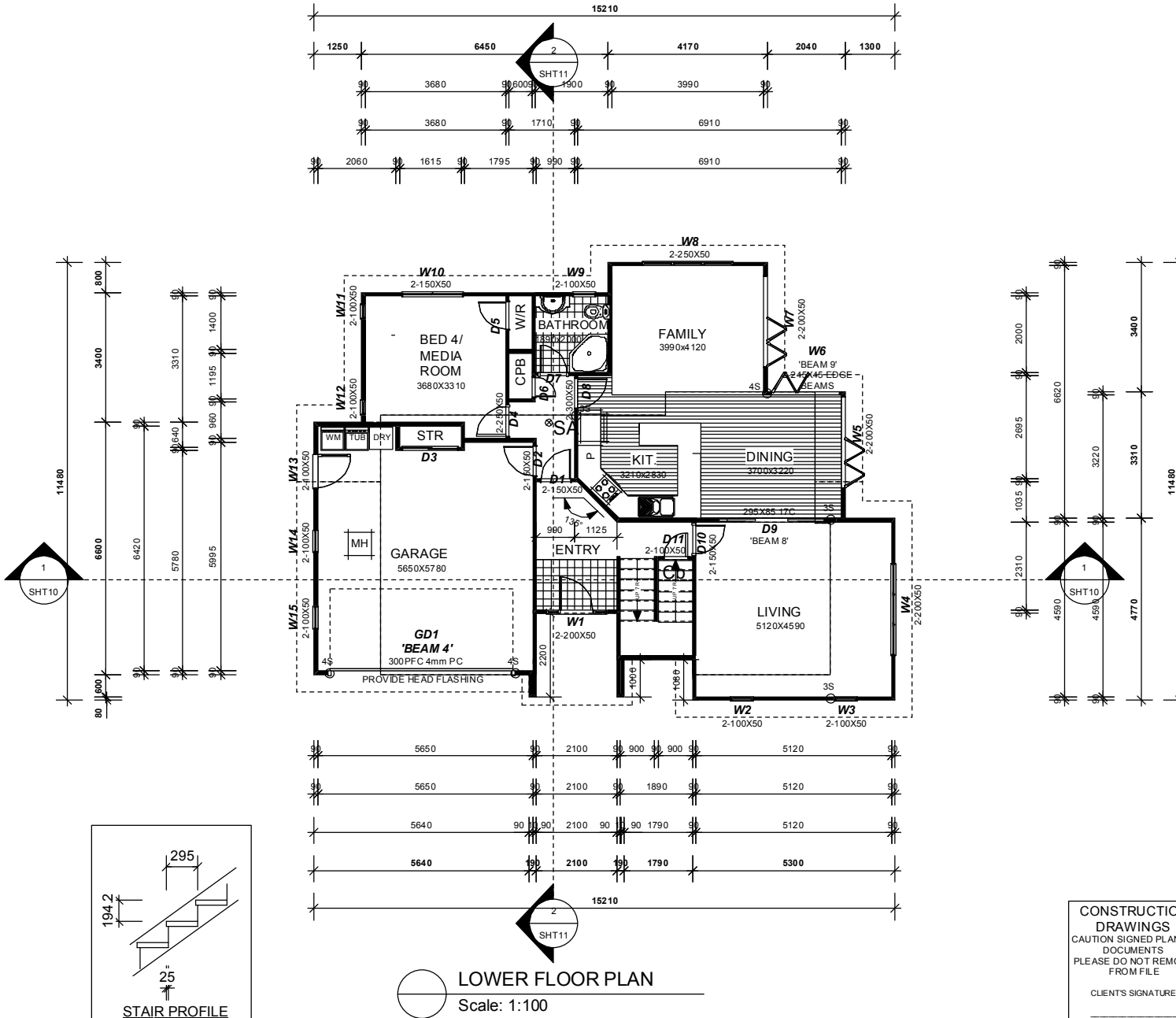
Jalcon Homes
P.O. Box 259-162
Greenmount
Auckland
Phone: **0800 52 52 66**
Fax: 09 273 2469
Email: sales@jalcon.co.nz

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

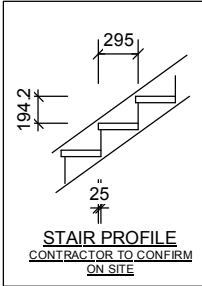
We at Jalcon have been involved in the quality housing market for the past 12 years and have built high quality homes across Auckland. Members of the Master Builders' Federation, we provide the seven year Master Builder Guarantee as well as our own 15 year Weather Tight Warranty with every home we build.

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

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

NOTES
 THE WHOLE OF THE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604:1999 AND AMENDMENTS, THE N.Z.B.C. AND ALL RELEVANT REGULATIONS OF THE TERRITORIAL AUTHORITY

THERE WILL BE NO SUBSTITUTION OF ANY SPECIFIED MATERIALS AND OR COMPONENTS, WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER AND THE OWNER

AREAS PRONE TO WATER SPLASH AS DESCRIBED IN E3 OF THE N.Z.B.C., SHALL BE FIXED AS PER WINSTONE WALLBOARDS LTD. 'GIB EQUALINE WET AREAS SYSTEM' RECOMMENDATIONS OR SIMILAR APPROVED PRODUCT

ALL WALL FRAMING TO BE TYPICAL EX 100x50 No. 1 FRAMING TIMBER, WITH ALL EXTERNAL FRAMES TREATED TO H1.2 OR H3 BOTTOM PLATES AND ALL REMAINING INTERNAL FRAMES TO BE UNTREATED

DOUBLE STUDS UNDER ALL BEAMS AND LINTELS, UNLESS OTHERWISE NOTED

SMOKE ALARMS TO BE LOCATED ON MAIN THROUGHFARES AND WITHIN 3.0m OF DOORS TO SLEEPING SPACES

SA APPROVED SMOKE ALARM

DATE: _____ AMENDMENT: _____

ASHBY BAKER
 architectural ltd
 Huntington Centre
 Unit H, 12 Amera Place
 Botany
 P. O. Box 62-337
 Highland Park
 phone (09) 273 9114
 fax (09) 273 9115
 info@ashbybaker.co.nz
 www.ashbybaker.co.nz

JOB TITLE
PROPOSED DWELLING AT LOT 16 49 CROSSFIELD RD GLENDOWIE FOR JALCON HOMES

DRAWING TITLE
LOWER FLOOR PLAN FLOOR AREA = 138m²

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

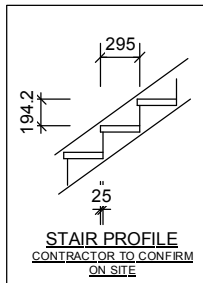
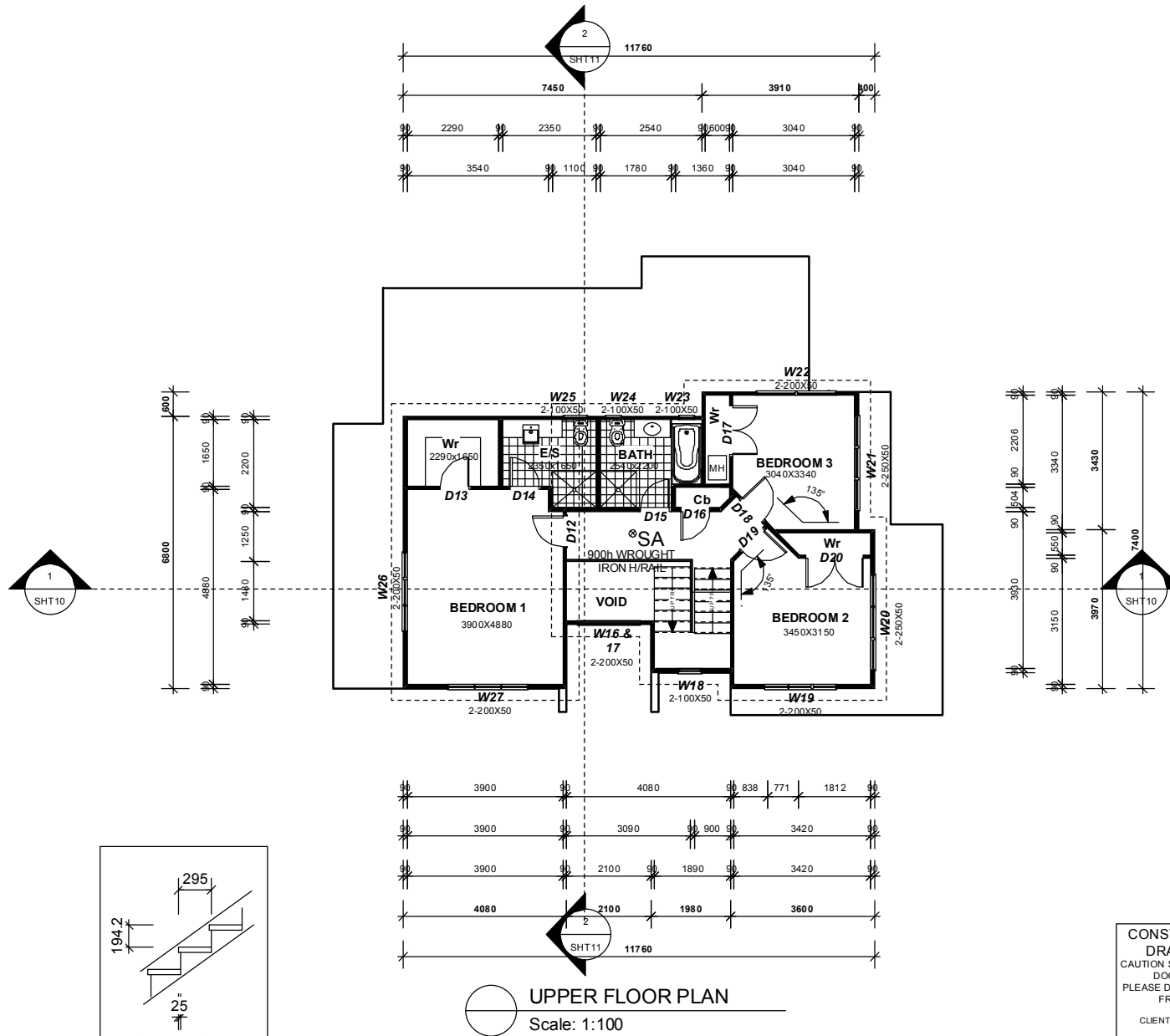
CONSTRUCTION DRAWINGS
 CAUTION SIGNED PLANS & DOCUMENTS PLEASE DO NOT REMOVE FROM FILE

CLIENT'S SIGNATURE _____
 JALCON'S SIGNATURE _____

DESIGN	ENG. JOB NO.	SHEET
C. BAKER	LING 329	4
C. BRIERLEY	2/02/2005	17
SCALE (AS)	JOB NO.	
1:100	04-264	

04-264 - BAK - JAL - Lot 16 CROSSFIELD RD - BC - 02.02.05.mcd

CROSSFIELD ROAD: UPPER FLOOR



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CAUTION SIGNED PLANS & DOCUMENTS PLEASE DO NOT REMOVE FROM FILE

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JALCON'S SIGNATURE _____

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SMOKE ALARMS TO BE LOCATED ON MAIN THROUGHFARES AND WITHIN 3.0m OF DOORS TO SLEEPING SPACES

SA APPROVED SMOKE ALARM

DATE _____ AMENDMENT _____

ASHBY BAKER
architectural ltd

Hurlington Centre
Unit H, 12 Avonlea 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 16 49 CROSSFIELD RD GLENDOWIE FOR JALCON HOMES

DRAWING TITLE

UPPER FLOOR PLAN FLOOR AREA = 77m²

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

DESIGN	DATE	NO. OF SHEETS
C. BAKER	LING 3/29	5
C. BRIERLEY	2/02/2005	2
SCALE: (A3)	JOB NO.	17
1:100	04-264	

04-264 - BAK - JAL - Lot 16 CROSSFIELD RD - BC - 02.02.05.mcd