SHOW HOME CHRISTCHURCH

28 EARLSBROOK BOULEVARD, EARLSBROOK, LINCOLN

TRIDENT HOMES®

Designed for living. Built for life.



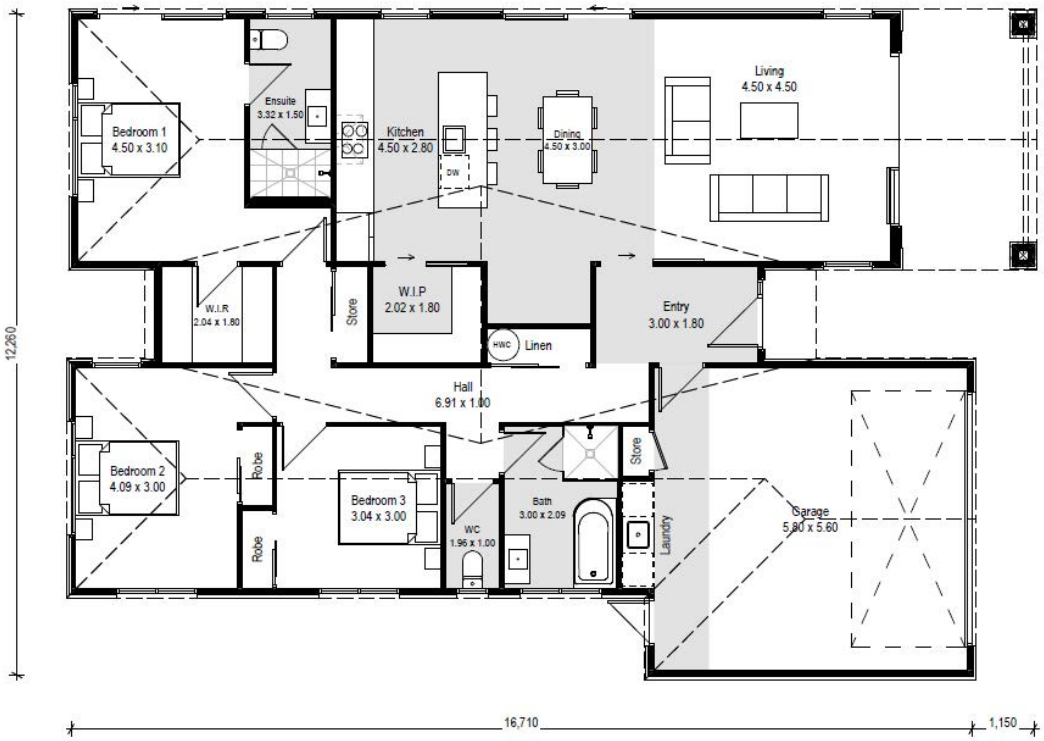
AS BUILT PRICE

$545,130*

172m² | 3 | 2 | 1 | 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

MASTER BUILDERS

SHOW HOME CHRISTCHURCH

28 EARLSBROOK BLVD, EARLSBROOK, LINCOLN

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AS BUILT PRICE

$545,130*

172m² | 3 | 2 | 1 | 2

*Based on an NZS3604 Standard Foundation/Floor Slab

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









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MASTER BUILDERS

STANDARD SPECIFICATION

(Refer to Main Building Specification for full details)

TRIDENT HOMES®
CHRISTCHURCH SOUTH

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 25º

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

Subject to location, availability, modifications in sales estimate, plans & colour selection.
Trident Homes reserves the right to amend these standard specifications without notice.

STANDARD SPECIFICATION

(Refer to Main Building Specification for full details)

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CHRISTCHURCH SOUTH

PLUMBING ITEMS

- Bath/s	- vcbc, Curve Corner or Curve F/Standing BTW Bath/s (white)
- Heated towel rail/s	- Heirloom Studio (1 per bathroom/s & ensuite/s)
- Hot water cylinder	- Peter Cocks, Direct solar ready (mains pressure 250L)
- Laundry tub & mixer/s	- Aquatica, Laundra Tubbie 560 x 560mm with single level mixer
- Mirror/s	- 900 x 900mm polished edge
- Outside tap/s	- 3 x external garden taps (brass)
- Shower/s	- Clearlite, Cezanne 900 x 900mm or 1m x 1m (to suit the design) round shower enclosure moulded wall (white)
- Toilet/s	- Stylus - Origin Back-To-Wall Toilet suite with soft close seat (white)
- Toilet roll holder/s	- Heirloom, Kubix (chrome)
- Vanity/s	- vcbc - Soft 900mm Wall-Hung Vanity (white or Melamine colours)

Tapware:

1. Bath mixer/s	- Methven, Futura FTAPS2CP (shower mixer is used)
2. Bath spout/s	- Methven, Waipori, 200mm (chrome)
3. Basin mixer/s	- Methven, Futura (chrome)
4. Kitchen sink mixer/s	- Caroma - Liano ll Sink Mixer (chrome)
5. Shower mixer/s	- Methven, Futura FTAPS2CP (chrome)
6. Shower slide rail/s	- Methven - Kea Slide Shower (chrome)

GAS WORKS

- Available on request

INSULATION

- Walls - Glass Wool Batts (Regional R values apply)
- Ceilings - Glass Wool 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 and Vanity Splashbacks (if applicable) Tiles from the Standard Trident Homes Range

PAINTING

- Wattyl 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	- DW60FC1X2

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

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SHOW HOME PRICING

28 EARLSBROOK BOULEVARD, EARLSBROOK, LINCOLN

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AS BUILT PRICE: $545,130.00* inc gst / $3,169.00 per square metre inc gst

As Built including additions & upgrades listed below.

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

ADDITIONS & UPGRADES INCLUDED IN THIS HOME/PRICE:

Exterior Cladding	JSC Taxon Weatherboards
Columns	Schist
Trusses 35	Upgraded
Scissor trusses	Upgraded
Electrical	Upgraded Package
Bathroom Heater	Additional
Pendant lights	Additional
Alarm	Additional
Barn Door	Upgrade
Heat pump ducted	Additional
Internal Groove Panel Board	Upgrade
Pantry Door	Upgrade

Ensuite Shower	Upgraded
Ensuite tiles	Upgraded to tiled floor
Ensuite Vanity	Upgraded to VCBC Soft 1000 Solid Surface 2 Drawer
LED Mirrors	Upgraded
Plumbing	Upgraded Waipori Hi-Rise mixer (Ensuite)
Kitchen	Upgraded Built in Units
Laundry	Upgraded Built in Units
Nook	Upgraded Built in Units
Vinyl Planking	Upgraded
Garage Carpet	Additional

BASE PRICE: $452,330.00* inc gst / $2,629.00 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)

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

J M Building (2012) Ltd t/a Trident Homes Christchurch
64 Carmen Road, PO Box 160 154, Hornby, Christchurch 8441
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