

# SHOW HOME CHRISTCHURCH

## 2 HOMESTEAD DRIVE, BELLGROVE

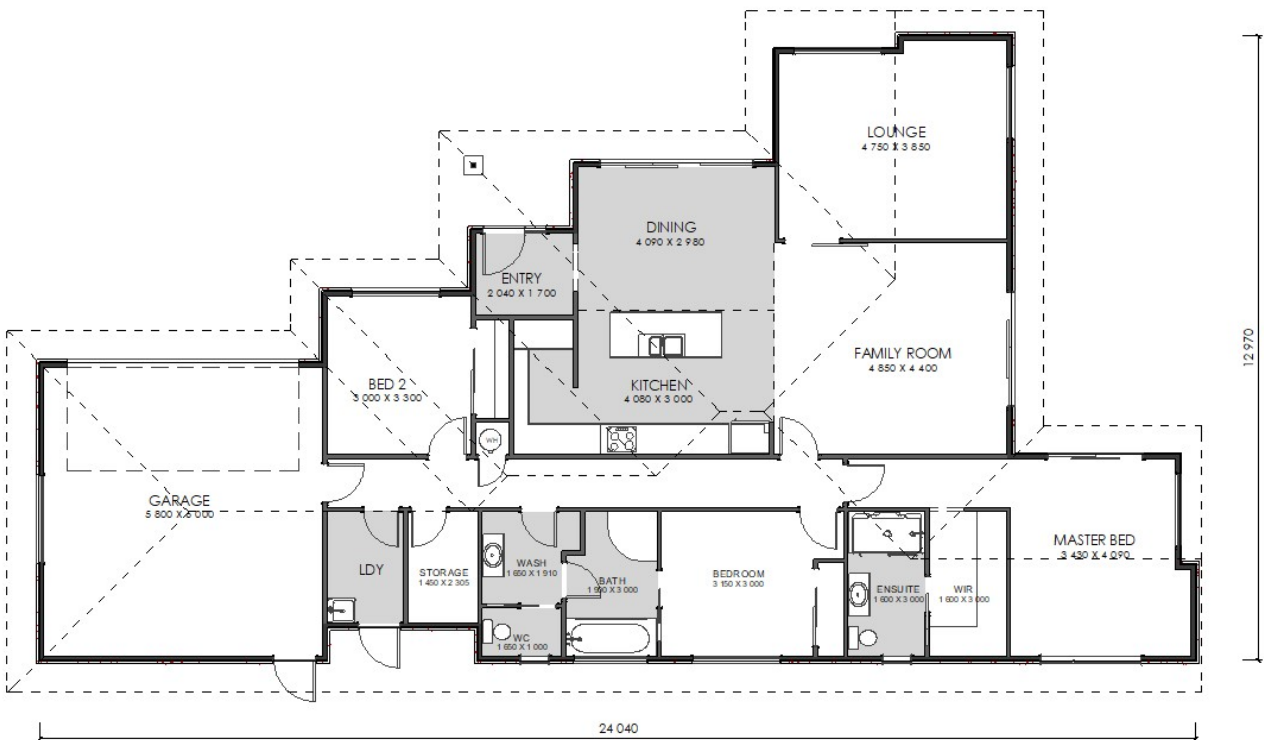
### RANGIORA



AS BUILT PRICE  
**\$510,764\***

199m<sup>2</sup> 3 2 2 2

\*Based on an NZS3604 Standard Foundation/Floor Slab  
 \*Price excludes garage carpet/garage insulation, window coverings, 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 03 375 9020

[www.tridenthomes.nz](http://www.tridenthomes.nz)



# 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
- DDW60FC1X2

## 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

2 HOMESTEAD DRIVE, BELLGROVE, RANGIORA



**AS BUILT PRICE: \$510,764.00\*** inc gst / \$2,566.00 per square metre inc gst

**As Built including additions & upgrades listed below.**

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

*\*Price excludes garage carpet/garage insulation, window coverings, all exterior works & land.*

## **ADDITIONS & UPGRADES INCLUDED IN THIS HOME/PRICE:**

Stormwater soakpit	Additional
Exterior Cladding	Upgrade to Plaster and Axon panel
Scissor trusses	Upgraded
Windows	Upgraded
Barn doors	Upgraded
-Kitchen	Upgraded
Fridge Tap	Additional
Electrical	Upgraded package
Alarm	Additional
Wiser smart home	Additional
Ensuite shower	Upgraded to full tiled
Ensuite tiles	Upgraded to full tiled floor
Ensuite vanity	Upgraded to 1025 woodgrain, 2 drawer
Vanity mirror	Upgraded to LED Pebble Trendy Mirror
Bathroom heaters	Additional
Heat pump ducted	Additional
Vinyl plank	Upgraded
Feature painting	Upgraded

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**BASE PRICE: \$439,889.00\*** inc gst / \$2,126.00 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 and these options,  
please contact the friendly team at:

NM Build Ltd t/a Trident Homes Christchurch  
756 Main North Road, Belfast, Christchurch 8051  
Phone 03 375 9020 | Fax 03 349 0030 | [www.tridenthomes.nz](http://www.tridenthomes.nz)