

MILLWATER - SILVERDALE



4 SECTIONS



Millwater is nestled in the northern gateway between Silverdale and Orewa. **The place to be!**
A fantastic area with schools, shopping centres and beaches all close by.

- 4 sections available for design and build, along with a "Spec Home"
- NEW showhome is now open to view.

Silverdale Showhome
- 1 Laura Jane Drive, Silverdale
Open: 7 days 12noon - 4pm
or by appointment
More details phone: 0800 52 52 66
Website: www.jalcon.co.nz

STONEFIELDS - ST JOHNS



2 SPEC HOMES



A NEW URBAN VILLAGE RIGHT IN THE HEART OF AUCKLAND!

- 2 Stunning new homes READY NOW. Weatherboard and brick with spacious open-plan living, separate formal lounge and family area.

14 Ngahue Drive, St Johns \$785,000
16 Ngahue Drive, St Johns \$785,000

St Johns Showhome
- 2 Barbarich Drive, St Johns.
Open: 7 days 12noon - 4pm
or by appointment
More details phone: 0800 52 52 66
Website: www.jalcon.co.nz

KARAKA

THIS DISPLAY HOME CLOSING 21ST AUGUST.
NEW SHOWHOME OPENING EARLY SEPTEMBER.



CLOSING SOON

Karaka Lakes Display home
- 7 Fountain Ave, Karaka
Open: 7 days 12noon - 4pm
or by appointment
More details phone: 0800 52 52 66
Website: www.jalcon.co.nz
View Karaka Lakes new release of sections "stage 2" on our website.



www.jalcon.co.nz 0800 52 52 66

BIG WINNERS AT THE 2011 MASTER BUILDERS AWARDS



Once again, Jalcon Homes' dedication to top quality design, workmanship and finish has been recognised at this year's Master Builders House of the Year awards. This time around we came home with one gold award, two silver and a bronze. These awards recognise the full-bore commitment of the whole Jalcon team, our sub-contractors, suppliers, and the uncompromised effort that goes into each and every Jalcon home.

WHAT'S HOT IN THIS ISSUE...

KARAKA LAKES SHOWHOME

This amazing looking showhome is nearing completion and we are scheduled to have the grand opening in early September. Check our website for updates and confirmed opening date.

INVESTORS - CHECK THIS OUT

Three of our amazing showhomes are for sale and certainly are a fantastic investment opportunity. Jalcon Homes would pay for all the out goings and we are the best tenant ever!

WHAT'S HOT THIS WINTER?

Duo Design our interior design specialists bring to you some warming ideas of how to keep your home looking warm and trendy.



Jalcon picked up **Gold in category 3 (\$350,000 - \$450,000)** for a new home in Glendowie. This was a Remove and Rebuild project where the owners had originally purchased an old bungalow on the property. They went through the expensive exercise of getting plans drawn up to renovate the old home. When they started getting pricing on the cost to renovate, they realised that at the end of the day, it was still going to be a bungalow that cost far more than their budget. Luckily for them, they visited Jalcon Homes and we showed them the merits of Remove and Rebuild. The end result, a brand new home, which has been built to maximise views, and give them generous out door living.

These awards recognise excellence, quality and innovation in the building industry - three defining cornerstones that set Jalcon apart. It's also a clear reflection of our work across the board that every one of our four entries received an award.

NEW SHOWHOME UPDATE

Karaka Lakes



KARAKA LAKES SHOWHOME

We are almost there and we are planning for the grand opening to be early September. This contemporary styled home is stunning and it has all the latest inclusions to take your breath away. The interior deco is currently being fitted out and these finishing touches are what make our showhomes stand out in the crowd.



OPENING EARLY SEPTEMBER



Make sure you are on our invite list for the GRAND OPENING Call 0800 52 52 66 and come and see the Jalcon quality.



OPENING 29th OCTOBER



HOBSONVILLE POINT SHOWHOME

Our new showhome currently under construction at Hobsonville Point is progressing well. The opening date is scheduled late October. It is all closed in and we are now working on the finishing stages.

We have eight homes under construction, four are currently under contract. So be quick, there is lively interest in this new housing development. Check New Homes for sale on our website for more details.

HEATING

making it cosy at your place

Brought to you by:

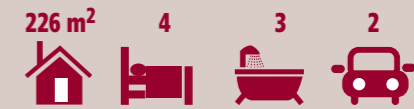


With winter in our midst, heating has been a hot topic with many of our clients.

Every one of our homes have been built to the highest standard – making them air tight, trapping in warmth. But that doesn't mean you can't appreciate the beauty of a wonderful gas fire place. There's no denying the warmth and ambience a fire place adds to any room. Fire places add beauty and elegance to any room and create the perfect atmosphere for whatever your plans may be – a cosy night in with the family or entertaining friends.

Many of our clients opt for heat pumps, gas fires or under floor heating systems to create and maintain a consistent temperature. Jalcon can easily accommodate any of these heating options into your new place, just as we have seamlessly integrated them into the Millwater show home.

NEW HOMES FOR SALE - We need owners!!



Price Reduced to \$785,000

14 and 16 Ngahue Drive, Stonefields, St Johns



- These brand new villa style, quality built Jalcon homes are finished and ready to move into.
- Prime location – in sought after St Johns, handy to schools and Lunn Ave shopping.
- Timeless weatherboard, bagged and painted brick, double glazed, landscaped and fenced.
- Superior kitchen with easy flow to courtyard. Spacious design with excellent storage.
- 10 Year Master Build Warranty.
- 15 Year Weather Tight Guarantee.

See more at: www.jalcon.co.nz

LINDSAY AITKEN Managing Director

Winter has arrived and making building quite a challenging task. The last three months, we have had some of the highest rainfall seen for this time of year. But we are working through the rainy cold weather and looking forward to completing and opening our two new showhomes at Karaka in September and Hobsonville in October.

The high New Zealand dollar is helping us keep the cost of imported materials down, so our building costs are currently stable, but we expect this to change quickly later this year as the re-building in Christchurch gets underway.



We are thrilled with the fantastic achievement at the House of the Year awards. Thank you to all our home owners for allowing us to enter their homes. They opened up their homes and allowed us to prove the quality of builder we are. Gold winners, year after year!

Kind regards



Lindsay Aitken

INVESTORS CHECK THIS OUT

TWO SHOWHOMES FOR SALE

Karaka Showhome



5 Hinau Rd, Karaka Lakes

Millwater Showhome



1 Laura Jane Dv, Silverdale

GREAT RETURN UP TO 7%

- Jalcon homes would be the best tenant
- We would pay for all the outgoings including rates and insurance
- No problem with maintenance, we maintain the gardens
- Plus – first pick option to purchase our next new showhome!

For more information please visit our website: www.jalcon.co.nz