



what will happen in your *new home?*



nurture
joy tears
Laughter
dreams healing
work learning
care play
love

They all happen at home
...let's build you a **great** one.


sentinel
HOMES



JUST SOME OF OUR
awards!





WHAT MAKES A HOME *great?*

1. It fits you

Entertainers love kitchens with sculleries, movie fanatics love home theatres, and young kids need safe places to play. A great home is designed and built to complement your individual needs, to suit your family now and into the future.

2. Quality build and finish

Homes are for the long haul. Great homes are built with quality materials, by professionals who know how to make them stand the test of time. Most homes look great when they are new, but a great home will endure for years to come.

3. It looks after you

A great home is healthy, safe and secure. Energy smart homes with double glazing and high 'R ratings' keep you warmer with a lower energy bill. Homes built with quality products ensure longer life-cycles, giving you much better value for money in the long-term.



SUE

Runs a hair styling business from home

DAVE

Chef. Loves tinkering with old cars

FELIX

Climbs everything

EVERY FAMILY IS *unique*

Design & build a home to fit

Dave needs a workshop for his Holden Kingswood, and Sue needs space for her home business. They both love to entertain, so a big kitchen and deck space is a must. Their new house also has to have safe spaces for Felix and his new sister to play, plus Dave's Mum is in a wheelchair, so they'll need easy access to the living areas.

We know every family is unique, that's why we won't push you into a generic house plan. We'll help you design a home from scratch that's just right for you. Perfect for everything you love.

LITTLE DETAILS
THAT MAKE A *big*
difference!

BOAT PARKING
Don't forget
the boat when
planning your site!

**WALK-THROUGH
LAUNDRY**
Easy access to outside
without going through the
rest of the house.

**FOLDAWAY
ATTIC STAIRS**
Making use of a great
storage space.

GREAT STORAGE
Built-in storage spaces in
the hallway and laundry, plus
generous wardrobes in all
bedrooms.

**WALK-IN
WARDROBE**
Efficient use of space.

**CLEVER ENSUITE
DESIGN**
Toilet space discretely
positioned behind
shower.

**QUALITY
TIMBER FLOOR**
Hardwearing timber
floors in the main
living space.

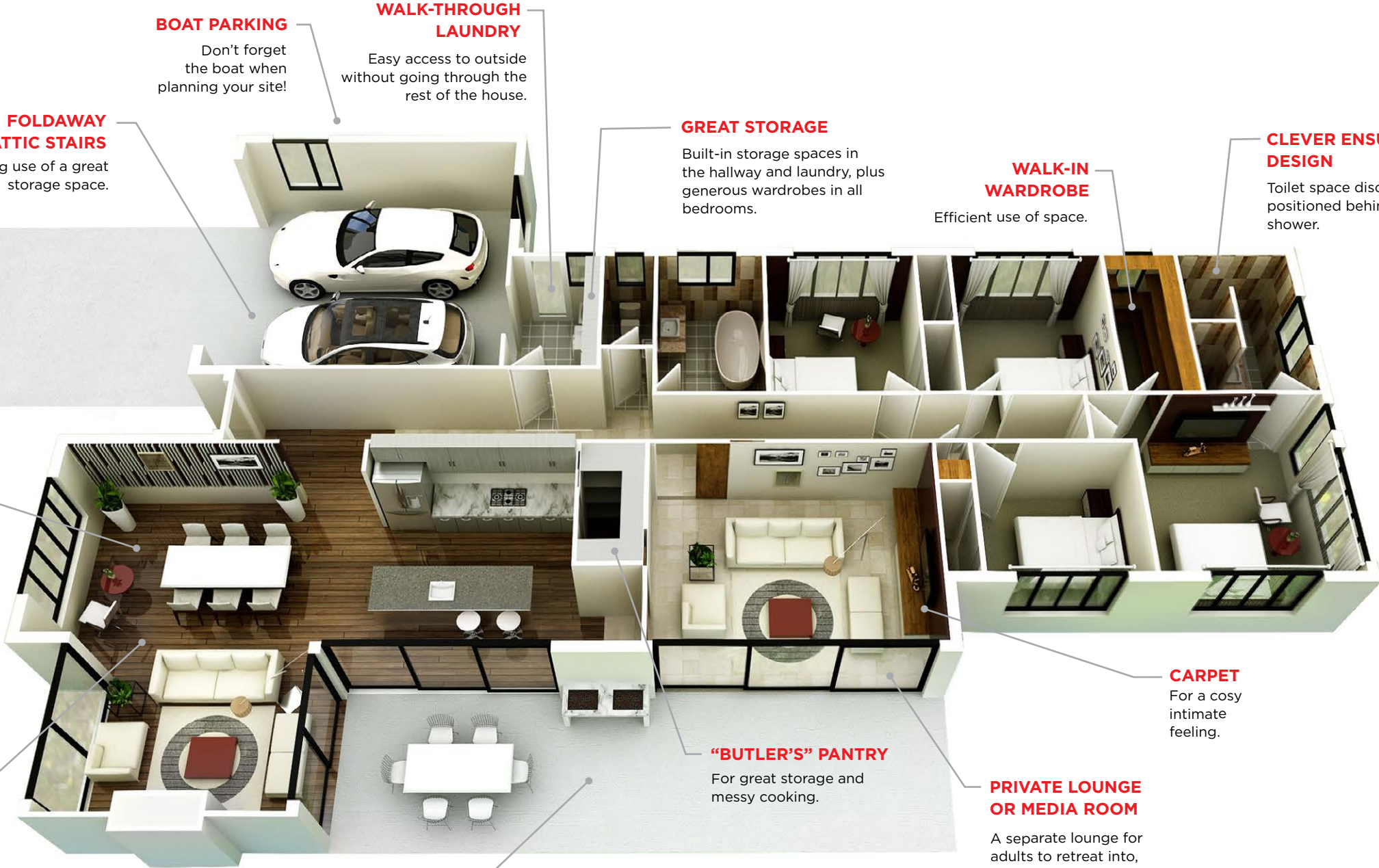
**OPEN
PLAN SPACE**
Open plan living
gives a great
family dynamic.

"BUTLER'S" PANTRY
For great storage and
messy cooking.

CARPET
For a cosy
intimate
feeling.

**PRIVATE LOUNGE
OR MEDIA ROOM**
A separate lounge for
adults to retreat into,
or use it as a media
room for the kids.

**OUTDOOR
LIVING**
Complete with
a BBQ area.





relax

WE'VE GOT YOU COVERED

1. We're Master Builders

All our homes are covered by the independent Master Builders 10 year guarantee*.

2. We win awards every year

Every year we've entered the New Zealand Master Builders House of the Year, we've won either 1st place, Gold Reserve, Gold, or Silver. Outstanding workmanship, every time.

3. No surprises

We won't just guess the costs, signing you up to a contract then reveal hidden costs later on (like some of our competitors do). We'll help design your house and do a detailed feasibility study, including site surveys, 3D renders and on-site checks before giving you a very thorough quote and a Master Builders contract.

4. We say what we mean

No ball parks, no hard ball and nothing from left field. Just friendly Project Managers who say what they mean, do what they say, and communicate clearly throughout the entire project.

*Some criteria applies.





ABSOLUTELY NO *hidden costs*

Our independent Master Builders contract and specification details every product & service we'll provide, right down to the last door handle.

Although our primary goal is to provide the best quality product (not to be the cheapest on the market), due to the volume of houses we build and our pricing structures—we are often the least expensive.

Your home is a major purchase and we respect that you may be getting more than one company to quote. Comparing these quotes is harder than it sounds, and sometimes the 'cheaper' quote has omitted key items. To help you work through and compare them, we can make one of our experienced Quantity Surveyors available.

We vehemently oppose the way some companies hide essential costs from clients, and we'll always endeavour to give you an upfront price at the start of the process, rather than hit you with hidden costs once the contract is signed.

OUR 'NO SURPRISES' process

ARE YOU OK?

You can stop here if you need to. No pressure to continue, and no money spent so far.

STILL OK?

You can pull out here if you need to. The costs for the designer and surveyor are non-refundable, but when you continue, those costs are subtracted from the total build cost.

STAGE 1



STAGE 2



STAGE 3

STAGE 4

Preliminary Estimate

FREE

We meet and discuss your ideas. We'll visit your site and look for any potential issues.

You'll get:

- A preliminary estimate.

Design & Feasibility

Cost to pay designer and surveyor

We organise a detailed survey of your land, and draw up your house plans. This allows our Quantity Surveyors to give you a very accurate price.

You'll get:

- A formal estimate
- A detailed list of our services and every product included in your new home
- A scheme plan, including site plan, floor plan, and elevations
- An independent Master Builders contract

Consents & Applications

Cost included in build

Once we agree and both sign the contract, we'll take care of all your consents and applications.

You'll get:

- Progress updates and information from your Project Manager

Building your new home!

Independent Master Builders contract

Your friendly Project Manager will keep you updated throughout the entire build process, and you're welcome to visit the site at any time.

You'll get:

- The keys!
- 12 months maintenance
- 10 year guarantee
- A purpose built home that suits your family and lifestyle



**PLANNING & BUILDING
YOUR NEW HOME SHOULD BE**

enjoyable!

Some say building a home is stressful, but our customers tell us that our end to end project management, up-front pricing, and clear communication makes it the exciting, enjoyable process it should be. We know what a great time this can be, and would love to help you through the adventure!



FREQUENTLY ASKED Questions

Do I need an Architect?

You might have thought about hiring an independent architect to design your house, but when you build with us, the cost of your build includes time with architectural designers and colour consultants. And because we oversee the whole process, you'll get a beautiful, uniquely designed house with no budget blowouts, no communication breakdowns, and no hassles.

What about Green Building?

Want to up-cycle, build green, or go off grid? No problem. Talk to us about our Eco-friendly building options.

Will Design & Build cost more?

You might be surprised to know that because you don't have to modify your land to suit your house, design & build often works out around the same price as a standard plan, and depending on your site could even be cheaper. 90% of our clients choose to design and build. Not only will your house look the way you want, but it'll be designed to suit your land—the sun will be in the right rooms, at the right time, the windows will have the right view, and the home will suit your lifestyle.

Do you have standard plans?

If you'd rather choose a standard plan, or just need a starting point, we have a large portfolio of designs which could suit as is, or modify to suit your family and land.

How do we organise our finance?

We've got great working relationships with the right people at all the major banks, and specialist construction lenders. Talking to your local Sentinel Homes office before engaging your lender can make organising your finance a lot smoother.

Do you offer House & Land packages?

Yes! We are constantly buying top quality land in good areas, and we have house designs that suit these sites ready to go. Purchasing a house and land package from us is a simple way to get a new home in a great location—you can even put your own design on one of these sections. See our current listings on the website: www.sentinelhomes.co.nz



“Sentinel Homes is built on **integrity**, **honesty** and **quality**. We love to create beautiful spaces for families that help them be who they want to be, giving them a safe foundation to live, learn and grow.” - Stu Shutt, Managing Director

Pictured: Stu & Margot Shutt

THE SENTINEL leadership



Stu & Margot Shutt
Managing Directors



Ursula Gilchrist
Warkworth & Matakana



Maree & Leon Van de Water
Auckland North & West



Barney & Carley Culloty
Auckland Central
South & East



Tony O'Brien
Tauranga & Bay of Plenty



Nathan Alley & Del Hart
Waikato



Andrew & Julia Kuriger
Taranaki



Tawhiri & Tanya Pohio
Whanganui & Manawatu



Hayden & Kylie Rau
Wellington & Kapiti



Ruary & Anna O'Toole
Nelson & Marlborough



Bob Howden
& Jonwin Hellewell
Wanaka & Cromwell

All of our builders have been awarded membership into the Master Builders institute of New Zealand.





OUTSTANDING
WORKMANSHIP
every time.



SEE IT FOR
yourself
AT A SENTINEL SHOW HOME



MillWater Showhome

When you're planning a new build, it's well worth visiting a Show home to see and feel for yourself the outstanding workmanship that goes into every Sentinel Home.

Got some plans or concept sketches? We'd love to see them! Bring them in and chat to one of our experienced Show home staff. We can show you design features and ideas that you might like to incorporate into your new home.

Matakana - Corner of Matakana Valley Road and Awanui Crescent. Open by appointment.

MillWater - 2 Colonial Drive, Millwater. Open 12pm - 4pm Wednesday - Sunday.

Auckland North West - 85 Station Road, Huapai. Open 12pm - 4pm Wednesday - Sunday.

Papakura - 20 Twin Parks Rise, off Papakura Clevedon Road, Ardmore. Open Thurs & Fri 3-6pm. Saturday and Sunday 12-4pm

Cambridge - 43 St Kilda Road. Open Thursday - Sunday 12-4pm or by appointment.

Tauranga - 70 Te Ranga Memorial Drive, Pyes Pa. Open Wednesday to Sunday, 1pm - 4pm.

Wanaka - 15 Obelisk Street, Northlake, Wanaka. Open Thursday to Sunday, 12pm - 4pm.

And coming soon to MillDale, Hamilton, Taranaki, and Wellington

See www.sentinelhomes.co.nz for maps and more information about our show homes, or call 0800 456 321



Parenting
Place

BUILDING families

Not only do we love building family homes, we love seeing families thrive.

That's why we partner with The Parenting Place, the New Zealand charity that's making a real difference in the lives of parents and young people throughout New Zealand. They offer great resources, courses and coaching to inspire and equip New Zealand families to thrive. To help achieve their goals we're donating all profits from the sale of two houses we're building in Wellington and Wanaka.

Find out more about their great work at www.parentingplace.nz



the next step...

The next step is to get in touch and arrange a free, no pressure meeting with one of our team. Let's meet! We can come and see you, or we could meet at our office.

We'd love to hear your ideas!

0800 456 321

info@sentinelhomes.co.nz

**sentinel**
HOMES

DESIGN.
BUILD.
enjoy!



info@sentinelhomes.co.nz

Show home locations available on our website: www.sentinelhomes.co.nz