

Show Home

Tauranga / Bay of Plenty



71 Montiicola Drive, Palm Springs Subdivision, Papamoa

AS BUILT PRICE

\$625,244.00*

173m²



3



2

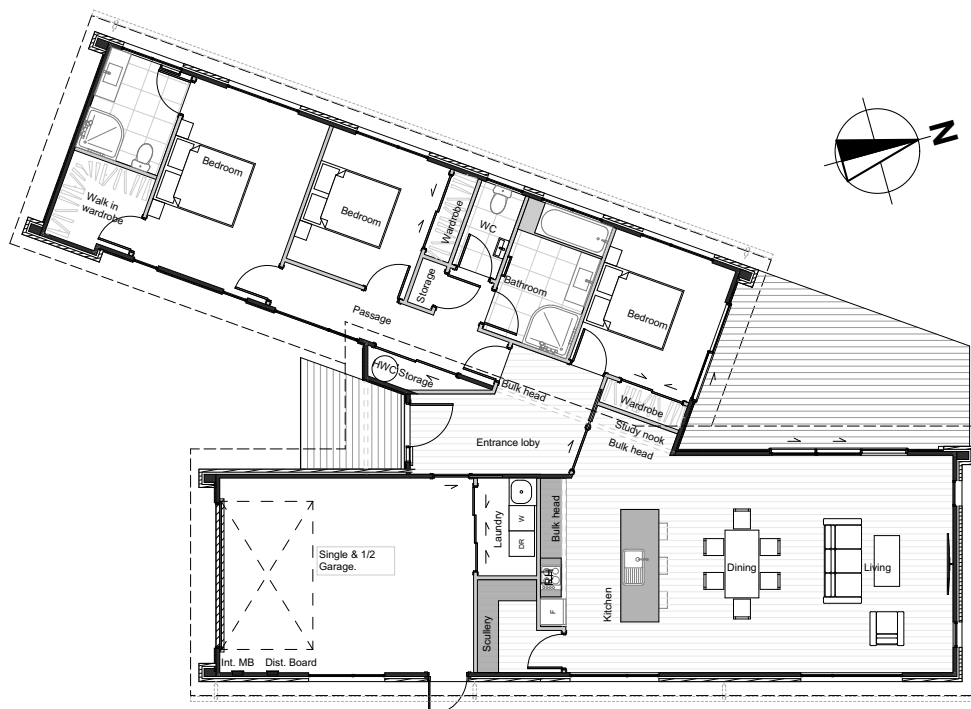


1.5



*Based on a Standard Rib Raft Floor System

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



Open Hours Friday, Saturday & Sunday 12pm - 4pm

or viewings available by appointment

Call Brent Goldfinch 021 190 4477 or Trident Homes Tauranga for more information

www.tridenthomes.nz | 0800 20 20 23



Show Home

Tauranga / Bay of Plenty



71 Montiicola Drive, Palm Springs Subdivision, Papamoa

**FOR MORE INFORMATION ON THIS SHOW HOME
AND ITS ADDITIONS & UPGRADES PLEASE CONTACT
BRENT GOLDFINCH ON 021 190 4477**

173m²



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SPECIFICATION INCLUSIONS

(Refer to Main Building Specification for full details)

General

Master Builders 10 Year Guarantee
We manage the building experience 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 metres from slab
House cleaned internally and externally

Excavation

Site scrape house platform area

Foundations / Floor

Allowed to Maximum Grade of 300mm Rise or Fall (on good ground) 100 kpa

Floor will be Concrete Rib Raft Floor System

Drainage

Up to 40 metres of Stormwater and up to 40 metres of Sewer drainpipe connected to mains

Construction

2.4m high wall frame

Fascia & Gutter

Metal fascia and gutter system

Roof

Longrun Corrugated Iron
Roof Pitch based on 25°

Exterior Windows, Doors & Glazing

Aluminum
Double Glazed including garage

Brick Cladding

Concrete Bricks from the Builder's selection

Other Exterior Cladding

150mm Profile Timber Weatherboard (where applicable)

Garage Door/s

Dominator Futura Newport style pressed panel sectional door, woodgrain or smooth 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
32 LED downlights
2 two-way light switches
1 sensor light
Garage door wiring Including manual control wire
Dishwasher outlet
2 exterior bulkhead lights
Rangehood outlet
Microwave outlet
Fridge outlet
18 double plugs
6 single plugs
2 towel rail outlets
2 telecommunication outlets
2 IV outlets (aerial not included)
2 bathroom heater outlets (heaters not included)
Exhaust fan/s (ducted to exterior) as required
1 doorbell
Smoke alarms (as required to satisfy the Territorial Authority)
1 Home Fibre Box

SPECIFICATION INCLUSIONS

(Refer to Main Building Specification for full details)

Plumbing

All plumbing work to comply with the requirements of the NZBC

Plumbing Items

Vanity - Cleralite Bolero Classic 900mm, Acrylic basin (white)

Toilet/s - Caroma, Alto II wall-faced toilet suite with soft close seat (white)

Tapware:

Basin mixer/s - Methven, Futura (chrome)

Bath mixer/s - Methven, Futura FUT2010 (shower mixer is used) (chrome)

Shower mixer/s - Methven, Futura FUT2010 (chrome)

Shower slide rail/s - Methven, Futura Satinjet slide rail c/w massage (chrome)

Kitchen sink mixer/s - Methven, Futura (chrome)

Bath spout/s - Felton Axiss Swivel Bath Spout

Laundry tub & mixer/s - Aquatica, Laundra Tubbie 560mm x 560mm (white) with single level mixer (chrome)

Shower/s - Clearlite, Cezanne 900mm x 900mm or 1m x 1m (to suit the design) round shower enclosure moulded wall (white)

Bath/s - Levivi, Veneto 1675mm (white)

Toilet roll holder/s - Heirloom, Kubix (chrome)

Heated towel rail/s - Elan 60S (1 per bath room/s & ensuite/s) (chrome)

Hot water cyclinder - Peter Cocks, Direct solar ready (mains pressure 250L)

Mirror/s - 900 x 900mm polished edge

Outside tap/s - 2 x external garden taps (brass)

Gas Works

Available on request

Insulation

Walls - Pink Batts (Regional R values apply)

Ceilings - Pink Batts (Regional R values apply)

Garage Walls and Ceilings Insulated

Internal Linings

Bathroom/Ensuite - Aqualine Gib board (Level 4 finish)

All other areas Gib board (Level 4 finish)

All ceilings with 13mm Gib Board (Level 4 finish)

Scotia (Cornice) 75mm Gib Cove

All External Corners to be Bullnose

Interior Doors

Flush panel MDF, Hollow core, paint finish

Wardrobe door/s -Hollow Core,flush panel hinged or sliders- Paint Finish

Door Handles

Windsor Apex style

Internal Finishings

Architraves to be nominal 60 x 12mm Pine (bevelled profile)

Skirting to be nominal 60 x 12mm Pine (bevelled profile)

Jams to be 92 x 19mm Pine

SPECIFICATION INCLUSIONS

(Refer to Main Building Specification for full details)

Joinery (For details please talk to your Sales Consultant)

Kitchen/s by Heirloom Kitchens.
Wardrobe/s, Storage & HWC Shelving; - Designer
Homeware, Wire Collection

Tiling

Vanity's 1 Row of Tiles above Vanity from Standard
Trident Homes Range
Bath/s, 2 Rows of Tiles above the bath, & on surround

Painting

Wattyl Paint (finish based on 3 colours from a white
base)

Appliances

Fisher & Paykel Oven - OB60SC5CEX2 (stainless)
Fisher & Paykel Hob - CE604CBX2 (stainless)
Fisher & Paykel Range Hood - 900 Canopy,
HC90PLX4 (stainless)
Fisher & Paykel Dishwasher - DW60FC2XI (stainless)

Heating

Available upon request

Floor Coverings

Underlay - 10mm Foam
Carpet - Belgotex from the Liberty or Empire
Collection
Vinyl - Belgotex from the, Select, Nova, Nitro or
Cappuccino Range

Window Coverings

Available upon request

Exterior Works

Available upon request

Show Home Pricing

71 Montiicola Drive, Palm Springs Subdivision,
Papamoa



AS BUILT PRICE: \$625,244.00* inc gst / \$3,614.00 per square metre inc gst
As Built including additions & upgrades listed below.

**Based on a Standard Rib Raft Floor System*

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

**Price excludes Rib Raft*

ADDITIONS & UPGRADES INCLUDED IN THIS HOME/PRICE:

Hydro Cork Flooring.
Alarm System.
Solar Tube.
Sensor Lights - Ensuite and Scullery.
Prime Laminate Bench-top.
Extra lighting- under cabinets, and under Island.
Swivel basin Taps.
Toilet Vanity & Tapware.
Garage Carpet.
Insulated Garage Door.
Heat Pumps x2.
Water Piped to the Fridge.
Window Coverings - Blinds + Venetians.

Landscaping - Driveway, Paths, Decking etc.
Extra lighting - Kitchen Island, Garage external and
Vanity Lights.
Grooved internal doors.
Fans in each Bedroom.
Mono Pitch Roof.
Induction Hob.
Kitchen Sink Tap.
Wardrobe Shelving.
2.7m Stud Height to the Living area.
Athena Showers to both bathrooms.
Vertical Shiplap Weather boards.
Attic stair ladder access.

BASE PRICE: \$514,622.00* inc gst / \$2,974.00 per square metre inc gst

Built to Trident Homes Tauranga/WBOP Specification Inclusions excluding additions & upgrades as listed above.
(Refer to Trident Homes Tauranga/WBOP 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:

Minnell Investments Ltd - Trident Homes Tauranga / Western Bay of Plenty
8b, 26 Tawa Street, Mt Maunganui, Tauranga 3116
Phone 07 574 2944 | www.tridenthomes.nz