

AWARD WINNING

eHaus Waikato expoHaus for sale

Certified Passive House Classic



**Your chance to secure the first
Certified Passive House offered
for sale in the Waikato.**

The eHaus Waikato expoHaus is now offered to the market after serving as the showhome and office of eHaus Waikato for the last 18 months.

45 Komak Road, Taupiri
brownconstructionltd.co.nz



Idyllic location

Located on a 6300m² beautiful rural lifestyle block, north Hamilton, near Gordonton, this eHaus Euro Certified Passive House Classic is built to the world's leading PassivHaus energy-efficiency standard. With four bedrooms, and two bathrooms this family home also enjoys two living areas which spill onto a spacious alfresco deck for dining with friends or simply enjoying the scenery. Cloaked in black brick and cedar, the contemporary exterior ties in well with the sleek scandi interior. Timber and black details carry through to the designer kitchen and scullery where the resident foodie has everything they need at their fingertips. The bespoke bathrooms also uphold the dress code to perfection, with extensive feature tiling and ambient feature lighting creating a relaxing spa-like experience.



A healthy home

With constant warm temperatures and low humidity, there is no chance of condensation or mould growth in this home. This eHaus Euro has the healthiest of living environments, with 98% of dust, pollen and pollutants removed by the Zehnder heat recovery ventilation system silently providing fresh air into the home 24/7. What a relief for sufferers of asthma, hayfever and dust allergies!

Far exceeds the code

Despite a generous 252m² footprint, this home treads lightly on the environment. High-performance German-engineered window and door joinery are throughout, a solar photovoltaic system, ventilation system with heat exchanger, heat pump domestic hot water system, and super insulated airtight construction, make this beautifully designed house an energy efficient superstar.





It's so comfortable!

Knowing this home can reliably be kept at a comfortable temperature all year round no matter the temperature outside is amazing! Having experienced how this house performs through all the seasons, the eHaus team confidently say that this PassivHaus lives up to all their expectations and more. It's often the small pleasures like having warm feet, not having to dust, enjoying the quietness, and never being stuck in a stuffy or stale room, that catch our attention. That's the definition of comfort!

Energy smart

The PassivHaus design of this home has reduced the need for auxiliary heating and cooling to a very small AC unit. This gives us energy savings of around 90% when compared to a standard code built home. Receiving the monthly power bill is a joy. It shows how the Solar PV has generated so much excess power which is sold back into the grid, and how little power the house has used. This means that there is plenty of spare power to make use of the EV charging unit located in the garage. A hot water heat pump is cleverly programmed to utilise the free solar electricity generated during the day to heat the domestic hot water for the home.

Award winning, with a purpose

Winning several of the 2018 Waikato Registered Master Builders House of the Year awards, including the GIB Show Home award and the Sustainable Home award, was a great testament to the hard work everyone in our team has put in to this project. The purpose of this home has been to promote PassivHaus as a plausible solution to raising the standard of housing in NZ. Many have visited the home to become educated on the building science principles behind every build. It is the hope and passion of the eHaus Waikato team, that, because of this home, many others will be inspired to enjoy a healthy, comfortable, high performing home of their own.



Backed by eHaus

eHaus are New Zealand's leaders in PassivHaus design and construction with teams right across the country. The Brown Construction Ltd team are very proud to be the eHaus Waikato builders. As a business, they strongly value excellence and integrity in construction, so when eHaus approached them about becoming their local eHaus builders, they were thrilled to discover a way of construction that fits so well with their vision to build homes to an exceptionally high standard.

Property Information

Floor area: 252m² (House 212m², Garage 40m²)

Land Area: 6281m², contour majority flat then sloping to stream on east boundary

Year built: 2017 | **Property Condition:** New

Bedrooms: 3 double bedrooms, built in wardrobes with solid shelving. Carpet.

Master Bedroom: Large with exterior doors opening onto hardwood deck, walk in wardrobe with solid shelving and drawers. Carpet.

Ensuite: Freestanding bath, large tiled shower with rainhead, wall hung vanity, toilet, tile walls and floor. Feature LED and pendant lighting

Bathroom: Freestanding bath, large tile shower with rain head, wall hung vanity, tile walls and floor. Feature LED and pendant lighting

Toilet: Large guest toilet with basin unit and mirror, tile floor

Kitchen: Open plan with island bench, satin black granite benchtop, LED feature lighting, oven, induction cooktop, dishwasher, integrated fridge/freezer. Timber look laminate flooring

Scullery: Large with integrated wine and beverage fridges. Separate bench for coffee machine. LED feature lighting. Timber look laminate flooring.

Living/Dining: Coved ceiling, built-in window seat, feature pendant lighting. Timber look laminate flooring.

Lounge: Built-in entertainment unit and desk joinery, feature LED lighting. Carpet.

Outdoor living: Covered dining area, hardwood timber decks, LED feature lighting

Laundry: Custom cabinetry with drying rack, tile floor.

Garaging: Two car, automated Garage door (insulated), garage carpet.

Window joinery: European Wood/Alu 'tilt and turn' joinery, by Energate.

Cladding: Brick and Cedar weatherboard | **Roofing:** Longrun Iron

EV Charging: Amtron E11 unit in garage

Solar PV: 12 panel 3.12kW inverter system, grid tied.

Heating/cooling: 6kW ceiling cassette AC unit in Living

Alarm system: Elite

Home Audio system: Axiom 4 channel

Ventilation: Zehnder ComfoAir Q 350 MHRV system

Hot water: Aquarius 250L Heat Pump

Rainwater collection: 2 x 25000L concrete tanks.

Wastewater System: Biolytics

Landscaping: Established garden and trees, lawn, concrete paths, rotary clothesline, Timber fence, Post and Rail fencing, garden lighting. Concrete driveway and parking area. Established native planting strips on Northern and Southern boundaries.

Open to view weekdays 9am–4pm, and open homes during weekends by appointment.

Let's talk!

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