

FOWLER HOMES PLANS COLLECTION

Building dream
homes since 1984



**FOWLER
HOMES™**

Est. 1984

YOUR STYLE OF LIVING



CHOOSE A PLAN THAT SUITS YOUR STYLE OF LIVING

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Fowler Homes has been in the home building industry since 1984, we have established a trusted brand with nationwide recognition. In that time, we have amassed an extensive range of house plans customisable to suit all kinds of living, sections, and budgets.

BUILDING HAS NEVER BEEN EASIER

From compact 2-bedroom homes, to modern, stylish family homes at affordable prices to large properties that make the most of their environment and vistas. Check out some of our most popular homes for inspiration today.

When you build with Fowler Homes you work directly with the owners and their management teams.

YOUR STYLE OF LIVING

PROUD TO BE LOCALLY OWNED
AND OPERATED SINCE 1984



GETTING STARTED - THE FOWLER HOMES BUILD PROCESS

The Fowler Homes build process may vary across region to region, here is our guide that outlines what to expect at each step.

1 Initial Client Meeting

Let's sit down and have a chat about your section, your budget and wish list. You may already have an idea of your desired floor plan, have some example plans to discuss, or we can start a completely fresh design.

If you already have plans drafted, we can discuss bringing these to reality. This is a great time to ask any questions that you may have about our build process, or even just building in general.

We take pride in guiding our clients through the process from start to finish.

2 Architectural Plans

Our qualified architectural designers will draft an initial concept plan for you based upon discussions in the initial client meeting. This gives you a chance to assess and make any changes before proceeding further through the design process.

Once you are happy with your initial concept plans, we can move on to more detailed plans and working drawings, to allow your build contract to be accurately priced and to inform the building consent process.

3 Select your fittings and finishes

Make all selections for your new home from our extensive range of product suppliers. Our show rooms and show homes contain a large range of samples and information on the different options available.

Identifying your preferred fittings and finishes also informs the pricing process and we can advise on the best selections to meet your budget.

4 Contract Signing

Once you have confirmed the plan for your new home and selected your fittings and finishes, our suppliers provide us with full quotes that are specific to your build. This allows us to provide you with an accurately priced build contract.

A detailed Master Build Residential Building Contract will be drafted which outlines the total price of your build, and how the payments will be staged throughout your build.

At this point you will be able to review your contract and we can assist you to make any additions or deletions dependent on your specific budget.

5 Getting underway

Once your contract has been signed, and deposit paid, your build can commence dependent on building consent approval and issue of land title (if applicable). Your build will progress through defined stages and your Fowler Homes team will keep you regularly updated along the way.

Typical stages are likely to include:

- earthworks and site preparation
- foundations
- wall and roof framing
- roof installation
- exterior doors and windows
- plumbing, electrical and insulation
- interior and exterior linings and finishes
- kitchens, bathrooms, hardware and tiling
- driveways, hard and soft landscaping

6 Handover

By this stage, your home has been carefully managed through all stages of the building process and you can see your vision become a reality.

Before you make your final payment and the house is handed over, we will take you for a thorough walk-through of your new home to ensure that you are completely satisfied with the finished product.

We take pride in handing over high quality and beautifully finished homes to our valued clients. Many of our clients are referral based or are building second or third homes with us!

Communication is key to a good partnership.

We use construction software like Builder Trend and Rave Build to communicate the project management, finances, progress photos and communications.

Peace of Mind



All our homes are built with a 10-year Master Builder Guarantee. Individual product guarantees will also apply.

Building Timeframe

Generally, it takes between 10 to 12 months to build a new home. This includes the initial planning and consenting process. The build itself usually takes around 6 to 8 months from the beginning of the earthworks to handing over the keys. Please note a larger home with a complex design will have a longer build timeframe.

View our Getting Started Guide and FAQs online at www.fowlerhomes.co.nz

THE PLANS COLLECTION



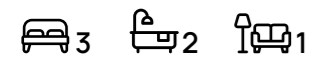


84m² | 3 bdrm



105m² | 2 bdrm

Takaro



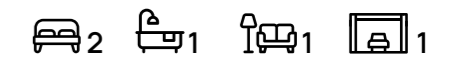
Separate laundry

A compact home with generous open plan living, this 3-bedroom home includes a separate laundry and ensuite.

Floor Area: 84m²
Length: 9.26m
Width: 10.21m



Frankton



Live small and smart in this gorgeous 2-bedroom home. Spacious living with outdoor patio to capture the views & sun. The laundry is located within the 1-car garage.

Floor Area: 105m²
Length: 15.15m
Width: 8.65m



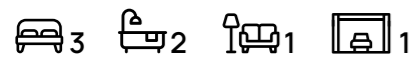


118m² | 3 bdrm



127m² | 3 bdrm

Huia

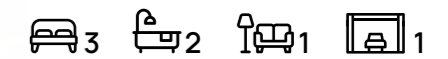


Small and perfectly formed. This 3-bedroom home has been design with a smaller footprint in mind.

Floor Area: 118m²
 Length: 15.04m
 Width: 7.83m



Hanley



Smart, compact living with 3-bedrooms to suit a smaller family or anyone entering the property ladder.

Floor Area: 127m²
 Length: 15.57m
 Width: 9.33m



FAVOURITE PLAN

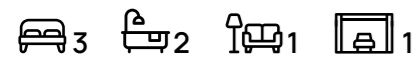


128m² | 3 bdrm



146m² | 3 bdrm

Waihopai

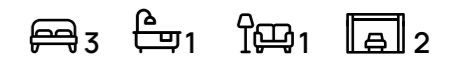


A compact and stylish first home with 3-bedrooms and 2-bathrooms. Single car garage with laundry inside.

Floor Area: 128m²
Length: 15.73m
Width: 9.16m



Kelvin Grove



A great little 3-bedroom home with a practical layout for anyone looking to downsize but still needs the bedroom space.

The master has its own access to the bathroom, and laundry is located in the double garage.

Floor Area: 146m²
Length: 15.93m
Width: 13.95m



FAVOURITE PLAN

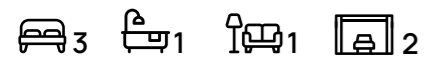


147m² | 3 bdrm



155m² | 2 bdrm

Roslyn



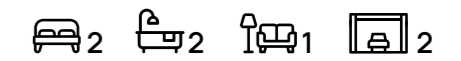
Separate laundry

Live small and smart in this gorgeous 2-bedroom home. Spacious living with outdoor patio to capture the views & sun. The laundry is located within the 1-car garage.

Floor Area: 147m²
Length: 12.27m
Width: 16.94m



Wakanui



Separate laundry
Includes walk-in pantry

Downsize in style. This home captures modern living, with an open plan kitchen, dining and living area, complete with walk-in pantry and double garage.

Floor Area: 155m²
Length: 21.81m
Width: 9.07m



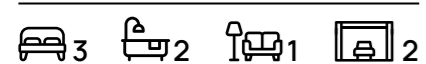


159m² | 3 bdrm



177m² | 3 bdrm

Murihiku



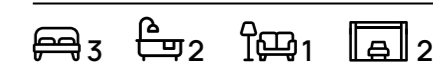
Separate laundry

Designed to capture the sun, this stunning home has a large north facing open plan kitchen, dining & living area. This 3-bedroom home includes an internal laundry, outdoor living area, double garage and lots of storage.

Floor Area: 159m²
Length: 20.88m
Width: 12.33m



Kawarau



Separate laundry

This home is designed to capture the sun with a large open plan living area, 3-bedrooms, ensuite, separate laundry and 2-car garage. Create a relaxing atmosphere in your outdoor area!

Floor Area: 177m²
Length: 20.8m
Width: 16.0m





Manuka 1



GROUND FLOOR



FIRST FLOOR

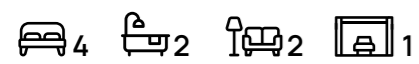


SECOND FLOOR

169m² | 3 bdrm

219m² | 5 bdrm

Manuka 1

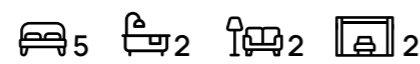


Separate laundry

A modern three-story townhouse design for a minimal site footprint to fully take advantage of compact building sites near the inner city. Includes a 1-car garage.

Floor Area: 169m²
Length: 10.30m
Width: 5.80m

Manuka 2



Includes office
Separate laundry

The larger of the 2 apartments, Manuka 2 is designed to complement Manuka 1, taking advantage of compact building sites near the inner city. Includes 2-car garage.

Floor Area: 219m²
Length: 10.30m
Width: 6.80m

Manuka 2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FAVOURITE PLAN

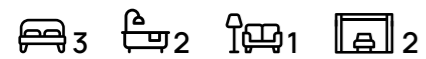


181m² | 3 bdrm



181m² | 3 bdrm

Cairns 2



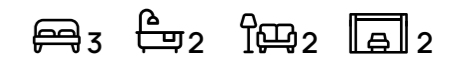
Separate laundry

An affordable family home. The Cairns home design has been a firm favourite over the decades as an affordable family home. A comfortable layout with 3-bedrooms allows space for all the family.

Floor Area: 181m²
Length: 18.36m
Width: 13.28m



Glenorchy



Includes office

This home has a practical and modern touch with the mono-pitch roof lines. 3-bedrooms with double garage, office nook and large open plan living area would suit many new homeowners. Level up your outdoor area with two deck areas to capture the sun & views.

Floor Area: 181m²
Length: 22.04m
Width: 13.38m



FAVOURITE PLAN

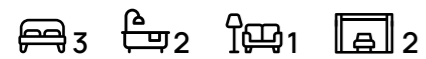


189m² | 3 bdrm



189m² | 3 bdrm

Annisbrook



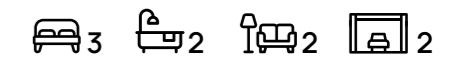
Separate laundry
Includes office

A great design for growing families where they will appreciate the separation of the master bedroom from the other rooms. The clean-lined features and split-gable roof over the large open-plan living area, opens to a large timber deck running the full length of the home. The ultimate indoor-outdoor feature.

Floor Area: 189m²
Length: 24.82m
Width: 12.96m



Pisa



Separate laundry
Includes walk-in pantry

A lot has been packed into this home including three bedrooms, two bathrooms, modern kitchen with walk-in pantry and multiple indoor/outdoor entertaining spaces.

Floor Area: 189m²
Length: 18.58m
Width: 12.46m





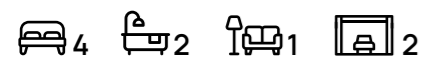
192m² | 4 bdrm



HOME & INCOME

192m² | 4 bdrm

Alta



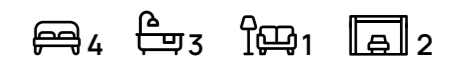
Includes scullery

An ideal family home, this floor plan includes 4-bedrooms including master with ensuite and walk-in robe. A large outdoor patio wraps around the northern aspect of the house, providing excellent indoor/outdoor flow with the open plan living space.

Floor Area: 192m²
 Length: 21.39m
 Width: 11.70m



Lomand



Includes walk-in pantry
 Studio: 28m² (1 Bdr, 1 Bth)

This modern 3-bedroom home is cleverly designed with a 1-bedroom studio unit above the garage. Utilise the studio as an income stream or at home office. Whatever you decide, this home has been designed to grow with your family & lifestyle.

Floor Area: 192m²
 Length: 21.77m
 Width: 10.31m



GROUND FLOOR

FIRST FLOOR



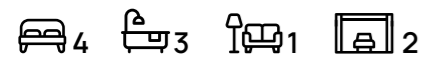
195m² | 4 bdrm



HOME & INCOME

197m² | 4 bdrm

Crichton



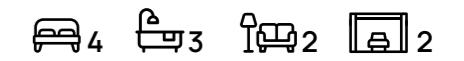
Includes walk-in pantry

Check out this modern style 4-bedroom home that includes a guest bedroom with ensuite. Surrounding yourself with people you love is good for the soul, this home has all the amenities to make hosting and entertaining easy.

Floor Area: 195m²
 Length: 21.8m
 Width: 10.30m



Aurora



Unit: 35.1m² (1 bdr, 1 bth)

Looking to build your new home and have an income stream attached? Check out this 3-bedroom family home with a 1-bedroom unit attached.

Floor Area: 197m²
 Length: 24.69m
 Width: 11.96m



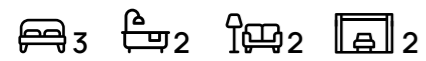


199m² | 3 bdrm



200m² | 4 bdrm

Cyprus



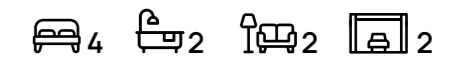
Includes media lounge

Designed for a modern family lifestyle, this 3-bedroom home has a large open plan living area with separate media lounge and covered outdoor area.

Floor Area: 199m²
 Length: 20.00m
 Width: 12.80m



Awarua



Separate laundry

This home is designed for a longer, narrow section and features all the comforts of modern living. 4-bedrooms, 2 bathrooms, separate laundry and large open plan living with a media lounge.

Floor Area: 200m²
 Length: 29.09m
 Width: 8.56m



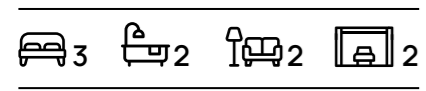


203m² | 3 bdrm



203m² | 3 bdrm

Waitoki



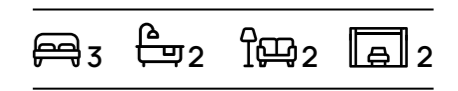
- Includes scullery
- Includes office

A modern 3-bedroom home with two north facing family living areas.

Floor Area: 203m²
 Length: 20.10m
 Width: 14.11m



Mardon



- Separate laundry
- Includes walk-in pantry
- Includes office

A large family home that allows for the ultimate indoor-outdoor living.

Floor Area: 203m²
 Length: 21.00m
 Width: 15.66m



HOME & INCOME

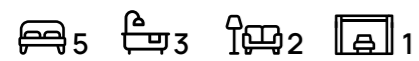


203m² | 5 bdrm



203m² | 4 bdrm

Okura



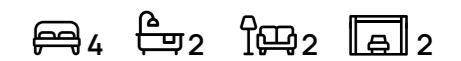
Unit: 65m² (2 bdr, 1 bth)

A compact and stylish home that includes a separate 2-bedroom unit at the rear of the property.

Floor Area: 203m²
Length: 16.31m
Width: 6.57m



St Clair



Separate laundry
Includes walk-in pantry

This stylish 4-bedroom home incorporates a walk-in pantry, media lounge and separate laundry. Design and construction elements are time-tested, which means you will have a quality future-proofed family home for decades to come.

Floor Area: 203m²
Length: 23.64m
Width: 12.97m



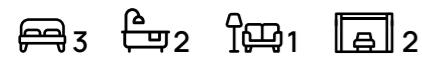
FAVOURITE PLAN



204m² | 3 bdrm

208m² | 4 bdrm

Crownthorpe



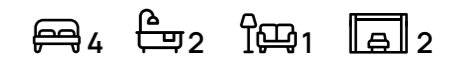
Separate laundry
Includes office

Defined double-gables give this home a modern and contemporary street appeal. Featuring two wings, with bedrooms in each area, this home has multiple living areas designed to grow and suit many homeowners.

Floor Area: 204m²
Length: 15.0m
Width: 24.5m



Omaui



Includes walk-in pantry

The spacious open plan dining, living and outdoor area makes this home a standout and one that will suit an active lifestyle. 4-bedrooms, 2 bathrooms, walk-in pantry and lots of storage options.

Floor Area: 208m²
Length: 19.51m
Width: 14.81m



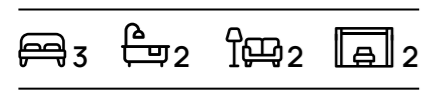


208m² | 3 bdrm



210m² | 3 bdrm

Pyes Pa



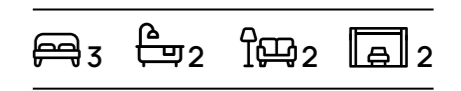
- Separate laundry
- Includes office
- Includes walk-in pantry

This 3-bedroom home is packed with features to suit a modern style of living including media lounge, office nook, walk-in pantry and separate laundry. Level up your outdoor living with 2 unique spaces to catch the sunset.

Floor Area: 208m²
 Length: 24.50m
 Width: 15.40m



Isobel



- Includes scullery
- Separate laundry
- Includes office

This home has room for all the family, with lots of indoor-outdoor flow and space between the master and additional bedrooms.

Floor Area: 210m²
 Length: 21.28m
 Width: 15.36m



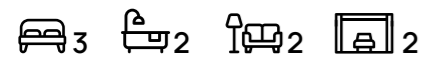


211m² | 3 bdrm



214m² | 4 bdrm

Te Ranga



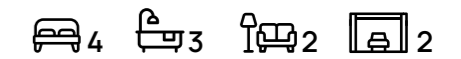
Separate laundry
Includes office

An inviting entry leads to the heart of this stunning entertainer's home with a large outdoor enclave wrapped within the wings of this home, providing the ultimate privacy. Key spaces will be ticked off your wish list including 2 living spaces, double garage, office nook and separate internal laundry.

Floor Area: 211m²
Length: 21.05m
Width: 14.65m



Hector



Includes walk-in pantry
Unit: (1 bdr, 1 bth)

Easy living. Check out this 3-bedroom home with 1 bedroom unit enclosed. Take advantage of your views from the spacious open plan living.

Floor Area: 214m²
Length: 21.47m
Width: 11.31m



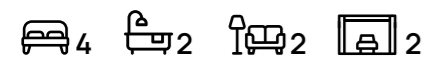


216m² | 4 bdrm



217m² | 3 bdrm

Monarch



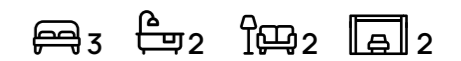
Includes office

Designed as two wings with one side containing the everyday spaces and other the 4-bedrooms all made accessible by the second living space.

Floor Area: 216m²
Length: 21.69m
Width: 14.52m



Caversham



Separate laundry
Includes office
Includes walk-in pantry

This home has been designed to give the very best indoor and outdoor comfort. 3-bedrooms, double garage, office, separate laundry, media lounge and lots of storage.

Floor Area: 217m²
Length: 23.61m
Width: 19.28m



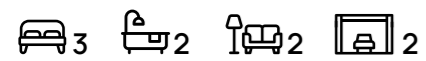


217m² | 3 bdrm



220m² | 4 bdrm

Waihola



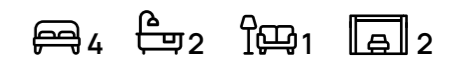
- Includes walk-in pantry
- Includes office

This home makes a statement with its stunning mono-pitch roofline and high top light windows, which bathe the large living spaces with natural light. The moment you enter this home you will be in awe at the versatile family living options.

Floor Area: 217m²
Length: 22.71m
Width: 14.83m



Omaha



- Separate laundry
- Includes office
- Includes walk-in pantry

The classic proportions, practical layout and clean traditional weatherboard lines make this an attractive home for a kiwi family across New Zealand.

Floor Area: 220m²
Length: 16.00m
Width: 10.30m



FIRST FLOOR

FAVOURITE PLAN

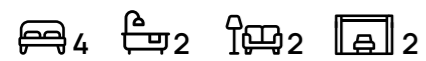


224m² | 4 bdrm



225m² | 4 bdrm

Mosgiel



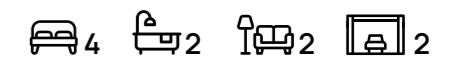
Separate laundry
Includes office

This timeless classic has modern touches such as multiple cladding materials/textures and rectangular aspect powder coated aluminum awning double-glazed windows.

Floor Area: 224m²
Length: 23.23m
Width: 14.39m



Burnside



Separate laundry
Includes office

A well-sorted four-bedroom home with very generous living areas and a large central designer galley kitchen that keeps you in touch with family life and guests when entertaining.

Floor Area: 225m²
Length: 13.39m
Width: 22.72m





226m² | 4 bdrm



226m² | 4 bdrm

Cambourne

4 beds, 3 baths, 2 living areas, 2 car garage

Includes office

This multilevel home has several quiet and entertaining zones - be close to your family, then take some time out.

Floor Area: 226m²
Length: 20.30m
Width: 8.0m



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Leanne

4 beds, 2 baths, 2 living areas, 2 car garage

Separate laundry
Includes office

A contemporary 2-storey family home with spacious living. This 4-bedroom home has been designed to grow with your family, and features multiple entertaining spaces.

Floor Area: 226m²
Length: 18.03m
Width: 13.06m

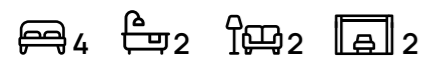


233m² | 4 bdrm



234m² | 3 bdrm

Richmond



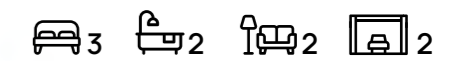
Separate laundry
Includes office

An attractive 4-bedroom home that is ready to welcome you and your family. The open-plan living, dining and living areas flow to the media room and outdoor areas. Separate laundry, office nook and plenty of storage to suit your style of living.

Floor Area: 233m²
Length: 21.33m
Width: 16.26m



Allenton



Includes separate laundry
Includes scullery
Includes walk-in pantry

A spacious 3-bedroom family home with modern features including 2 living spaces with internal access to the deck.

Floor Area: 234m²
Length: 26.59m
Width: 14.84m



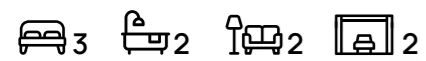


237m² | 3 bdrm



237m² | 3 bdrm

Kinloch



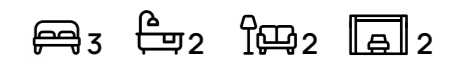
- Includes scullery
- Separate laundry
- Includes office

A large lifestyle property split across two wings with a central open plan kitchen and living area.

Floor Area: 237m²
 Length: 21.66m
 Width: 16.47m



Magnolia



- Includes separate laundry
- Includes scullery

A central entranceway takes you right to the open plan kitchen and family spaces and left to the bedrooms.

Floor Area: 237m²
 Length: 26.95m
 Width: 16.03m



FAVOURITE PLAN

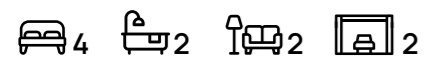


241m² | 4 bdrm



248m² | 4 bdrm

Bellevue



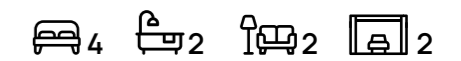
Separate laundry
Includes office

The modern styling and practical layout with features such as a media room, indoor/outdoor loggia and separate family room make this home a pleasure to live in.

Floor Area: 241m²
Length: 22.72m
Width: 14.43m



Fairton



Separate laundry

A stylish and modern 4-bedroom family home. Central kitchen with open living, and dining that opens to the media room and backyard.

Floor Area: 248m²
Length: 23.70m
Width: 16.20m



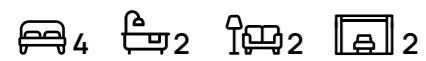


245m² | 4 bdrm



245m² | 3 bdrm

Puhoi



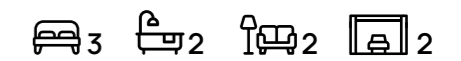
Includes walk-in pantry

This 4-bedroom home has many modern features to grow with a young family. Double car garage, separate laundry, media room, outdoor living and office nook.

Floor Area: 245m²
 Length: 24.00m
 Width: 13.30m



Te Puke



Separate laundry
 Includes office
 Includes walk-in pantry

The modern interior layout with expansive outdoor living areas and great indoor/outdoor flow make this home the ideal choice for entertainers. Exterior cladding accents add to the street presence of this home.

Floor Area: 245m²
 Length: 26.3m
 Width: 19.6m



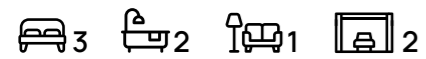


259m² | 3 bdrm



269m² | 3 bdrm

Matipo



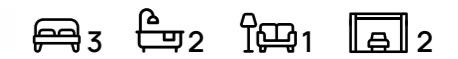
- Separate laundry
- Includes walk-in wardrobe

The home has great indoor/outdoor flow from the central kitchen and family spaces. Get creative in your sewing room or transform to a fourth bedroom.

Floor Area: 259m²
 Length: 25.27m
 Width: 19.06m



Stoneridge



- Includes separate laundry
- Includes scullery
- Includes office

Generous proportions throughout. This L-shaped 3-bedroom home maximises the open plan living spaces and outdoor alfresco area.

Floor Area: 269m²
 Length: 25.64m
 Width: 20.50m



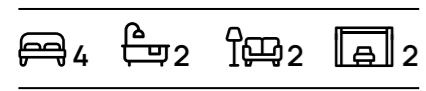


280m² | 4 bdrm



288m² | 4 bdrm

Fitzroy



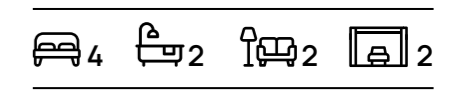
Separate laundry

A large family home with dedicated spaces, split across 3 areas. The central area of the home contains the kitchen, dining and living areas. One end contains the master living, with large ensuite and walk-in wardrobe. The third area has the additional bedrooms, providing privacy for all.

Floor Area: 280m²
 Length: 31.80m
 Width: 19.50m



Taieri



Separate laundry

Includes office
 Includes walk-in pantry

A great design for growing families where they will appreciate the expansive entertaining areas. This four bedroom plan or three bedroom with home office has plenty of room for a growing family.

Floor Area: 288m²
 Length: 17.45m
 Width: 26.01m





310m² | 4 bdrm



313m² | 4 bdrm

Pukekura

4 3 2 2

Includes office
Includes scullery

This show home consists of 3 pavilions spread across the section to maximise sunlight and street appeal.

Floor Area: 310m²
Length: 30.12m
Width: 12.96m



Mangatainoka

4 2 2 2

Separate laundry
Includes office

A large executive style home inspired by a rural lifestyle. This home has your family's growing needs covered, 4-bedrooms, 2.5 bathrooms, office, media lounge, scullery, separate laundry, double garage and plenty of storage! Did you see his and her wardrobes? Make a statement with this beautiful home.

Floor Area: 313m²
Length: 30.70m
Width: 15.60m





333m² | 4 bdrm

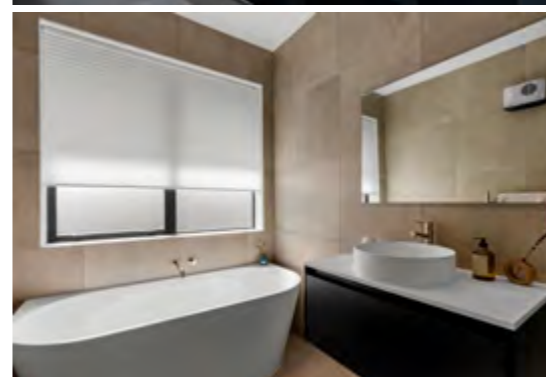
Coldstream

4 cars 2 beds 1 office 2 bathrooms

Separate laundry
Includes office
Includes scullery

A modern twist on a timeless practical home layout with a generous street-facing entrance foyer, defined by cedar exterior cladding.

Floor Area: 333m²
Length: 28.74m
Width: 27.11m



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