



**LATITUDE  
HOMES**



*Your home plan design guide*

**Welcome home**



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# Where Kiwis find comfort

There aren't many things in life more exciting than moving into your brand new home. We too appreciate the challenges that come with building, so we are here to help you find the right way to build for you. We have a range of different build options available, so you can find the perfect option for you and your family. You can choose from our existing plans, customise elements of them to suit your lifestyle, or go for a complete custom build.

In the following pages we'll guide you through our building process, show you some of our favourite house plans, and provide the answers you need to give you the confidence to start planning your new home with us.

We are proud to be 100% New Zealand owned and operated. Our team of passionate home builders have years of experience in the industry and have been building homes for Kiwis since 2007. Each of our regional businesses are family owned so you'll build with a friendly local face who understands what it is to want the best for your family, plus you'll get all the benefits of our national buying power, efficient project management processes, and the security of knowing that you are building with a successful, established building company.

We look forward to guiding you through your building journey, as together, step-by-step, we help you achieve your dream of building a quality new home that you will love now and in the many years to come.

***We can't wait for the day  
when we can say to you,***

***"Welcome home!"***







“

***Here at Latitude Homes, we take pride in transforming your new home dreams into a reality, delivering new, affordable, quality homes for Kiwi families like yours to find comfort in.***



# So why should I choose a Latitude home?

**With years of expertise, knowledge and certified experience in building homes for Kiwi families, it's an easy choice to build with Latitude Homes for you and your family.**

Here at Latitude Homes, building your home is more than just a project to us. All of our license holders are owner-operators who are passionate, committed and invested in ensuring your build is seamless, straightforward and stress-free as possible, treating every home build as if it were their own.

Our team ensures communication is at the forefront of everything we do, and like to celebrate milestones with you along the way.

We're not too big that you're treated as a number but big enough to be able to offer you a large range of home designs, competitive national buying power of materials, and top quality service.

On top of all that, you won't believe the quality you get with Latitude Homes. We strive to get you into a brand new home that you can be proud of, fits your brief and budget, without cutting corners or compromising on quality.







***“ We decided to build with Latitude Homes after visiting the showhome and meeting Debbie. We would definitely recommend the whole ‘building-your-own-home’ experience to others, especially with Latitude Homes.***

*Shelley and Dave*



# Planning your build

We understand that planning your home build can at times be stressful. That's why we've compiled a list of tips to help you kickstart your planning.

1.



## Choosing where to build

One of the most important factors when planning a new home is the choice of section both in size and location. Ensure you perform your due diligence first as restrictions (known as building covenants) may dictate the style, type, size and value of the home you build.

- Is the section big enough and is it a suitable shape for the new home you're considering?
- Is it a level or sloping section? If sloping, you will need to consider the extra costs for excavation and retaining.
- What are the local council rules for building on the section?
- Is your section serviced for stormwater, sewer, power and telephone?
- Does your site have a geotechnical report?

2.



## Designing your new home

The beauty of building your own home means you're in charge of making all of the design decisions, but it can often be a little hard knowing where to start. Consider carefully appraising your wants and needs first, then work with your Latitude Homes consultant on how to best achieve them. Our expert staff can help you work through your goals and identify the designs and solutions that best suit your lifestyle and budget.

- How do you want your home to appear from the street?
- What kind of outdoor space are you after?
- Is indoor/outdoor flow a priority?
- How would you like your rooms arranged?
- Will you need more space for a growing family?
- What will add value for resale in the future, if required?

3.



## Building your new home

Now with the house plan and layout sorted, it's time to focus on some of the decisions you'll face when it comes time to building your new home, such as:

- Exterior cladding
- Roofing colour
- Tiles
- Brick colour
- Garage door colour
- Window colour
- Gutters / fascia downpipes colour and profile
- Ceiling and wall colours

***No matter what stage of planning you're in, your Latitude Homes consultant will be there to listen, brainstorm, conceptualise and answer any questions you may have along the way.***



# *Your journey starts here*

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*Explore our most loved house plans.*







## NZ99.9 Hauraki

Our Hauraki house plan is a great option if you're after a smaller home that makes a statement. With the popular mono pitch roofing, this house has a modern appeal while still providing all the light, space and features a larger home offers.

There are three generous bedrooms, each enjoying double wardrobes, and there is extra storage in a separate linen cupboard and laundry.

The family bathroom houses a separate bath, shower and toilet, while the second separate toilet will prevent any queues in the morning!

The two living areas either side of the open plan kitchen and dining area means there's space for the whole family.

This is a popular plan as it's suitable for a number of uses; enjoy as a beach house, farm house, family home and it will fit on even the smallest section.







**LENGTH** 13.7m





## NZ152 Aoraki

This modern home is two storey living at its best, and is perfect for smaller or narrow sections.

With the living spaces downstairs, there is a generous kitchen with a breakfast bar and open plan living and dining that flows out to the courtyard through large sliding doors, giving you wonderful views to the rear of your section. To the side of the lounge, you'll find more sliding doors that allow you access to the sheltered courtyard and BBQ area.

A single garage provides internal access to the home, with a laundry that has dual entry from both the home and the garage and flows through to a downstairs toilet.

Upstairs features three bedrooms, each with built in wardrobes, and the master features an ensuite and generous feature window providing great views from your bed. The upstairs bathroom is big enough to accommodate a bath and shower for the family.







  
Ground floor



  
Top floor

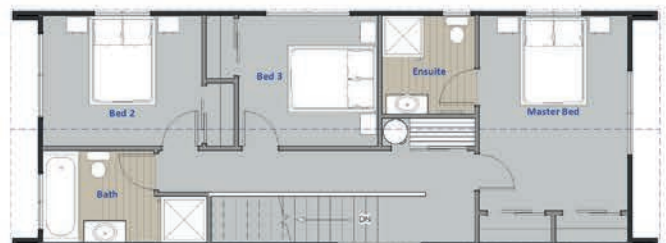
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**WIDTH** 8.2m

**LENGTH** 13.9m



  
Ground floor



  
Top floor





## NZ159 Whakamaru

From first sight, the Whakamaru looks every inch the modern family home. A 2020 Registered Master Builders Award winner, featuring beautiful cedar timber and linea weatherboard exterior cladding plus modern roof angles.

Enjoy the space created by the excellent access to the outdoor areas from the lounge, dining area, and master bedroom. The master bedroom features a generous walk-in wardrobe and ensuite and the other two double bedrooms each feature a double wardrobe for extra storage.

Other great features include a large double garage with internal access, plus a conveniently placed laundry area with access outdoors to the washing line.

This plan is great for narrower sections and with plenty of large window space to capture the sun in your living areas and master bedroom you'll bathe in the warmth and sense of space within this 159 sqm home.







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  159m<sup>2</sup>

**WIDTH** 12.3m

**LENGTH** 17.9m





## NZ163 East Cape

The East Cape is a very stylish single storied four bedroom two bathroom home.

The entry foyer opens on to the open plan living area with the lounge, dining and kitchen all sharing great outlooks from their windows.

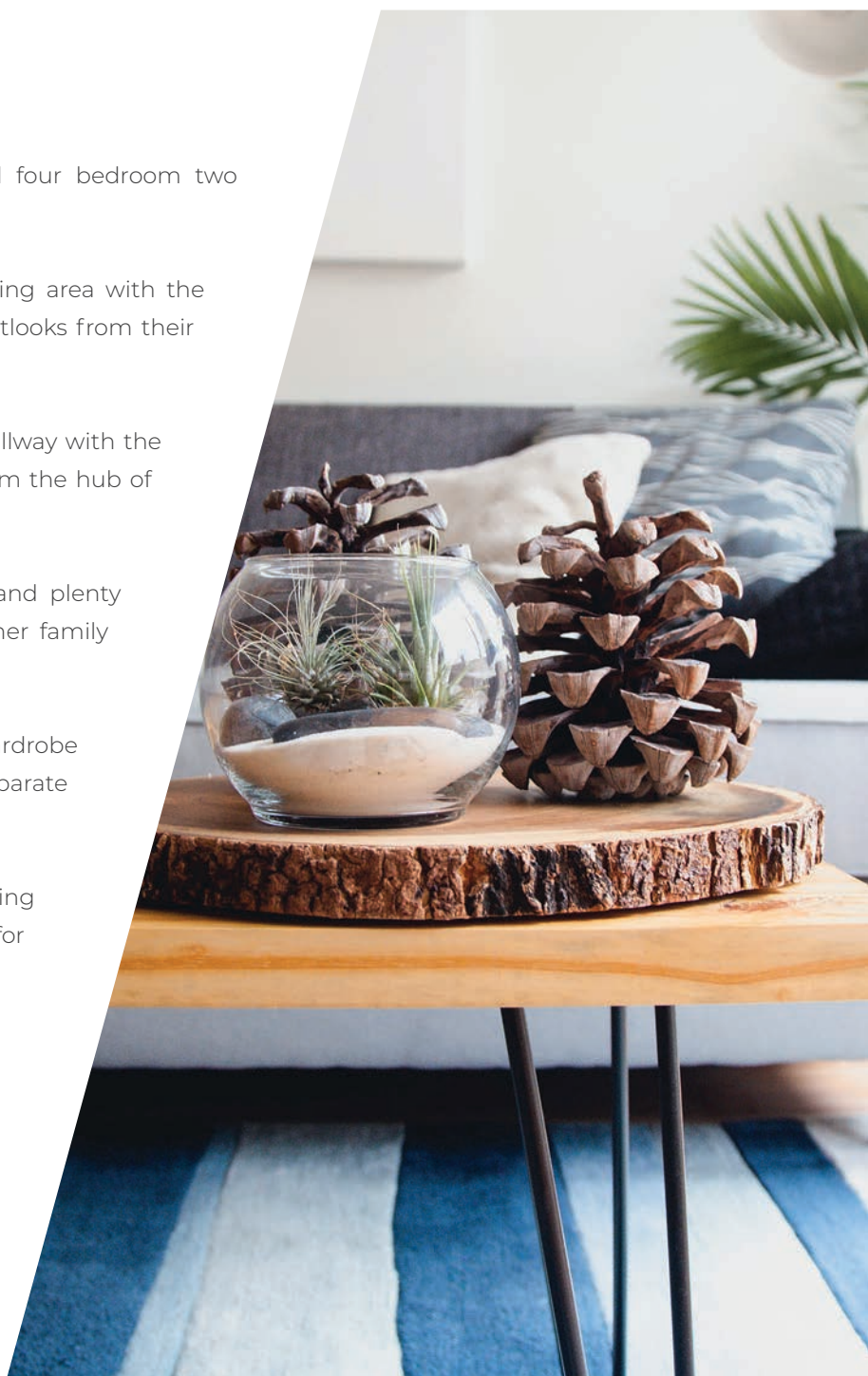
The bedrooms have been grouped around a hallway with the master bedroom situated the furthest away from the hub of the house.

The large double garage has internal access and plenty of space for two cars, the laundry and any other family paraphernalia!

The master bedroom features a walk-in wardrobe and ensuite, and the family bathroom has a separate shower and bath.

You'll love the large kitchen and how the living area can be closed off from the bedrooms for added privacy.

Build this plan as specified above or customise to suit your needs.



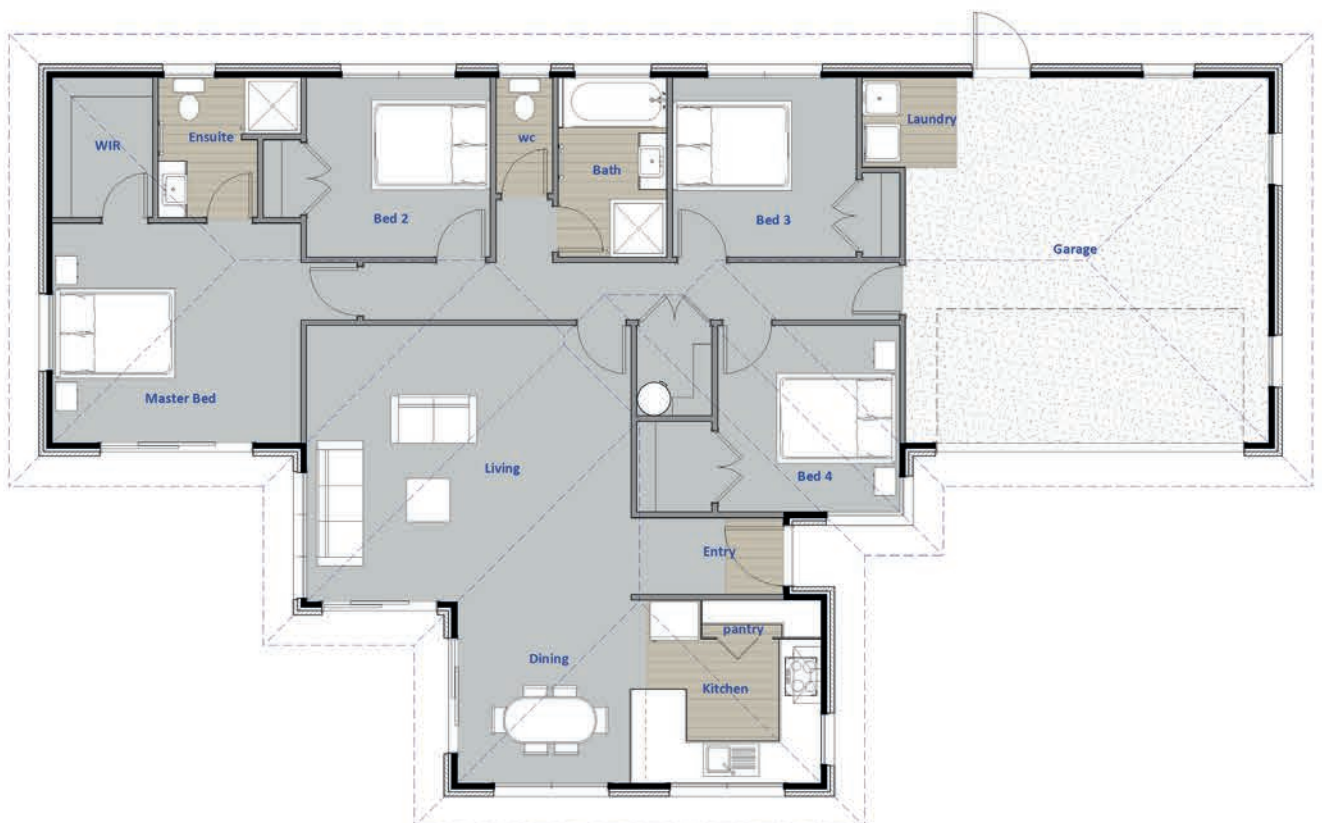




 1 
  4 
  2 
  2 
  163m<sup>2</sup>

**WIDTH** 11.6m

**LENGTH** 19.8m





## NZ166 Mayfield

Make the most of a section with spectacular views with the Mayfield home. Assertive lines and modern styling give this three bedroom single storey home undeniable street appeal while inside you'll find a sanctuary designed with both beauty and functionality in mind.

With all three bedrooms opening onto a deck that runs the length of the house and a covered patio just outside the living room, this design makes the most of indoor outdoor living.

In the open plan kitchen you'll find a space that is as suited to entertaining as it is to the routines of daily life. The kitchen island looks out over the dining and living area while a servery opens onto the deck so you can keep socializing while you prepare food and mix drinks.

The bedrooms are cleverly separated from the main living area allowing them to be closed off for privacy and quiet. The bedrooms sit along one side of the hallway with a shared family bathroom, separate toilet and laundry lining the other. The master bedroom is located at the end of the hall with it's own walk through wardrobe, ensuite bathroom and sliding door deck access.

The laundry is accessible both internally and externally letting you pop out to hang the washing up with ease. A double garage with space for storage completes the package making this a superb family home.

Build this plan as shown above or customize to suit your needs. See our build options page to learn about other build options available to you.







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  166m<sup>2</sup>

**WIDTH** 15.6m

**LENGTH** 18.3m





## NZ176 Matapouri

This elegant single storey family home contains more than its modest footprint initially suggests. Within its clean, simple lines is a home that boasts three bedrooms, two bathrooms, an open plan living area, a two-car garage and generous storage throughout.

The front door opens into the heart of the house, the kitchen, where a breakfast bar overlooks the dining area and living room beyond. Whether you're making weeknight dinner or entertaining guests, the kitchen's open plan and attached scullery make working within the space a pleasure.

The living and dining areas have sliding doors allowing you to enjoy the best of inside outside living in the warmer months. In the winter, the living room's fireplace becomes the focus of the home; drawing friends and family round its warmth for board games and movie nights.

Behind the kitchen, a hallway leads you to the bedrooms, family bathroom, and laundry. The master bedroom is a private sanctuary where a walk through wardrobe leads to an ensuite bathroom with double sinks that give a feeling of added luxury. Both double bedrooms feature built-in wardrobes and large windows giving the spaces a clean, airy feel.

Internal garage access is located at the end of the hall next to the laundry and close to the kitchen making unloading the car a breeze, even in foul weather.

Build this plan as specified above or customize to suit your needs. See our build options page to learn about other build options available to you.



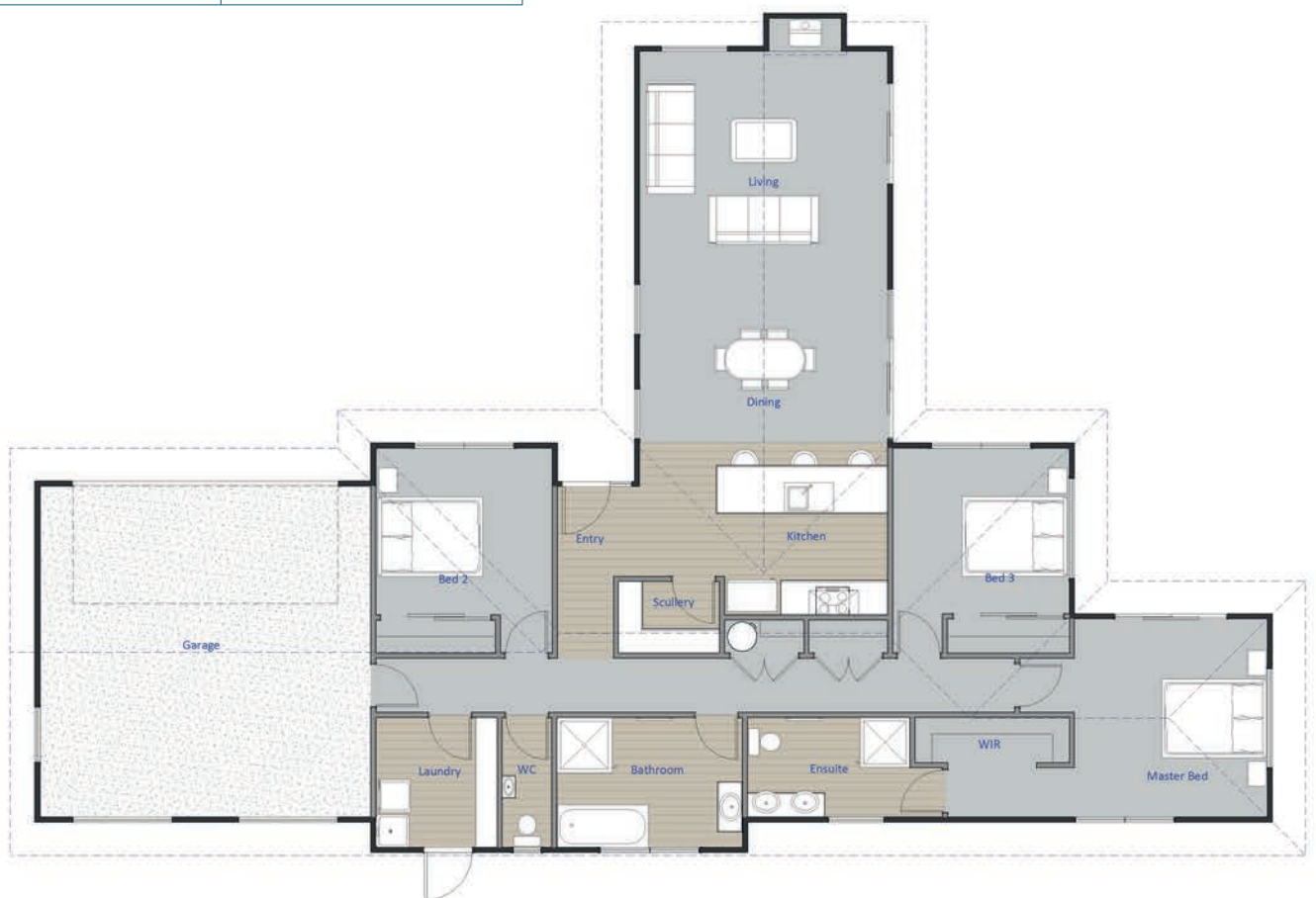




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  176m<sup>2</sup>

**WIDTH** 14.5m

**LENGTH** 22.4m





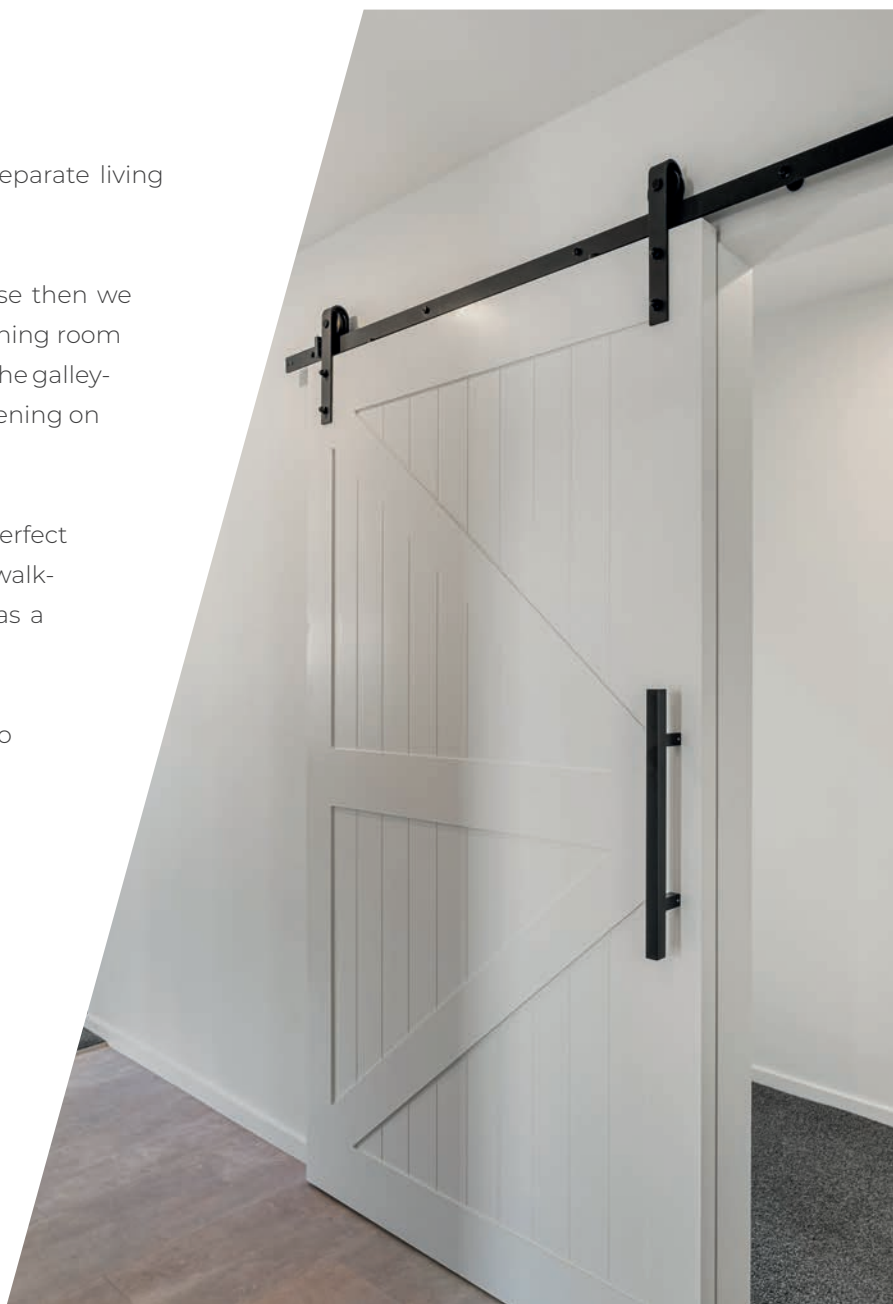
## NZ180 Wairakei

An attractive single storey house featuring two separate living areas and a double car garage.

If you believe the kitchen is the heart of the house then we know you'll love this home. With the sitting and dining room on one side and a large family lounge on the other, the galley-style designer kitchen features bi-fold windows opening on to the sheltered courtyard area.

With four bedrooms and two bathrooms, this is a perfect family home. The master bedroom includes a walk-in wardrobe and ensuite. The family bathroom has a separate bath, shower and toilet.

The large double garage has ample room for two cars, all the family paraphernalia as well as the laundry. It also has internal access to the house off the main entrance way.

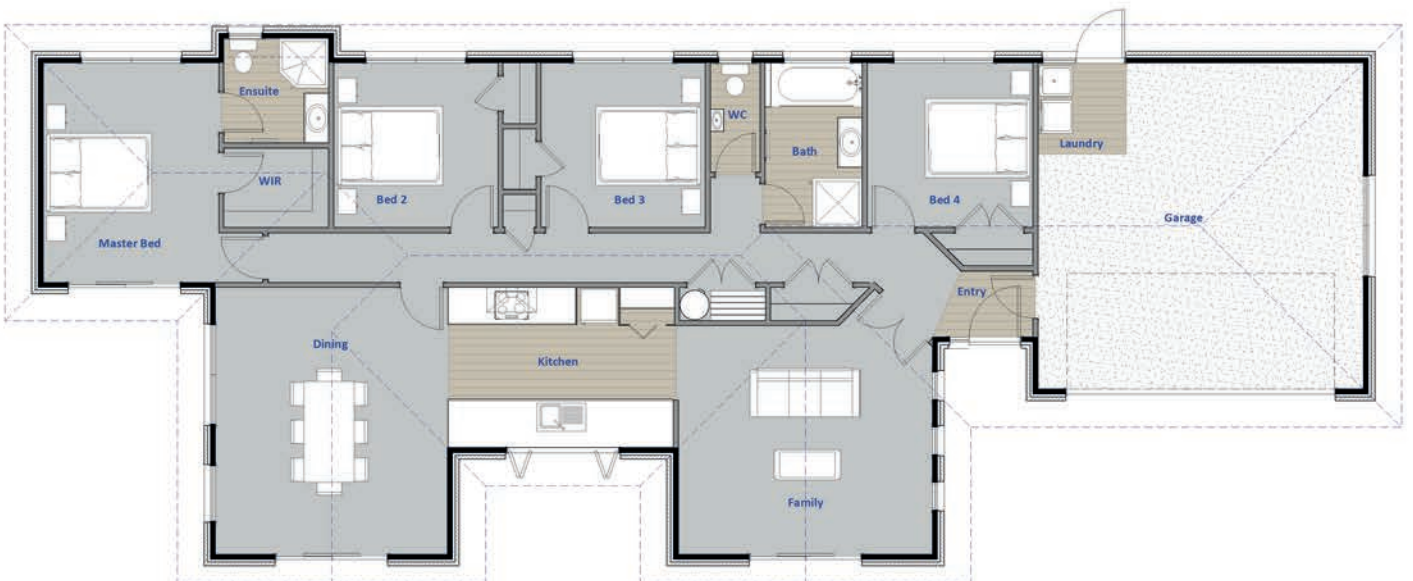






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  180m<sup>2</sup>

<b>WIDTH</b> 9.7m	<b>LENGTH</b> 24.3m
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## NZ182 Egmont

This stately two-storey home is undeniably eye catching from the street but really wows once you're inside.

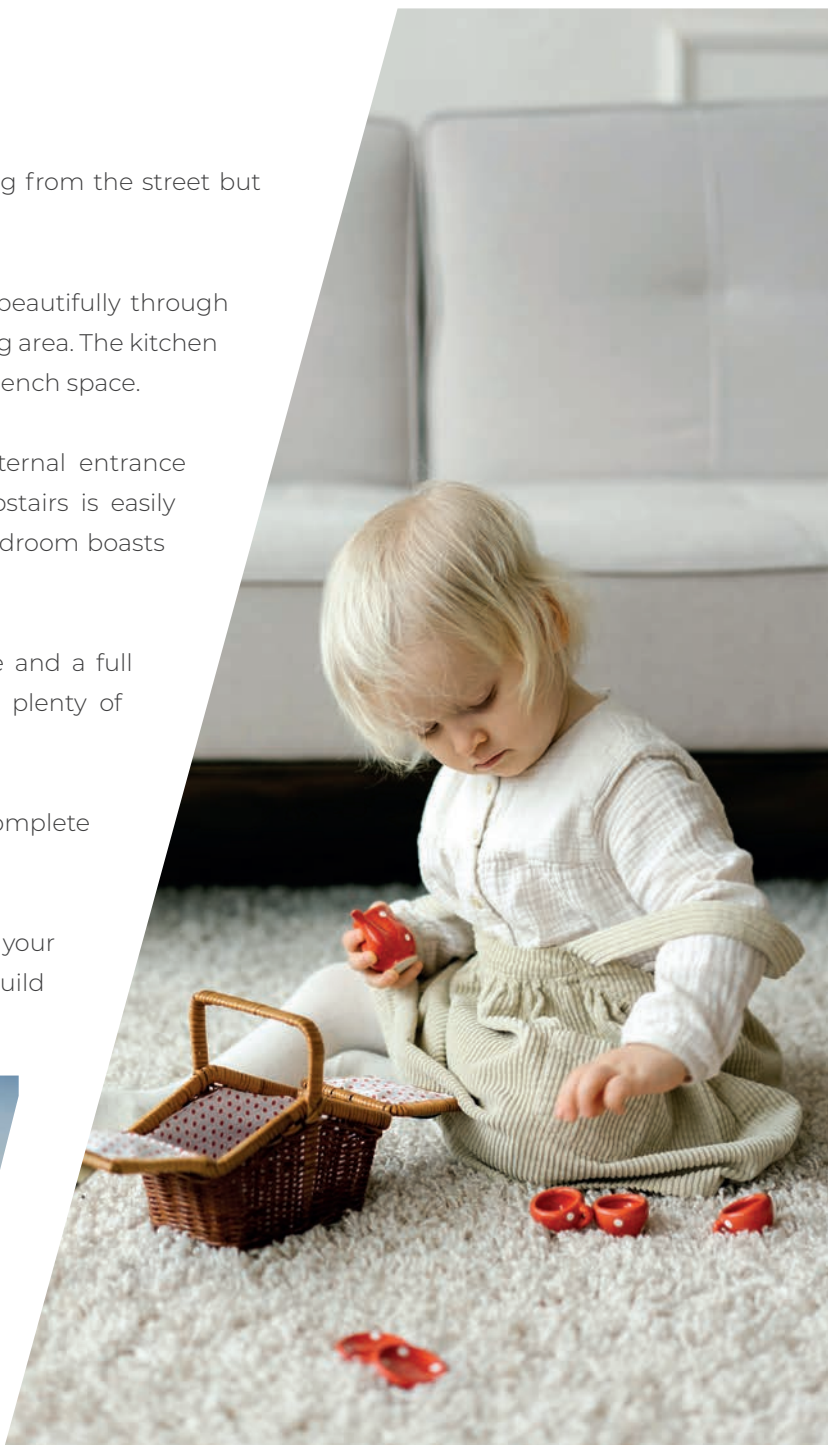
The open plan kitchen, living and dining space flows beautifully through sliding doors at the rear of the house to the outdoor living area. The kitchen features a separate pantry, a kitchen island and ample bench space.

A discreet bathroom next to the double garage's internal entrance services the ground floor while a shared full bath upstairs is easily accessible from both double bedrooms. The master bedroom boasts its own ensuite bathroom.

With closets and cupboards dotted around the house and a full walk-in wardrobe in the master bedroom you'll have plenty of storage options.

In the double garage below you'll find a laundry corner, complete with utility sink and bench space.

Build this plan as specified above or customise to suit your needs. See our build options page, to learn about other build options available to you.







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 182m<sup>2</sup>

<b>WIDTH</b> 11.2m	<b>LENGTH</b> 14.3m
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## NZ185 Mt Ruapehu

This stylish two storey family home has a classic barn shape but with modern lines giving it striking street appeal. Mt Ruapehu features three upstairs bedrooms, three bathrooms and a large open plan living space that flows beautifully into an outside alfresco patio area.

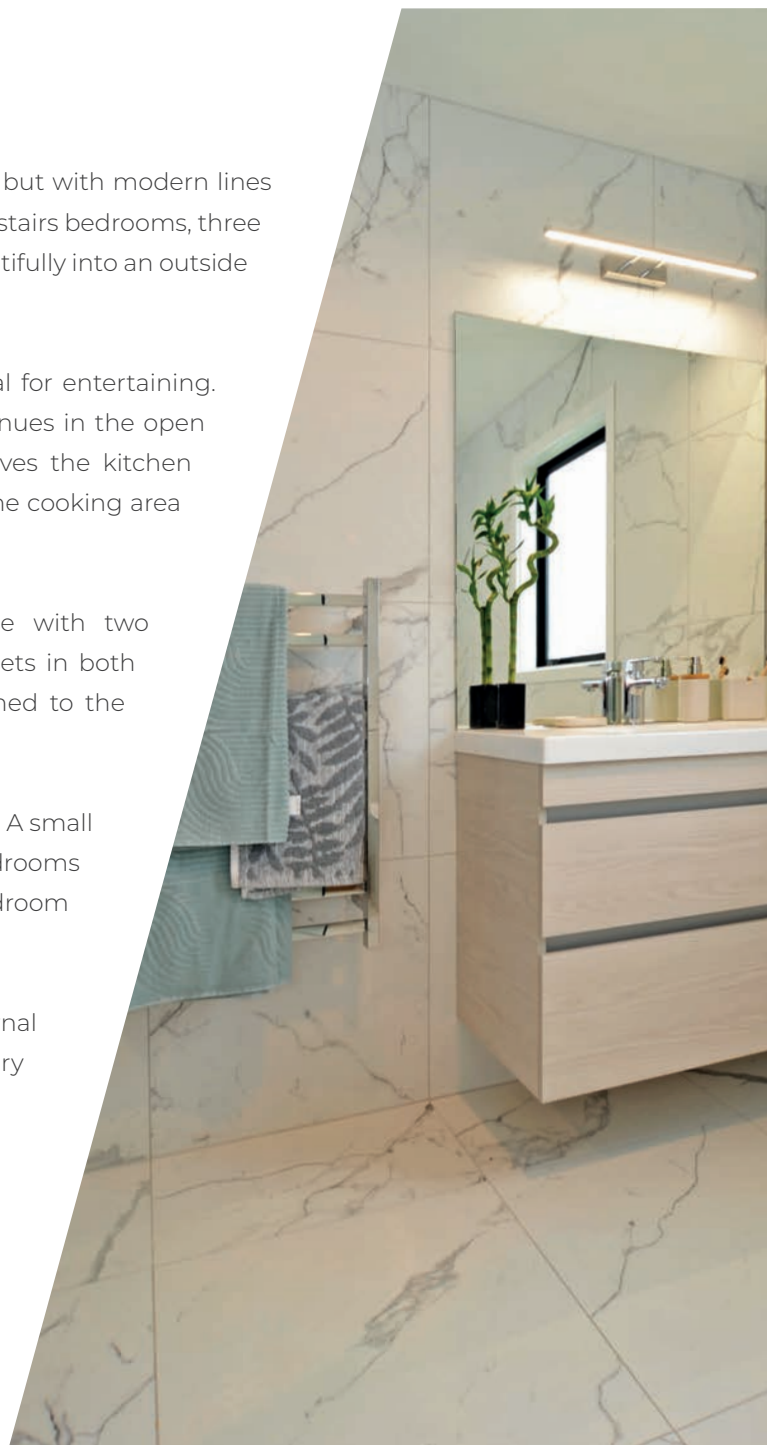
With the bedrooms tucked away upstairs this house is ideal for entertaining. Little ones can sleep peacefully above while the party continues in the open plan kitchen and living areas below. A separate pantry gives the kitchen additional work and storage space, making it easy to keep the cooking area clean and tidy.

Ample storage space is featured throughout the house with two downstairs closets, an upstairs linen cupboard, built-in closets in both double bedrooms, and a spacious walk-in wardrobe attached to the master bedroom.

Three bathrooms are conveniently located around the house. A small water closet services the downstairs while the upstairs bedrooms share a bathroom with a separate toilet. The master bedroom features its own private bathroom and shower.

Below the double bedrooms, a two-car garage with both internal and external access houses not only cars but also a laundry nook and storage space for sports equipment, tools and toys.

Build this plan as specified above or customise to suit your needs. See our build options page to learn about other build options available to you.







Top floor



Ground floor

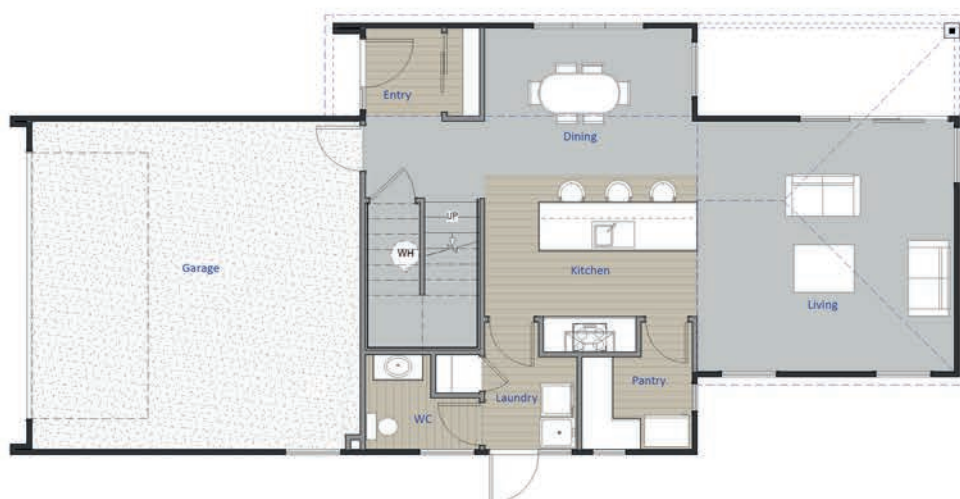
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  2
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  185m<sup>2</sup>

**WIDTH** 7.9m

**LENGTH** 17.3m



Top floor



Ground floor



## NZ185 Wingatui

A stunning family sized home with confident street appeal. The sharp roofline and spacious garage and kitchen give this plan an attractive, uncomplicated approach. The double garage provides you with internal access, plus offers plenty of room for storage.

Step inside the front door and you'll find to your left the hallway leading to the bedrooms and bathrooms, and to the right, an open plan living and dining area with sliding doors that open to outdoor entertaining spaces.

The generous size and width of the kitchen includes a breakfast bar and a walk-in scullery, providing ample storage.

There are two spacious double bedrooms with built-in wardrobes, separated by a separate toilet and a family bathroom that includes a shower and bath. The master bedroom includes a large walk-in wardrobe and full ensuite, plus sliding doors that open to the outdoor patio area.







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  185m<sup>2</sup>

<b>WIDTH</b> 13.9m	<b>LENGTH</b> 19.7m
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## NZ189 Pipiwai

With clean lines and stylish mono pitched roofs the Pipiwai makes a striking statement on the street. Inside you'll find a modern home that is as beautiful as it is practical.

The L-shape design neatly divides the bedroom spaces from the open plan living area. Multiple closets dot the house with further storage available in the large laundry and internally accessible double garage.

The kitchen is designed with both daily living and entertaining in mind. A large island with space for three stools overlooks the open plan dining and living space where sliding doors lead to the deck. The kitchen's server window can be opened to pass drinks to your guests outside while inviting light and air inside.

A separate media room, located just off the dining area, is perfect for keeping kids happy and occupied while you entertain.

Down the hall, two double bedrooms share a family bathroom while the master bedroom boasts its own ensuite bathroom complete with double sinks.

You'll love the ease of living in such a beautiful and thoughtfully designed home.

The L-shape design neatly divides the bedroom spaces from the open plan living area while directing attention to the deck outside.

Build this plan as specified above or customise to suit your needs. See our build options page to learn about other build options available to you.







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  2
  189m<sup>2</sup>

<b>WIDTH</b> 15.3m	<b>LENGTH</b> 23.6m
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## NZ190 Kaiwera

Unique mono pitch roofs and strong clean lines give this architectural beauty striking street appeal. With three bedrooms, two bathrooms and a double garage this sophisticated single storey home can accommodate a range of needs.

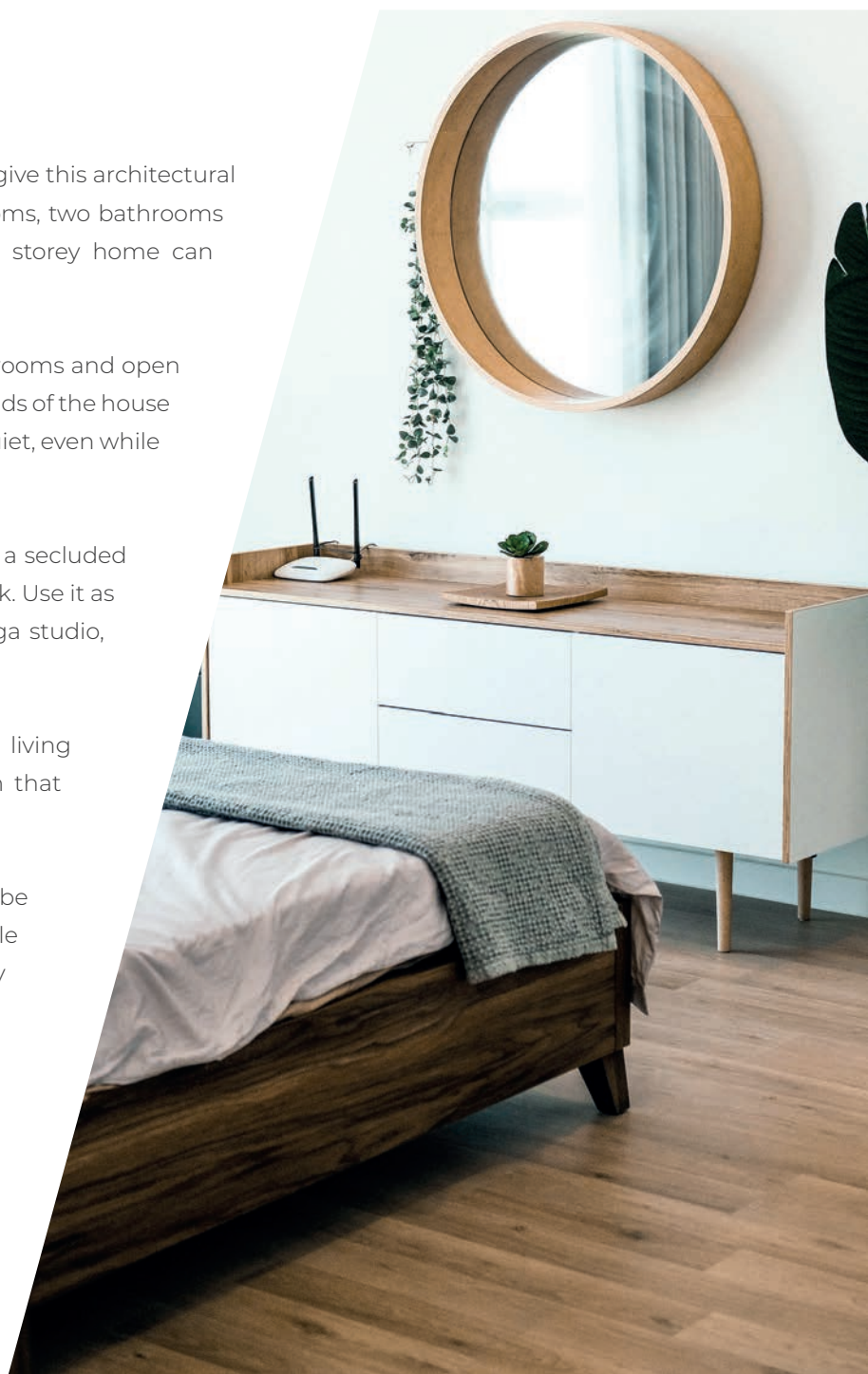
The home's distinctive floor plan places the bedrooms and open plan kitchen, dining, living area at the opposite ends of the house allowing the bedrooms to remain tranquil and quiet, even while entertaining.

Behind a sliding barn door in the hall you'll find a secluded lounge that opens onto the home's spacious deck. Use it as a media room or convert it into an at home yoga studio, the choice is yours.

With additional deck access from both the living area and the master bedroom, this is a design that prioritizes indoor outdoor living.

The master bedroom features a walk-in wardrobe and an ensuite bathroom while the two double bedrooms down the hall share a full family bathroom with separate shower, bath and toilet.

Build this plan as specified above or customise to suit your needs. See our build options page to learn about other build options available to you.







 2
  3
  2
  2
  190m<sup>2</sup>

**WIDTH** 14.9m

**LENGTH** 17.7m







## NZ197 Waitomo

The Waitomo is a spectacular single storey home with great street appeal.

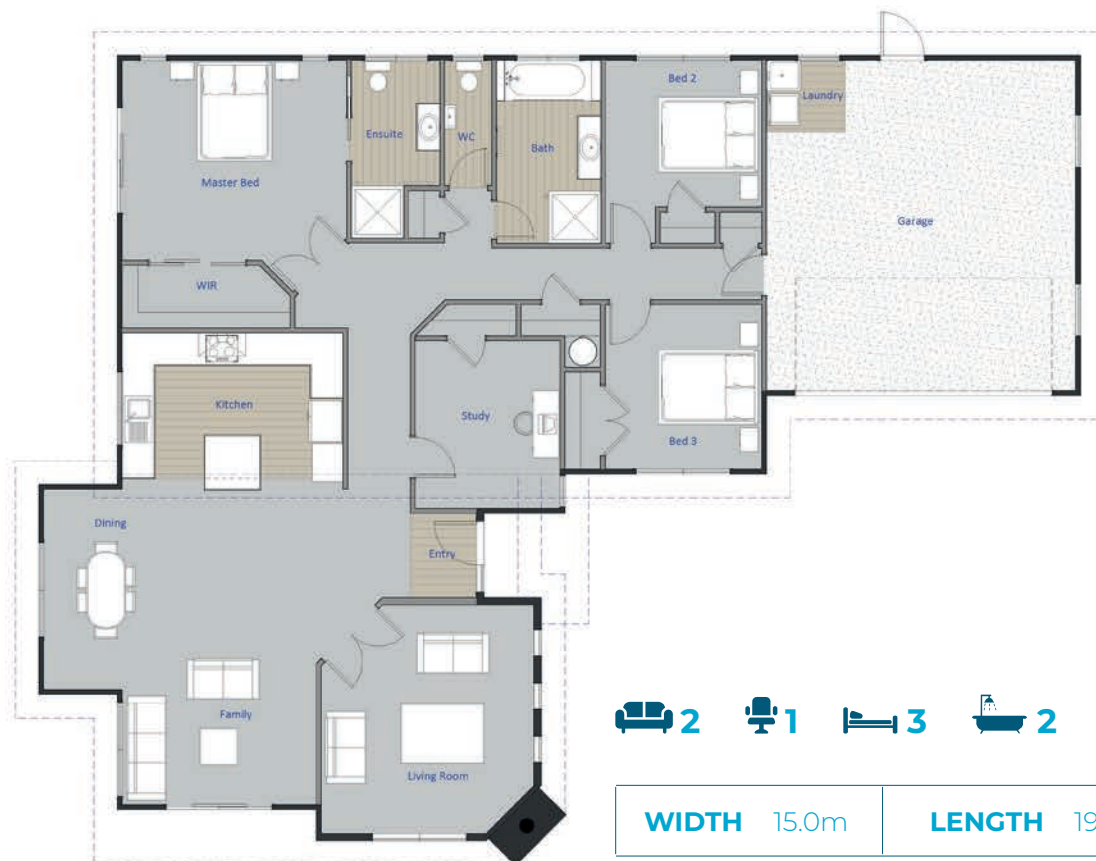
This three bedroom, two bathroom home features an additional room that can be used as a study or a fourth bedroom. Enjoy a generously sized separate living room that can be closed off for privacy.

The light and airy open plan kitchen, dining and family area flow easily to the patio, perfect for evening barbeques. There is plenty of storage throughout this home, from the walk-in linen cupboard, large wardrobes in each bedroom and a double garage.

The family bathroom easily accommodates a large separate shower and bath, and the spacious ensuite off the master bedroom is the perfect size for two.







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  3
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  197m<sup>2</sup>

**WIDTH** 15.0m

**LENGTH** 19.9m



## NZ203 Mt Aspiring

This tasteful single storey home has four bedrooms, two bathrooms and a large open plan kitchen and living area. The house is designed on a long, low footprint making it perfect for narrow sections.

Mt Aspiring's entryway opens onto the living room where a fireplace greets you. A coat closet is handily located next to the front door. Beyond the living room, a dining area with sliding doors opens onto an outside living area. The kitchen features a separate pantry with space for a fridge and storage.

Across the hall, the spacious laundry has a large linen closet and utility sink. Next to the laundry room, there is internal access to the home's two-car garage.

The bedrooms are situated away from the main living area off a long hall that leads to the master bedroom at the end of the house, furthest from the street. This design ensures the bedrooms remain private and tranquil while comfortably accommodating the bustle of family life in the main living areas.

All three double bedrooms have built-in closets and easy access to the shared bath and shower as well as the separate toilet. The master bedroom features its own walk-in wardrobe and ensuite bathroom, complete with double sinks.

Mt Aspiring's clever design prioritizes functionality with elegant results.

Build this plan as specified above or customise to suit your needs. See our build options page, to learn about other build options available to you.



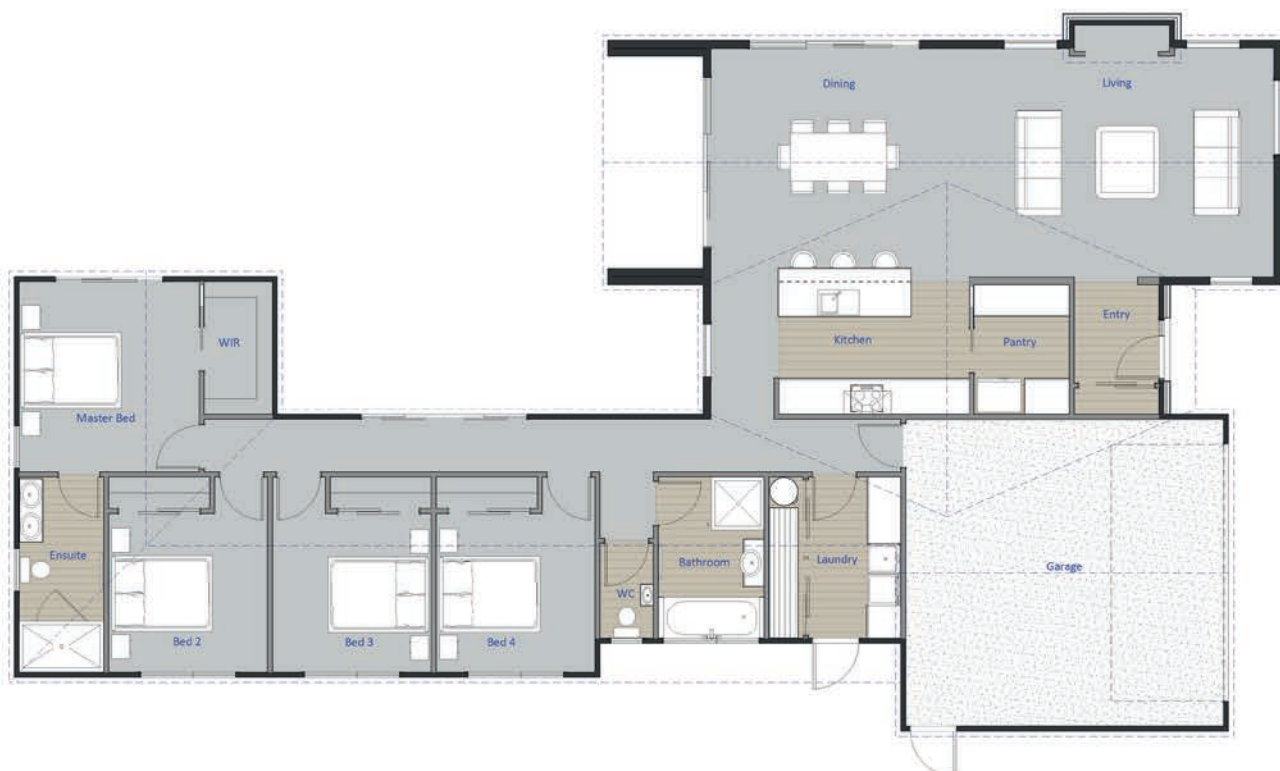




 1
  4
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  203m<sup>2</sup>

**WIDTH** 13.6m

**LENGTH** 23.9m







**NZ159 Whakamaru**



**NZ189 Lowburn**





We can't wait for the day when  
we can say to you...

*"Welcome home"*







## NZ212 Glenbrook

This spacious four bedroom single storey home is perfect for growing families who love to entertain. A sliding barn door separates the living areas from the bedrooms allowing you to keep the bedrooms quiet and tranquil for little ones with early bedtimes, even when hosting guests.

The beautiful open plan kitchen, complete with walk-in pantry, overlooks the dining area and living room. Attached to the living room, a separate family room can be closed off or left open to suit your needs.

The bedrooms are located off a hallway leading to the home's internally accessible two-car garage where you'll find both space for storage and a laundry corner.

The master bedroom has its own ensuite bathroom and walk-in wardrobe while the other three bedrooms share the full family bathroom with a separate toilet. The double bedrooms each feature built-in closets with further storage available in closets down the hall.

The Glenbrook's thoughtful design meets the practical needs of daily family life while also providing a stylish space to entertain friends and family.

Build this plan as specified above or customise to suit your needs. See our build options page to learn about other build options available to you.







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  212m<sup>2</sup>

**WIDTH** 11.9m

**LENGTH** 26.1m







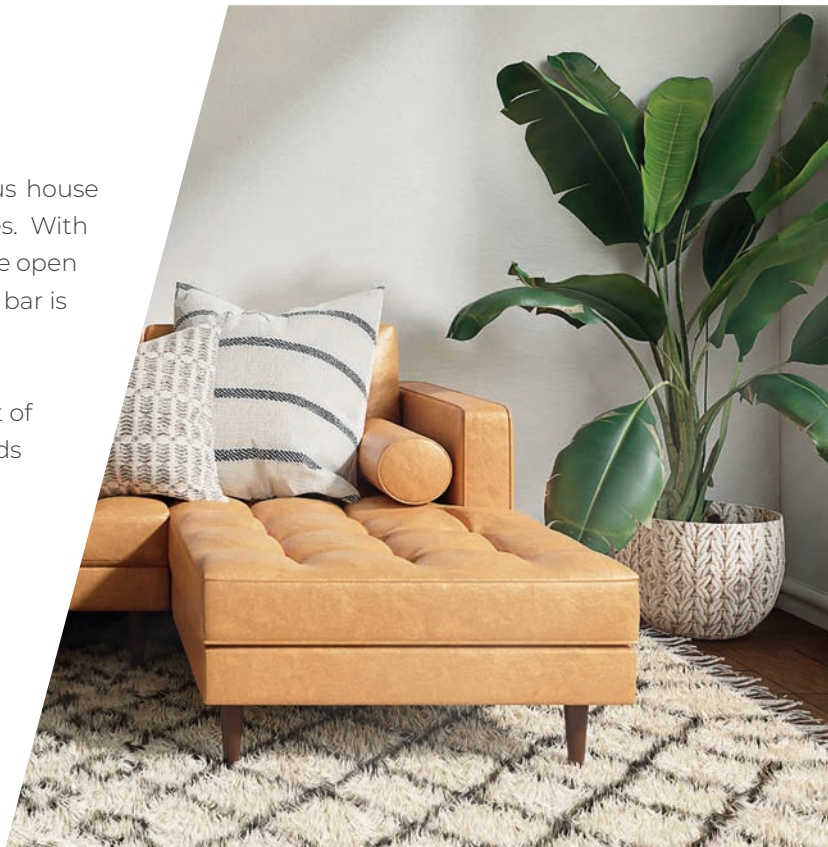
## NZ214 Cook

The Cook is a cleverly designed functional and spacious house plan that's perfect to fit on narrower sections or sites. With bedrooms and toilets along one side of the house and the open plan living on the other, the large kitchen with breakfast bar is truly the heart of the home.

The separate lounge can easily be opened up to the rest of the house, or closed for more privacy - perfect for the kids to play in while you're entertaining!

The large double garage has plenty of room for two vehicles, bikes, and any other toys, and the separate laundry offers even more additional storage.

The large master bedroom has a walk-in wardrobe and ensuite while the family bathroom has space for a separate shower and bath.



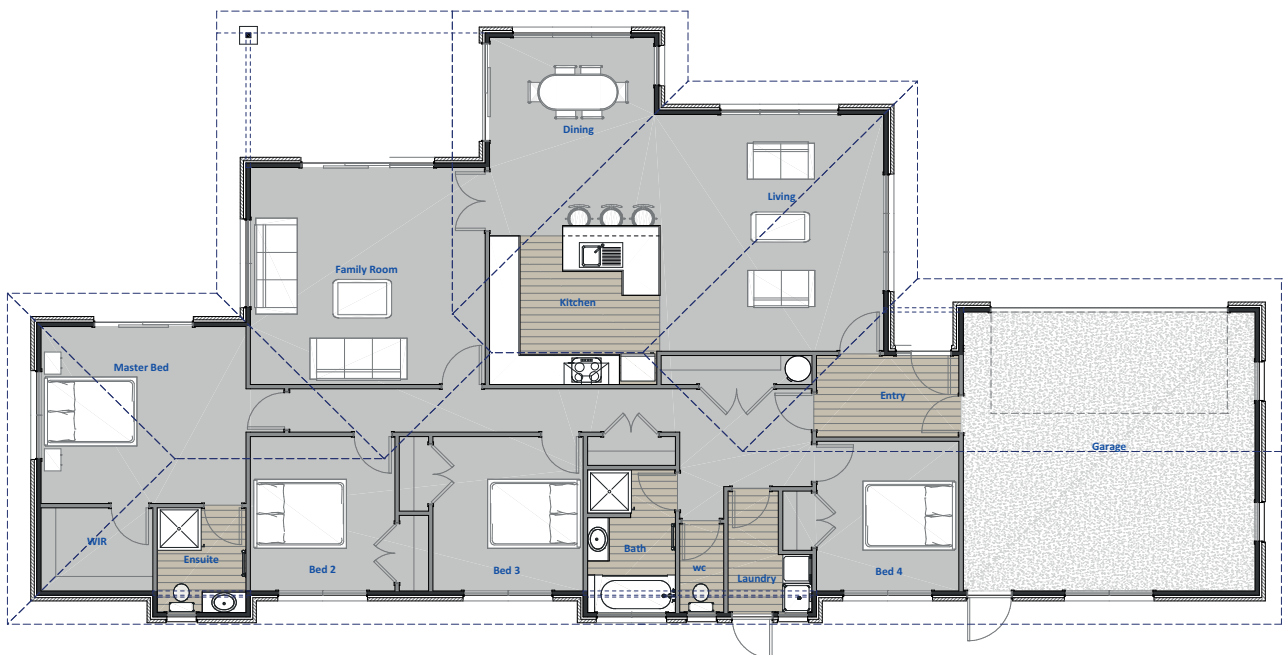




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  214m<sup>2</sup>

**WIDTH** 12.3m

**LENGTH** 25.0m







## NZ217 Hunua

The strong lines and the feature corner window is what gives the Hunua a modern, commanding presence on your site. The downstairs living features a large kitchen/dining area separated from the lounge by a half wall providing flow and privacy.

The paved outdoor entertainment area is accessible from both the lounge and the downstairs bedroom, perfect for guests or teenagers who like their independence. A full bathroom, entranceway and internal access to the double garage complete the lower area.

Upstairs provides a quiet oasis. Your master bedroom with ensuite and walk-in wardrobe overlooks the courtyard. The large landing area also provides a comfortably sized study nook, two generous bedrooms and a full bathroom to complete the upstairs living.







Top floor

Ground floor



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  1
  4
  3
  2
  217m<sup>2</sup>

WIDTH 12.3m

LENGTH 9.2m



Top floor



Ground floor





## NZ218 Brookside

The four bedroom, two bathroom home will appeal to those who love open plan living and light filled spaces. With large windows, sliding doors and skylights above, this house lets light pour in while providing great views of your section beyond.

In the kitchen you'll find a walk-in pantry, expansive bench space and a large island with seating for four. Two living areas on either side of the open plan kitchen provide flexible lifestyle options. Gather round the log burner in the family room in winter or open the living room's sliding doors to enjoy the best of indoor outdoor living during the summer.

The Brookside caters to the needs of a growing family with ample storage cleverly incorporated throughout the house. Walk-in wardrobes outfit both the master suite and an additional double bedroom while the two other bedrooms feature built-in closets.

The family bathroom has separate shower, bath and toilet to better serve the needs of a busy household while the master bedroom boasts it's own ensuite bathroom.

A walk through laundry provides internal access to the home's double garage where two cars fit neatly with room to spare for additional storage.

Build this plan as specified above or customise to suit your needs. See our build options page, to learn about other build options available to you.







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  218m<sup>2</sup>

**WIDTH** 14.8m

**LENGTH** 21.1m







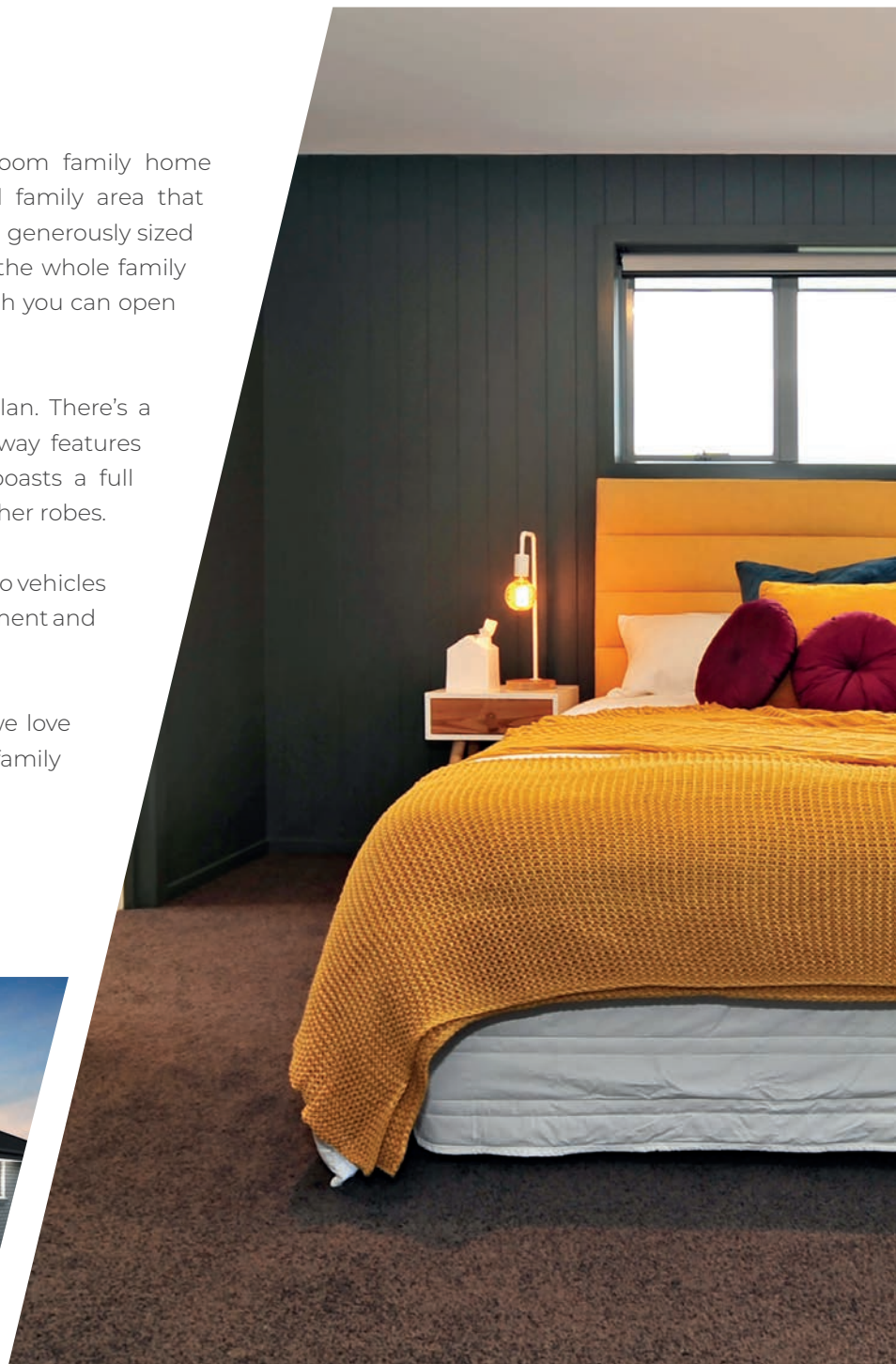
## NZ222 Taieri

Built for entertaining, this large four bedroom family home features an open plan kitchen, dining and family area that flows out to a patio - perfect for the BBQ! The generously sized separate living or media room will easily fit the whole family and has large double cavity slider doors which you can open up to expand the living space.

You're spoilt for storage options with this plan. There's a walk-in linen closet and the large entranceway features a coat and storage nook. Each bedroom boasts a full wardrobe, with the master featuring his-and-her robes.

The double garage offers plenty of room for two vehicles plus additional storage for bikes, sports equipment and any other toys.

With bathrooms at each end of the home we love this practical house plan, making it a great family entertainer.



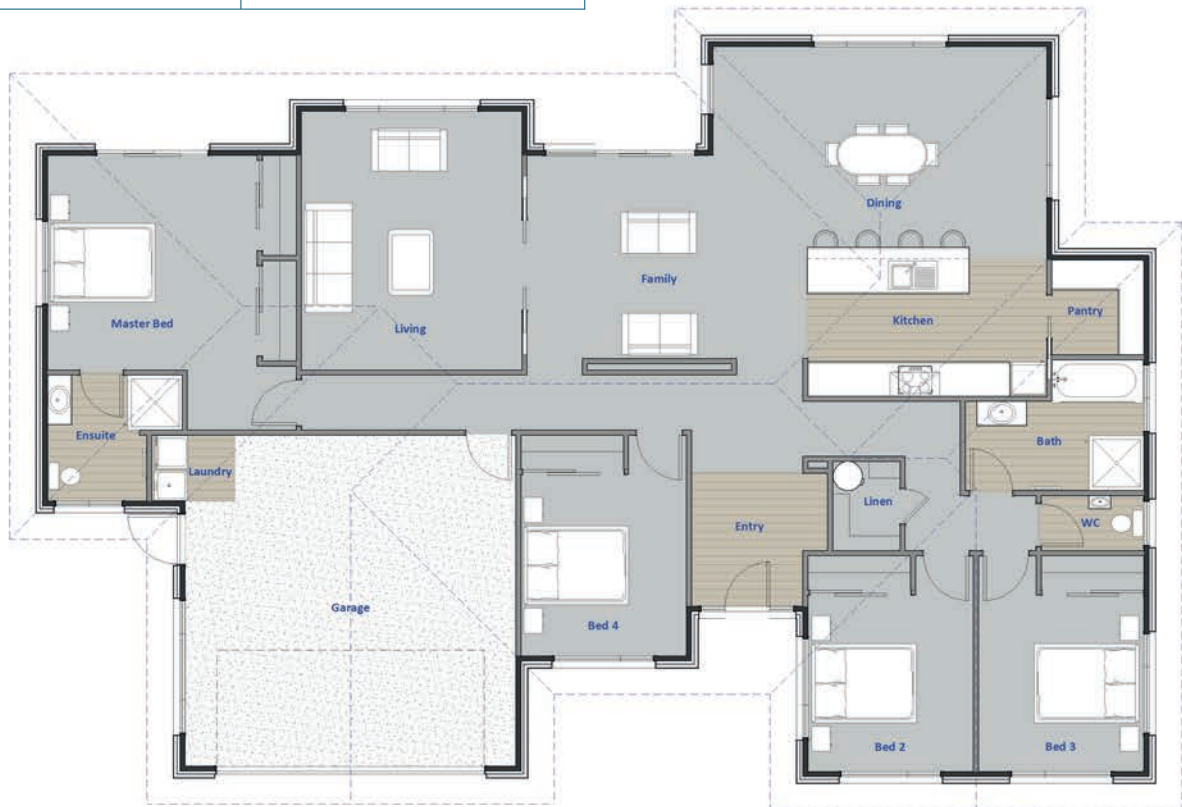




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  4
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  222m<sup>2</sup>

**WIDTH** 13.4m

**LENGTH** 20.2m







## NZ229 Ngāmotu

If you're looking for a spacious four bedroom family home with street appeal, you're in luck as our Ngāmotu plan fits the bill perfectly.

Sharing time with the family is made easy with the open-plan design of the kitchen, lounge and dining area. The master bedroom features a full ensuite bathroom, huge walk-in wardrobe, plus sliding doors to the outdoors so you can lay in bed and let the warm summer breeze flow into your room. Each of the other three bedrooms all feature double wardrobes, large windows and are a good size with easy access to the family bathroom.

The double garage with internal access has room for your laundry appliances and gives you ample storage space for vehicles and toys.







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  4
  2
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  229m<sup>2</sup>

**WIDTH** 13.3m

**LENGTH** 23.6m







## NZ233 Kaimanawa

The Kaimanawa is a cleverly designed single storey home that has plenty of space for a large family.

The four bedrooms run along the back of the house, the master with ensuite and walk-in wardrobe. The family bathroom has a separate shower, bath and toilet.

The open plan kitchen, dining and living room form a U-shape with the separate large family or media room. This creates a sheltered patio, perfect for entertaining.

The double garage has space for two cars, the laundry, bikes or any other family toys. It's easily accessed from the large entrance way.

This plan allows the living areas of the home to catch all day sun and are cleverly kept separate from the bedrooms for added privacy when entertaining.







 2
  4
  2
  2
  233m<sup>2</sup>

**WIDTH** 12.5m

**LENGTH** 25.5m





## NZ243 Tairua

With four bedrooms and four bathrooms spread over this large two-wing house, the Tairua is a wonderful option for big families. Two master bedrooms on either end of the home feature ensuite bathrooms and walk-in wardrobes, perfect for intergenerational living.

Multiple sliding doors open onto an inner courtyard formed by the home's U-shaped design encouraging a natural flow between indoor and outdoor living areas. Spacious decking, interspersed with planting areas create an outdoor sanctuary within this protected courtyard.

In the kitchen you'll find a walk-in pantry, plenty of bench space and an island overlooking the open plan dining and living areas beyond. With space for a large dining table and four stools at the breakfast bar, the main living area can comfortably accommodate both guests and a large family.

A separate media room can be closed off from the rest of the house making it a perfect place for kids to watch movies while you entertain.

In the internally accessible double garage you'll find the home's laundry facilities as well as space for tools, toys and sports gear.

Build this plan as specified above or customise to suit your needs. See our build options page to learn about other build options available to you.







 2
  4
  3
  2
  243m<sup>2</sup>

**WIDTH** 22.6m

**LENGTH** 18.03m







## NZ251 Wairiti

The Wairiti is an exceptional design for a five bedroom home or maybe you'd prefer four bedrooms and an office, the choice is yours.

Designed in an open U-shape to catch the all-day sun, enjoy the columns that welcome you to the front door.

The stylish and functional kitchen has a large walk-in scullery and breakfast bar. Double cavity sliders can open the separate lounge up to join the open plan kitchen, living and dining area, creating a flow out to the sunny patio area - perfect for entertaining.

The large master bedroom is situated at one end of the house and has a walk-in wardrobe and ensuite. The second bathroom is grouped with the other three bedrooms at the opposite end of the home to the master.

The extra large double garage is made for storage - perfect for a growing family!











## NZ259 Tararua

The Tararua is a large single storey home that has everything in it!

The four bedrooms run along the back of the house and the master has with a walk-in wardrobe and ensuite. The family bathroom, with separate bath, shower and toilet, and laundry are conveniently placed on this side of the house also.

The open plan kitchen, dining and living room create an easy indoor/outdoor flow. The separate media room can be closed off for privacy when entertaining or opened up to the living space.

There is also a separate office that can be used as a fifth bedroom and the large double garage can easily fit two cars with room to spare!

We love how this home offers such flexible living options for growing families.

Build this plan as specified above or customise to suit your needs. See our build options page to learn about other build options available to you.







1 
 1 
 4 
 2 
 2 
 259m<sup>2</sup>

<b>WIDTH</b> 13.8m	<b>LENGTH</b> 26.2m
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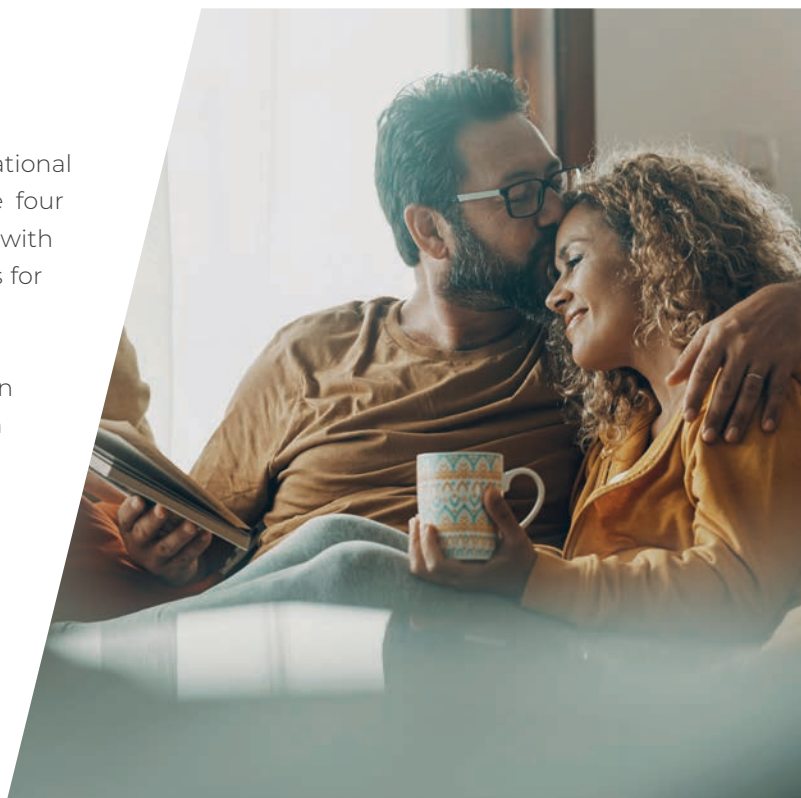
## NZ283 Taranaki

If you're looking for a large home suitable for intergenerational living, then the Taranaki ticks all the boxes. Two of the four bedrooms have ensuites, and a third family bathroom with separate shower and bath is situated near the living areas for easy access.

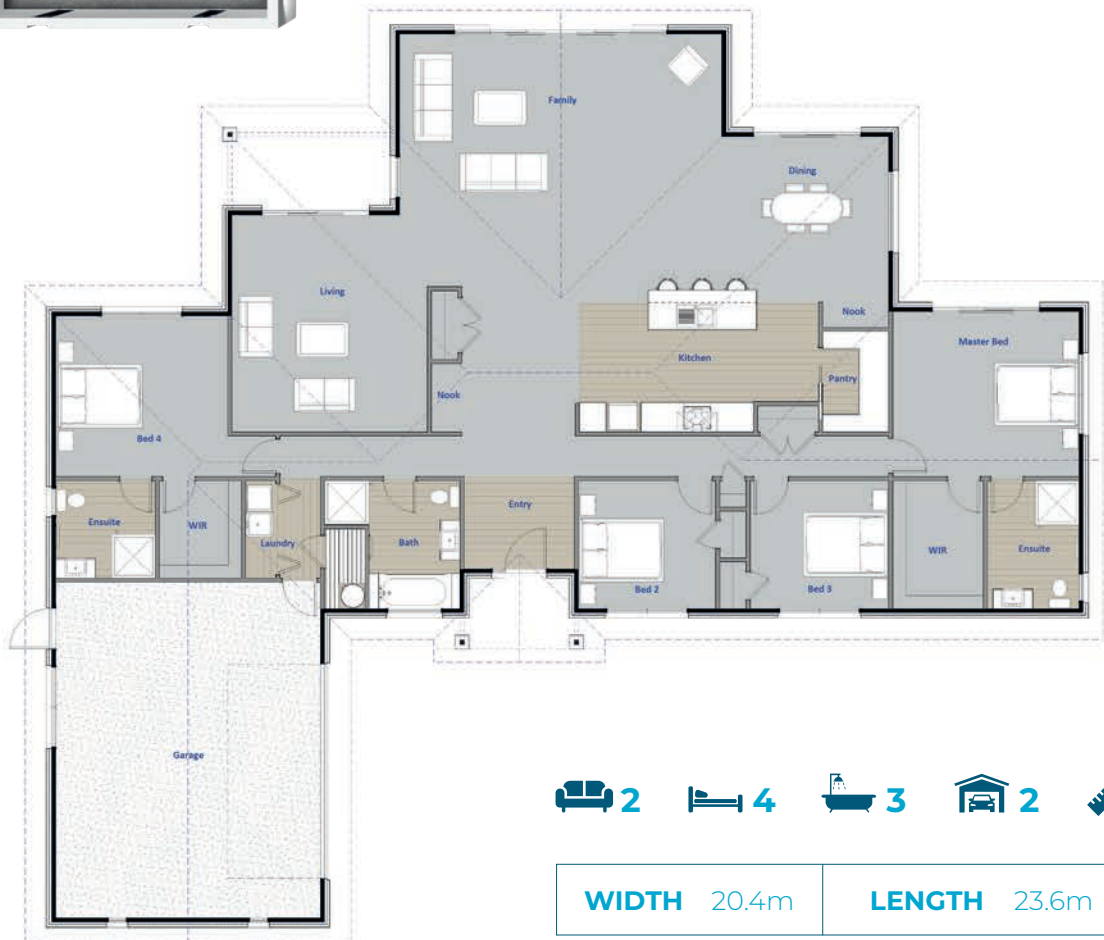
The entertainment areas are arranged in an open plan design forming the central hub of the home. They all open out directly onto outdoor areas. With plenty of windows and sliding doors allowing the light to stream in from all angles, this house is spacious and a pleasure to live in.

The extra large double garage has plenty of storage space for a growing family with internal access via the separate laundry.

Enjoy the large kitchen and scullery, it really is the heart of the home.







 2
  4
  3
  2
  283m<sup>2</sup>

WIDTH 20.4m

LENGTH 23.6m



# Build process

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## What to expect in our build process

We understand that starting a new build project can be challenging. With so many things to think about and consider, you may often feel overwhelmed and don't know where to start.

Our experience has taught us that each build is unique, our Latitude Homes builders work with you to tailor the approach to suit your lifestyle, needs and budget. By doing this, we're able to make the build process as straightforward, hassle-free and enjoyable for you as possible.



### 1. Initial conversation

Every project starts with a conversation. Starting with a chat with your local Latitude Homes builder, this initial conversation involves discussing your individual needs, ideas, the requirements of your section, and is helpful to answer any questions you may have at this early stage.

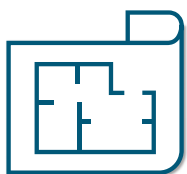


### 2. Set a budget

'What can you offer for \$X?' is the most common question we get from new customers and the answer will vary, depending on your circumstances.

If you already have finance approved by a lender and you have a set budget to work with, it can often help to explore our house plans on our website, filtering by price bracket. Your options can vary depending on the build option and materials you choose or any customisations you require.

Read more about financing your home on the following page.



### 3. Design your dream home

With finance sorted, the fun can begin. Explore our large range of house designs on our website and utilise our search filter to find a plan that perfectly fits your needs, lifestyle and budget. Or come in to see us and discuss custom designing your home.

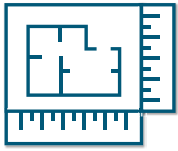
Regardless of whether you prefer a single or double storey home, entertainers kitchen, room for guests, or

if you want to include additional office space, you'll be spoilt for choice with our 50+ house plans on offer. All our designs are flexible and can be customised to suit your needs and personal preferences, meaning that house you've always dreamt of is at your fingertips.



## 4. Finishing Details

Our experienced colour consultants will advise you on the possibilities and your choices of colours, fittings and fixtures for your new home. We encourage you to get the most from these highly skilled interior design professionals who can help create your dream home.



## 5. Working drawings

The next step involves a written quote, approval and the commencement of working drawings. The team will prepare a full set of plans showing your home sited on the block, all elevations and other layouts including electrical requirements.

Any documentation required for council approval will also be supplied at this stage. The plans are set, the excitement builds and you can now start to see how your house will come together.



## 6. The building begins

Once your plans have been signed off and approved by the local territorial authority, the building can begin. You'll receive an agreement, detailing the specifications, accompanied by a payment schedule. We prioritise communication with you along the way, ensuring you're kept posted on every new stage of the construction process. Payments are required at different stages of the building process, all of which are clearly explained in the agreement.

## 7. Move in

Presenting you with the keys to your brand new home is the final step, and for us, is by far our favourite. Completing a journey with you in building your dream home is our ultimate goal, so handing over the keys and seeing another happy customer proves to us that we've done our job and done it well.

Of course, the relationship doesn't end there. Rest assured, we're only a phone call away for any questions or support needed following your move-in day.



# Financing your home

Building a new home is an exciting dream, be it your first, second or holiday home. But before we can make that dream come true there's one crucial factor that kick-starts your building dream, finance.

Rather than running straight to your bank we advise seeking the help of a home loan broker. They do the hard work for you, they ensure that your applications contain all of the right information, seek out the best home loan deal AND the best structure for your loan - which could save you thousands in the long run!

You may be eligible for a First Home Buyers Grant to assist with purchasing your home. The great news is, that if you are looking to build new, you will have access to twice the amount of grant money and higher building price caps than if you were to buy an existing home.









We can't wait for the day when  
we can say to you...

*"Welcome home"*



# Build with confidence

Choosing to use a Master Builder means that you are choosing quality. This gives you confidence that you can trust the team you are building with. You can sit back, relax and enjoy the build process as it takes shape. Rest assured your home build is in safe and reliable hands.

Latitude Homes is a registered Master Builder, this means all Latitude Homes are also safe guarded by the 10 Year Master Builder Guarantee, which covers the below:

- Loss of deposit
- Non-completion of work
- Remedial work
- Defects in materials
- Defects in workmanship
- Structural defects
- Rot and fungal decay

*\*Please note: this is subject to the various exclusions and limitations set out in the Guarantee Terms and Conditions. The guarantee is neither a contract of insurance or indemnity, nor is it a maintenance contract. To learn more, visit [www.masterbuilder.org.nz](http://www.masterbuilder.org.nz)*



***“As one of the first clients of Mike and Gauri, at Latitude Homes in the Auckland North West area, we felt they provided excellent service. They provided regular inspections and met with us on the site at Snell’s Beach, whenever we requested. The site construction area was unique and extremely difficult in parts.***

***They tailored their standard house design to fit the site. Gauri made design changes to the internal layout and helped us to make good decisions as this was our first build. Mike organised the tradespeople on site, and ensured any concerns were quickly addressed. Well done, and highly recommended.***

*- Guy and Stella*



# Come along on a journey with us and stay updated with Latitude Homes

## LEARN more and EXPLORE your options

Search and compare our house plans, see available and upcoming house and land packages, view showhome locations, meet the team and more.

[latitudehomes.co.nz](https://latitudehomes.co.nz)



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**Where Kiwis  
find comfort**