

SHOW HOME CHRISTCHURCH

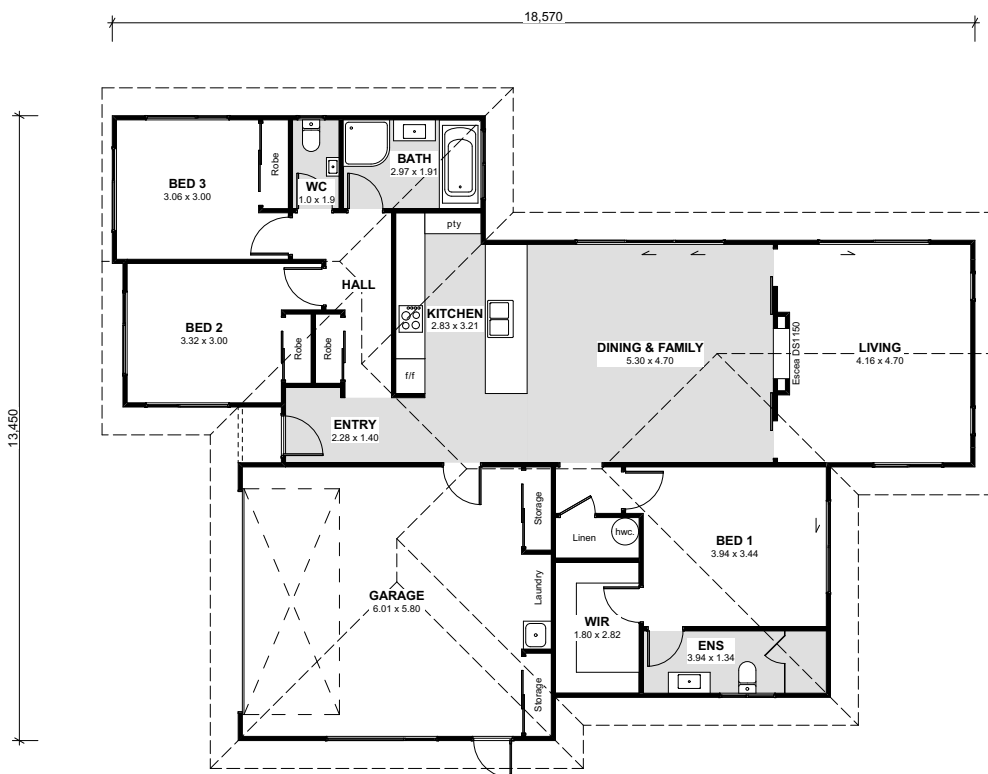
19 FINSTOCK WAY, WESTWOOD, ROLLESTON



AS BUILT PRICE
\$475,140*

184m² 3 2 2 2

*Based on an NZS3604 Standard Foundation/Floor Slab
 *Price excludes wallpaper supply/window coverings and all exterior works & land



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



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STANDARD SPECIFICATION

(Refer to Main Building Specification for full details)

GENERAL

- Master Builders 10 Year Guarantee
- We manage the building processes from planning to completion
- Working drawings & all documentation required to obtain a consent
- Building Consent Fees (Regional differences may apply)
- All Construction and Liability Insurance
- Reticulated services up to 30 meters from slab
- Temporary services during the build
- Scaffold
- House cleaned internally and externally

EXCAVATION

- Site scrape house platform area
- Soil stockpiled on site - 6m max from the dwelling

FOUNDATIONS / FLOOR

- Allowed to maximum grade of 300 mm rise or fall (on good ground) 100 kpa
- 20mpa Concrete foundations and floors with 50mm polystyrene (subject to final insulation requirements)

DRAINAGE

- Up to 40 metres of Stormwater connected to mains
- Up to 40 metres of Sewer connected to mains

CONSTRUCTION

- 2.4m high wall frame
- 8mm IBS RigidWrap Barrier to exterior walls

FASCIA & GUTTER

- Concept metal fascia and Quad gutter system

ROOF

- Longrun Corrugated Iron
- Roof Pitch based on 25°

EXTERIOR WINDOWS, DOORS & GLAZING

- Aluminum Southern 41 Thermally broken suite
- Low-E Double Glazed with Argon Gas (Minimum Value U1.1 NZBC)-

BRICK CLADDING

- Bricks from builder's selection

OTHER EXTERIOR CLADDING

- 150mm Linea weatherboard (where applicable)

GARAGE DOOR/S

- Dominator Futura style sectional door, wood-grain finish with electrical opener with two remote controls

ELECTRICAL

- Up to 30 meters underground mains cable installed
- 1 meter box/modular switchboard with 3 RCD units
- 3kw water heater circuit
- Cooking appliance circuit
- 22 single light switches (PDL Iconic range)
- 2 two-way light switches (PDL Iconic range)
- 32 LED downlights
- 2 two-way light switches
- 1 sensor light
- 18 double plugs (PDL Iconic range)
- Garage door wiring including manual control wire
- Dishwasher outlet
- 2 exterior bulkhead lights
- Rangehood outlet
- Microwave outlet
- Fridge outlet
- 2 towel rail outlets
- Fibre optic media hinged enclosure and UHF Aerial
- 2 telecommunication outlets
- 2 TV outlets (aerial not included)
- 2 bathroom heater outlets (heaters not included)
- 2 exhaust fan/s (ducted to exterior) as required
- 1 doorbell
- Smoke alarms (as required to satisfy the Territorial Authority)
- Electrical vehicle charger pre-wired circuit 32 amp single phase (charger not included)

PLUMBING

- All plumbing work to comply with the requirements of the NZBC

STANDARD SPECIFICATION

(Refer to Main Building Specification for full details)

PLUMBING ITEMS

- Bath/s
 - Heated towel rail/s
 - Hot water cylinder
 - Laundry tub & mixer/s
 - Mirror/s
 - Outside tap/s
 - Shower/s
 - Toilet/s
 - Toilet roll holder/s
 - Vanity/s
- Tapware:
1. Bath mixer/s
 2. Bath spout/s
 3. Basin mixer/s
 4. Kitchen sink mixer/s
 5. Shower mixer/s
 6. Shower slide rail/s
- Le.Vivi, Veneto 1675mm (white)
 - Heirloom Studio (1 per bathroom/s & ensuite/s)
 - Peter Cocks, Direct solar ready (mains pressure 250L)
 - Aquatica, Laundra Tubbie 560 x 560mm with single level mixer
 - 900 x 900mm polished edge
 - 3 x external garden taps (brass)
 - Clearlite, Cezanne 900 x 900mm or 1m x 1m (to suit the design) round shower enclosure moulded wall (white)
 - Caroma, Alto II wall-faced toilet suite with soft close seat (white)
 - Heirloom, Kubix (chrome)
 - St Michel Riva Classic 900mm, Acrylic basin
 - Methven, Futura FTAPS2CP (shower mixer is used)
 - Methven, Waipori, 200mm (chrome)
 - Methven, Futura (chrome)
 - Methven, Echo Minimalist Goose Neck (chrome)
 - Methven, Futura FTAPS2CP (chrome)
 - Methven, Kiri Satinjet slide rail (chrome)

GAS WORKS

- Available on request

INSULATION

- Walls - Pink Batts (Regional R values apply)
- Ceilings - Pink Batts (Regional R values apply)

INTERNAL LININGS

- Bathroom/ensuite Aqualine Gib board (F4 finish)
- All other areas Gib board (F4 finish)

INTERIOR DOORS

- Flush panel MDF, hollow core, paint finish
- Wardrobe door/s - either aluminium sliders or flush panel hinged

DOOR HANDLES

- Windsor "Apex" style

INTERNAL FINISHINGS

- Architraves to be nominal 60 x 12mm MUF (beveled profile)
- Skirtings to be nominal 60 x 12mm MUF (beveled profile)
- Bathroom/s, Ensuite/s & Laundry to be pine (beveled profile)

JOINERY (For details please talk to your Sales Consultant)

- Kitchen/s Joinery
- Wardrobe/s Shelving
- Linen/Coat/Cylinder/Cupboard/s Shelving

TILING

- Bath/s (if applicable) Tiles from the Standard Trident Homes Range

PAINTING

- Watty! Paint (finish based on 3 colours from a white base)

APPLIANCES

- Fisher & Paykel Oven
- Fisher & Paykel Hob
- Fisher & Paykel Range Hood 900 Canopy
- Fisher & Paykel Dishwasher
- OB 60SC5EX1
- CE604CBX2
- HC90PLX4
- DW60FC1X2

HEATING

- Available upon request

FLOOR COVERINGS

- Underlay - 10mm Foam
- Carpet - Belgotex from the Haven Collection
- Vinyl - Belgotex from the Luna, Select or Reflex Collection

WINDOW COVERINGS

- Available upon request

EXTERIOR WORKS

- Available upon request

SHOW HOME PRICING

19 FINSTOCK WAY, WESTWOOD, ROLLESTON



AS BUILT PRICE: \$475,140.00* inc gst / \$2,576.00 per square metre inc gst

As Built including additions & upgrades listed below.

**Based on an NZS3604 Standard Foundation/Floor Slab*

**Price excludes wallpaper supply/window coverings and all exterior works & land*

ADDITIONS & UPGRADES INCLUDED IN THIS HOME/PRICE:

Stormwater Soakpit	Additional	Ensuite Shower	Upgraded to full tiled
Exterior Cladding	Upgraded to Canterbury Clay Bricks Designer Range and Linea Oblique	Ensuite Tiles	Upgraded to tiled floor
Trusses 30°	Upgraded	Ensuite Vanity	Upgraded to 1200mm 1028 wood grain, 2 drawer
Scissor trusses	Upgraded	Vanity Mirror	Upgraded to LED Newtech - Broadway Mirror
Electrical	Upgraded Package	Bathroom Heaters	Additional
Alarm	Additional	Fridge Tap x1	Additional
Entry Door Handle	Upgraded to Digital Windsor	Kitchen	Upgraded
Barn Doors	Upgraded	Undertile Heating	Additional
Internal Doors	Upgraded	Vinyl Planking	Upgraded
Heat pump ducted	Additional	Garage Carpet	Additional
Gas Fire	Additional		(Belgotex Anthracite)
Wallpaper	Additional		
Robe Mirror	Additional		
Wiser Smart Home	Additional		

BASE PRICE: \$410,600.00* inc gst / \$2,225.00 per square metre inc gst

Built to Trident Homes Christchurch Specification Inclusions excluding additions & upgrades as listed above.
(Refer to Trident Homes Christchurch Specification Inclusions Document for more information)

**Price excludes land*

For more information about this Show Home
please contact the friendly team at:

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Phone 03 349 0020 | Fax 03 349 0030 | www.tridenthomes.nz