

AUSMAR

HAMPTONS HOMESTEAD





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Hamptons Homestead



HAMPTONS HOMESTEAD

Welcome to Hamptons Homestead, a remarkable example of a custom acreage lifestyle home that embodies the timeless charm and elegance of Hamptons-inspired design. From the initial design concept to the final touches, every aspect of this residence was thoughtfully considered to meet the unique vision and requirements of its discerning owners. We will delve into the challenges faced by AUSMAR during the construction process and the innovative solutions employed to overcome them. From navigating easements and natural watercourses to preserving existing trees, the integration of the home within its natural environment was seamlessly achieved. Moreover, the incorporation of energy-efficient features and design elements, elevating the homeowners' commitment to creating a well-ventilated and light-filled

living environment. The exceptional features of Hamptons Homestead are a testament to the meticulous craftsmanship and attention to detail that define its character. Carefully selected materials, and custom finishes contribute to a cohesive and luxurious aesthetic. The interior design seamlessly blends the beauty of the natural surroundings with captivating custom elements, creating a harmonious flow throughout the home. Join us on this captivating journey through the creation of Hamptons Homestead, where the pursuit of design excellence, meticulous craftsmanship, and luxurious living converge. Experience the dedication and expertise that transformed dreams into reality, surpassing expectations and setting a new standard for custom acreage lifestyle homes.

Hamptons Homestead

HAMPTONS HOMESTEAD STANDS AS A TESTAMENT TO AUSMAR'S COMMITMENT —

To deliver exceptional craftsmanship and unparalleled client satisfaction



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PROJECT COMMENCEMENT

This case study revolves around the construction of AUSMAR's custom acreage lifestyle home - Hamptons Homestead. The client desired a spacious property with a large house, pickleball court, shed, and pool. The primary objective was to ensure privacy and minimise noise from a neighbouring commercial property. The site planning, client design requirements, zoning requirements, energy efficiency considerations, and unique features were all crucial aspects of the project. Additionally, managing the client's expectations and adhering to the budget were key challenges throughout the construction process.

Site Planning

The client sought a lifestyle acreage property that provided ample space and privacy. To address this, the site plan focused on strategic placement of landscaping, the shed, and the pickleball court. By positioning the pickleball court on one side and the shed on the other,

"The alfresco area, pool zone, and main entertainment space were shielded from neighbouring properties, ensuring complete privacy for the residents."

What Was Built

While the client handled the final landscaping and shed arrangements independently, AUSMAR was responsible for the main house and hardscaping. AUSMAR assisted in planning these elements to ensure cohesive design and seamless integration with the overall property layout.



Zoning Requirements

The property fell under the rural residential zoning category, which required adherence to setback requirements and consideration of site access. To facilitate access to the shed, a secondary driveway was constructed, and setbacks were carefully maintained.

"Hamptons Homestead is more than just a home; it's a reflection of our client's unique style and a sanctuary where they can enjoy the ultimate acreage lifestyle"

Hamptons Homestead



As the builder of Hamptons Homestead, our goal was to bring our client's vision to life and create a truly exceptional custom acreage lifestyle home. From the initial design stages to the final touches, every detail was meticulously crafted to ensure a harmonious blend of elegance, functionality, and natural beauty.



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PRIVACY CONSIDERATIONS

Privacy and Security

In the construction of Hamptons Homestead, privacy and security were paramount considerations. To safeguard the homeowner's tranquility, the landscaping and positioning of the shed and pickleball court were meticulously orchestrated. These strategic placements served as effective barriers, ensuring that the alfresco area, pool zone, and main entertainment space remained secluded from neighboring properties. The result is a residence that offers a heightened level of privacy and security, allowing our client's to fully enjoy their surroundings with peace of mind.

Unique Features or Elements

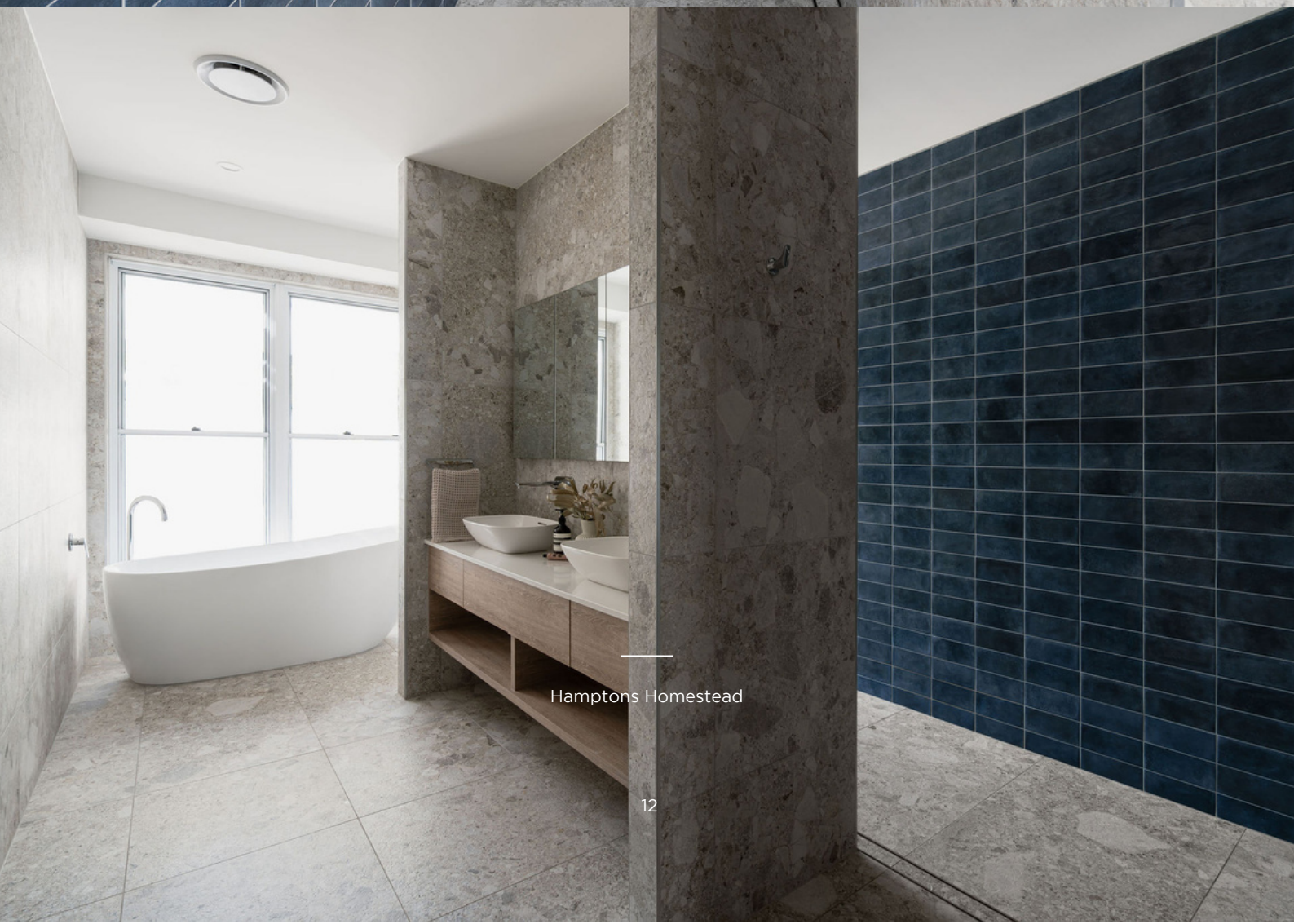
The custom acreage lifestyle home boasted several unique features. The design incorporated various articulations to create distinct spaces and maintain privacy between the master bedroom and guest rooms. The interior design showcased exceptional elements such as a one-of-a-kind natural stone splashback for the kitchen, Velux skylights above the kitchen bench to highlight the area, timber ceiling elements, and other design themes. This harmoniously connects the indoor and outdoor spaces, creating a seamless flow throughout the home, and elevating the overall aesthetic.

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The master ensuite of Hamptons Homestead is a true sanctuary, designed to indulge the homeowners with its generous space, luxurious finishes, and tranquil ambiance. It's a private oasis where they can unwind and rejuvenate after a long day.

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THE DESIGN

Floor plan

The floor plan was designed to provide an impressive first impression upon entry. Upon opening the front door, one could see the entire property, including the pool and feel the breeze coming through the entry foyer. The open-plan living, kitchen, and dining area seamlessly connected to the spare bedrooms, offering privacy for guests. The master suite, equipped with a spacious bedroom, office, large robes, and a beautiful ensuite, was strategically placed away from the guest rooms while maintaining accessibility to the kitchen.

Lighting and Energy Efficiency

The client emphasised the importance of natural light and ventilation in their design brief. The orientation of the principal living areas, ceiling height, operable windows, and sliding glass doors were carefully considered to maximise natural light and facilitate airflow. The house aimed to achieve a seven-star energy rating, ensuring energy efficiency and sustainability.



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KEY BUILD CHALLENGES

Build Requirements

The construction process faced minimal challenges, as the block of land was relatively straightforward, requiring limited cutting, filling, and retaining. Certain considerations, such as clearing trees and maintaining distance from an easement, were addressed during the preliminary stages. Additionally, adjustments were made to meet bushfire zone standards. To ensure safety and security, the entire site was temporarily fenced off during construction.

The Budget

The budgeting process involved assessing the client's design brief, determining the rate per square metre based on similar recent projects, and aligning it with the client's desired overall expenditure. Regular estimations were conducted, and fixed pricing was established once the initial design concepts were finalised. Ensuring financial viability was crucial to avoid underestimating costs and to deliver the project within the established budget.

Managing Expectations

Managing and aligning the client's expectations throughout the project was essential. Although the client had a good understanding of the construction industry, the project still took longer and cost more than initially anticipated due to industry dynamics occurring at the time. Custom homes are unique, and their final costs depend on the selection of specific materials and finishes. Open communication, estimation updates, and ensuring transparency in pricing were integral to managing the client's expectations effectively.



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This home showcases our dedication to overcoming challenges and delivering exceptional results. By addressing unique site characteristics and adhering to regulations, we ensured a harmonious integration with the surroundings.



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This home stands not just as a structure, but as a testament to our unwavering dedication to quality, creativity, and the realisation of each client's unique vision.

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PROJECT COMPLETE

The construction of AUSMARs custom acreage lifestyle home showcased meticulous site planning, adherence to zoning requirements, attention to privacy and security, and emphasis on energy efficiency and natural light. The unique design elements and features, such as the one-of-a-kind kitchen stone, Velux skylights, and timber ceiling elements, added character to the home. The floorplan was carefully designed to provide a captivating entry experience while maintaining privacy for the occupants.

Throughout the construction process, managing the client's expectations and adhering to the budget were challenges that required open communication and transparency.

"In the end, AUSMAR successfully delivered a bespoke lifestyle home that met the client's vision and requirements."

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THE KEY TO A BEAUTIFULLY FINISHED
HOME IS THE WAY IT STARTS.



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