

SHOW HOME CHRISTCHURCH

9 McGarry Drive Beachgrove, Kaiapoi



TRIDENT HOMES[®]

Designed for living. Built for life.



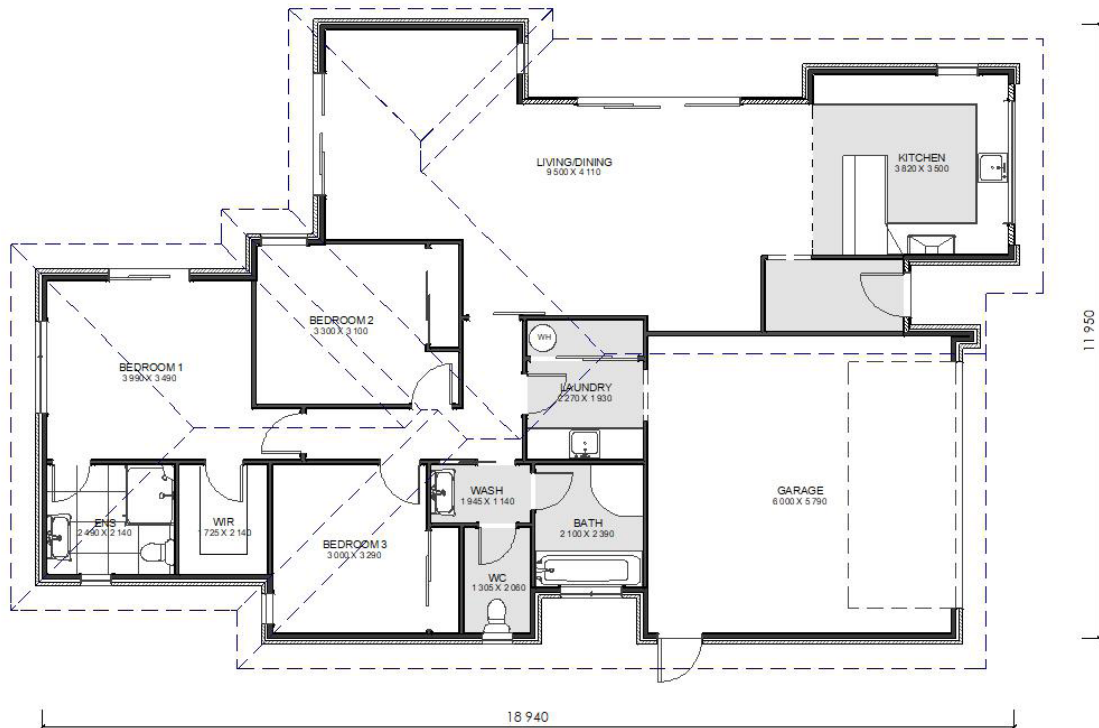
AS BUILT Price

\$441,135*

179m² 3 2 1 2 412m²

*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



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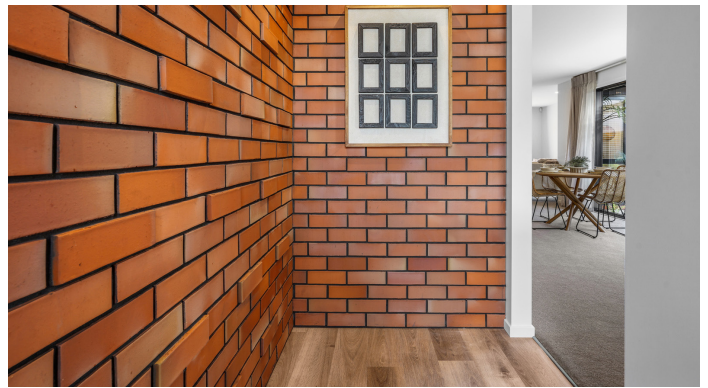
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STANDARD SPECIFICATION

(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
- Rangoon 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
 - 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)
- 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

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 - OB60SC5EX1
- Fisher & Paykel Hob - CE604CBX2
- Fisher & Paykel Range Hood 900 Canopy - HC90PLX4
- Fisher & Paykel Dishwasher - DDW60FC1X2

HEATING

- Haier Quartz 7KW Hi Wall Heat Pump w/WiFi - AS60QEEHRA

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

9 McGarry Drive
Beachgrove, Kaiapoi



AS BUILT PRICE: \$441,135.00* inc gst / \$2,453.00 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:

Exterior Cladding	Upgraded to Axon panel and coloured mortar
Internal Brick Feature + Corballing	Additional
Barn Door	Upgraded
Electrical	Upgraded package
Alarm	Additional
Wiser Standard	Additional
Fridge Tap	Additional
Kitchen	Upgraded
Laundry	Upgraded
Joinery Shelving	Upgraded
Glass Splashback	Additional
Tiled Splashback	Additional
Ensuite Shower	Upgraded to full tiled
Ensuite Tiles	Upgraded to tiled floor/wall
Vanity Mirror	Upgraded to LED trendy mirror
Ensuite Heater	Additional
Ensuite Vanity	Upgraded to 1024-F2 woodgrain
Internal Finishes	Additional Grooved panel board feature areas
Painted Feature Walls & Wallpaper	Additional
Vinyl Plank	Upgraded
Heat Pump	Upgraded

BASE PRICE: \$401,014.00* inc gst / \$2,230.00 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 | www.tridenthomes.nz