

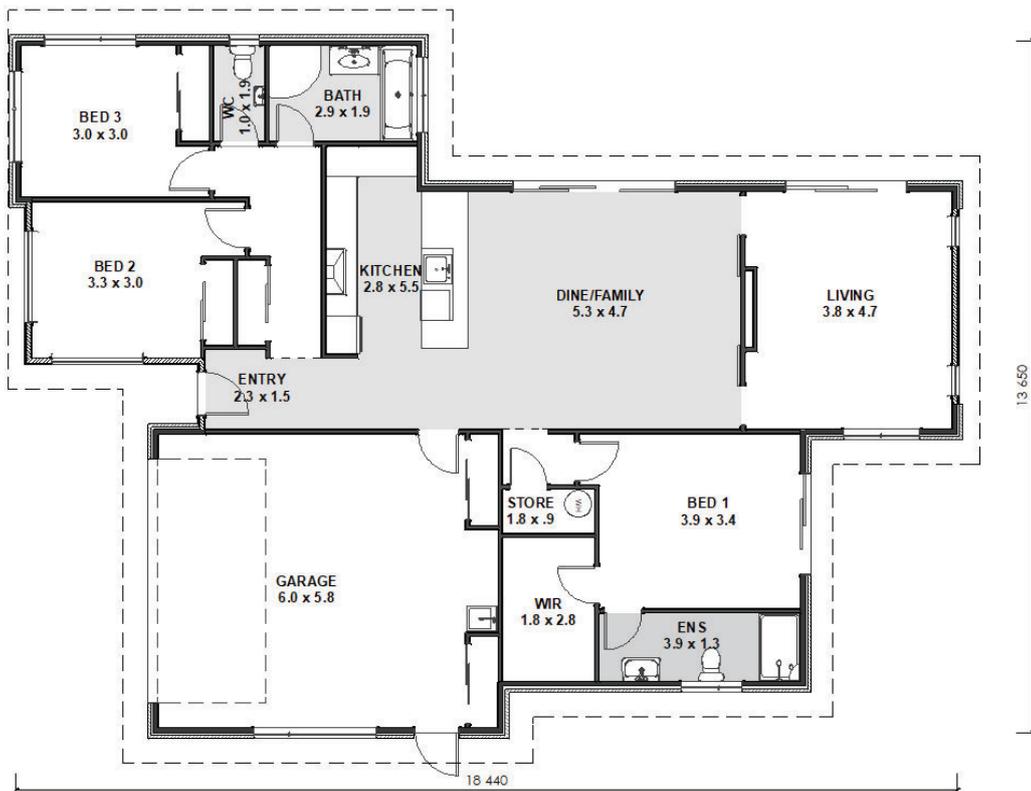
FOR SALE SHOW HOME

19 FINSTOCK WAY, WESTWOOD, ROLLESTON



\$888,500

184m²  3  2  2  2 



Open Hours Wednesday - Sunday 12pm - 4pm or viewings available by appointment
For more information on this Show Home and its additions & upgrades
please contact our Christchurch Sales Team on 03 349 0020

www.tridenthomes.nz



SHOW HOME FOR SALE

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SHOWHOME SPECIFICATIONS – 19 FINSTOCK WAY, ARBOR GREEN, ROLLESTON

House Size	184 m ²
Section Size	555 m ²
Foundation/Floor Slab	NZS3604
Framing & Trusses	Species and grade to Standard NZS 3602 NZ Oregon and Pinus Radiata
ROOFING	Pre painted Corrugated with metal Fascia and OG125 Gutter in Flaxpod
Downpipes	80mm Round in Flaxpod
Soffits	4.5mm James Hardie Soffit in Wattyl White
EXTERNAL WALLS & ROOF	
Stud Height	2.4m stud height - 30° roof and 15°scissor trusses to Living and Dining
Cladding	Weatherboards - Linea oblique weatherboards Wattyl Coloursteel - Flaxpod Bricks - Canterbury Clay – Designer Series – Aoraki.
Windows & Doors	Fletcher Window & Door Systems. Double Glazed, in Metropolis Coal Dust
Entry Door	Aluminium Thermtek 11T Entrance Door with Windsor Smart Entry Digital handle
Garage Door	Dominator Futura Smooth Finish – Flaxpod
Outside Taps	3 external Garden Taps
Insulation	IBS Rigid Air Barrier System and Wall Insulation - Pink Batts Ultra R2.6 and Ceiling Insulation – Pink Batts Classic R3.6 Batt. Garage walls R2.8
Gib & Gib Stopping	10mm GIB standard board and 10mm GIB aqualine finished to F4 grade.
Interior Doors	Accent HAG 9 1980mm MUF doors with Windsor Apex Hardware Parkwood Vulcan AR41 Barn door with Ram hardware quiet glide hook kit
Lighting/Electrical	LED Lighting, Media Patch Panel, Linea pendant strip light PDL Wiser Smart Home System Elite ESL -2 KIT-10-W Alarm
Heating	Living Room/Lounge – Essa DS 1150 doubled sided gas fire Ensuite – Undertile heating Ducted Heatpump System throughout
Water Heating	250Lx560x1760 Direct Solar Ready 1x3kw Element (Mains Pressure)
WC	
Toilet	Caroma Alto 11 wall faced toilet suite with soft close seat
Toilet Roll Holder	Heirloom Kubix – Chrome
Vanity	Clearlite Mimas 400 wall hung 4MM040ZG with Methven Futura Basin Mixer

BATHROOM

Vanity	St Michel Riva Classic 900mm Wall Hung – AC basin Winterwood Wilderness
Basin Mixer	Methven Futura Basin Mixer - Chrome
Mirror	900 X 900mm Polished Edge Mirror
Shower	1000 X 1000 Clearlite Cezanne Moulded White
Shower Mixer	Methven Futura FUT 2010 Shower Mixer – Chrome
Shower System	Methven Kiri Satinjet Slide Rail - Chrome
Bath	Levivi Veneto 1675mm
Bath Spout	Methven Waipori wall mounted Bath spout (203)
Bath Mixer	Methven Futura FUT 2010 - Chrome
Towel Rail	Newtech Square Ladder 7 Bar SS 800 X 600 ST75
Bathroom Heater	Serene S2069 Stainless Steel

ENSUITE

Vanity	St Michel Riva Classic 1200mm 2 Door Wall Hung 1028WG/Southern Oak Wilderness
Basin Mixer	Methven Futura Basin Mixer - Chrome
Mirror	Newtech Broadway 1200 mirror with LED Lighting and Demister
Shower	Fully Tiled Shower with Glass Screen & Door
Shower Mixer	Methven Futura FUT 2010 - Chrome
Shower System	Methven Kiri Satinjet Slide Rail - Chrome
Towel Rail	Newtech Square Ladder 7 Bar SS 800 X 600 ST75
Toilet	Caroma Alto 11wall faced toilet suite with soft close seat
Toilet Roll Holder	Heirloom Kubix – Chrome

KITCHEN & PANTRY

Oven	F & P Single Wall Oven – OB60SC5CEX2
Cooktop	F & P 4 Element Electric Cooktop – CE604CBX2
Rangehood	F & P 900 Canopy – HC90PLX4
Dishwasher	F & P Dishwasher – DW60FC2X1
Benchtops - Kitchen	Prime Laminate Ambio Terrazzo texture & Black Velvet soft Matt/Florentine Walnut
- Pantry	Laminate Black Velvet soft Matt
Cabinetry - Kitchen	Limestone Velvet/Classic Walnut – Bestwood Black gloss – Island back panel
Cabinetry - Pantry	Limestone Velvet/Classic Walnut
Handles	Elite hardware Viola Satin Black
Sink	Mercer DV107 single bowl
Tap	Methven Echo Minimalist Goose Neck

LAUNDRY

Aquatica Laundra Tub 560 X 560 single lever mixer

INTERNAL PAINT COLOURS

Ceilings– WattyI White
 Architraves – Chalk Dust 1/8
 Interior Doors – Chalk Dust 1/8
 Walls/Skirting's/Robe Sliders and inside Robes:
 - Entry, Hall, Kitchen, Bedroom 2 & 3, Dining room, Family room – Chalk Dust 1/2
 - Toilet, WIP, Laundry, WIR, Bathroom, Ensuite, Garage – Chalk Dust 1/8
 - Living Room – Cobra
 - Master Bedroom – Chalk Dust

WALLPAPER

Barn Doors – The New Black and Chalk Dust 1/8
 Lounge – Sara Miller Linear Bamboo Dark Green
 Family – Casamance Roseau 7513 47 00
 Bedroom 3 – Street Art Panoramique Brique Multi Co



FLOOR COVERINGS

House Carpet	Belgotex Haven Linen on 10mm/120kg Underlay Garage - Anthracite
Vinyl Planking	Amtico Harvest Oak SF3W2774 – Entry, Dining, Living, Kitchen, Bathroom and WC
Ensuite Tiles	Ensuite floor & Shower floor Carrara Matt 600 X 600 with Charcoal grout Ensuite Shower walls Edge Ripple Matt 68 X 280 with Charcoal grout Vanity Splashback Edge Ripple Matt 68 X 280 – Charcoal grout

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