

195 GERALDINE STREET

Edgware, Christchurch

Four 'Cottage Revival' Homes



BROOKSFIELD

0800 548 454 | brooksfeld.co.nz

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as cottages.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include the latest in design trends, durability, and affordability.

We're filling Christchurch with homes and buildings our grandkids can point at in 100 years and say "Grandad and his friend built these pretty buildings"

– Vincent Holloway, Brooksfield director

THE BROOKSFIELD DIFFERENCE

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximize space and inclusions in every home to suit contemporary lifestyles. Inside every Brooksfield home, you'll find stone benchtops, tiled bathrooms, low-VOC paints, and double-glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.

Recently completed development at Hastings Street West



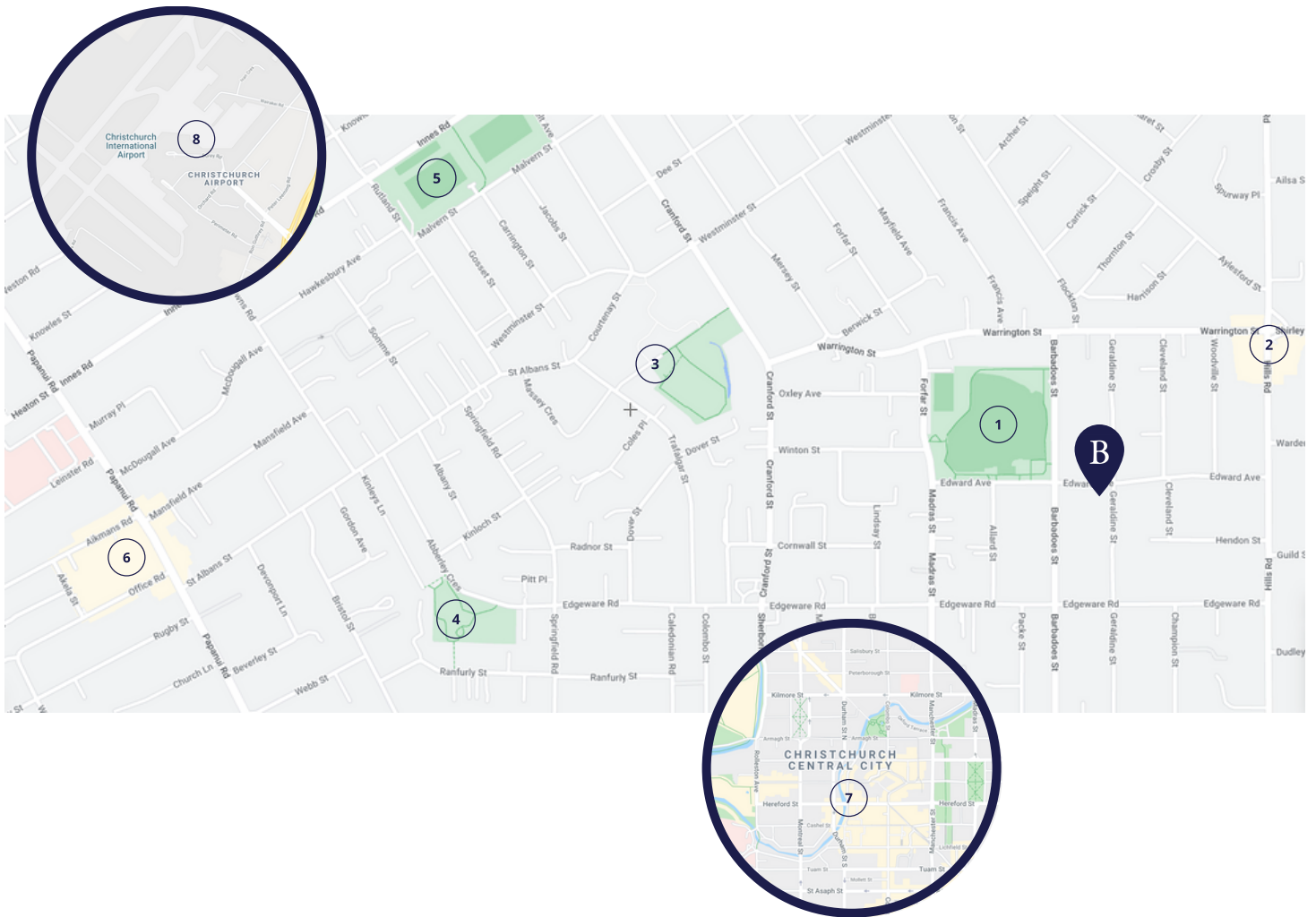
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LOCATION

195 Geraldine Street

These Brookfields homes are located in the popular suburb of Edgware, on the doorstep of the city centre and just a stone's throw from many local amenities, schools, parks, and public transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 St Albans Park - 50m
- 2 Edgware Village - 850m
- 3 St Albans School - 1km
- 4 Abberley Park - 1.3km
- 5 Malvern Park - 1.5km
- 6 Merivale Mall - 2.3km
- 7 Christchurch Central City - 2.8km
- 8 Christchurch International Airport - 11km (20min)

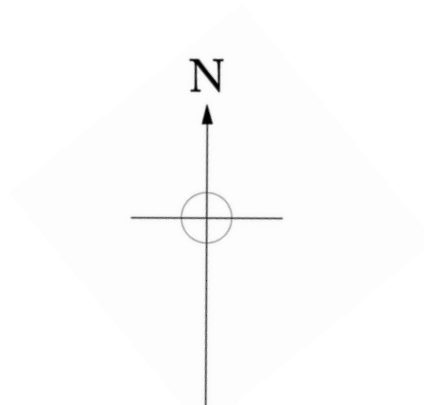
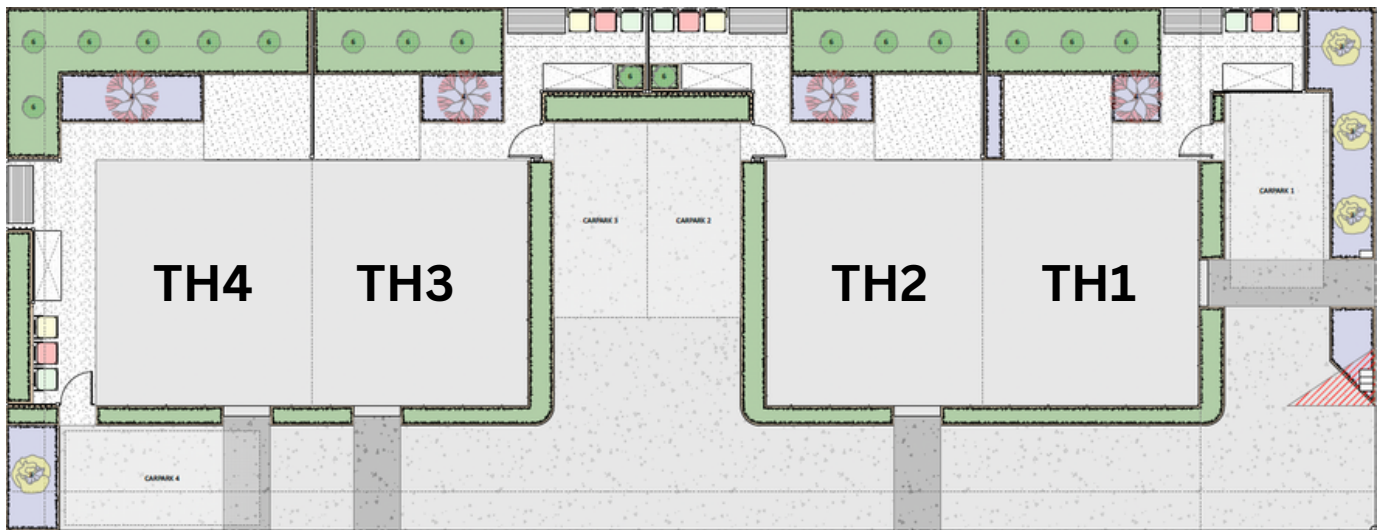
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LAYOUT

195 Geraldine Street

These 4 homes are thoughtfully laid out and designed with ample space. Each home features a seamless outdoor living space with established planting that includes native flora to attract birds and enhance street appeal. Homes one to three include a carpark. Home four incorporates a carport.



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ELEVATIONS

195 Geraldine Street



North Elevation



East Elevation



South Elevation



West Elevation

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FLOOR PLAN - HOME 1

195 Geraldine Street



2



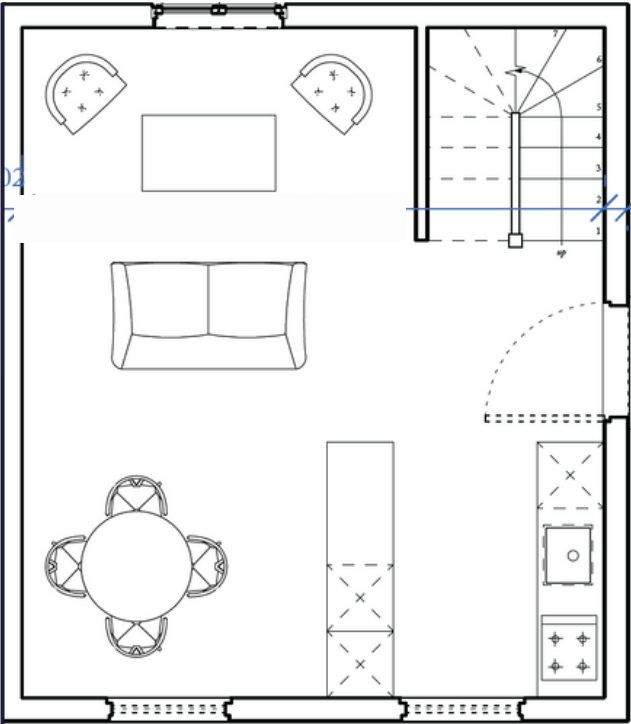
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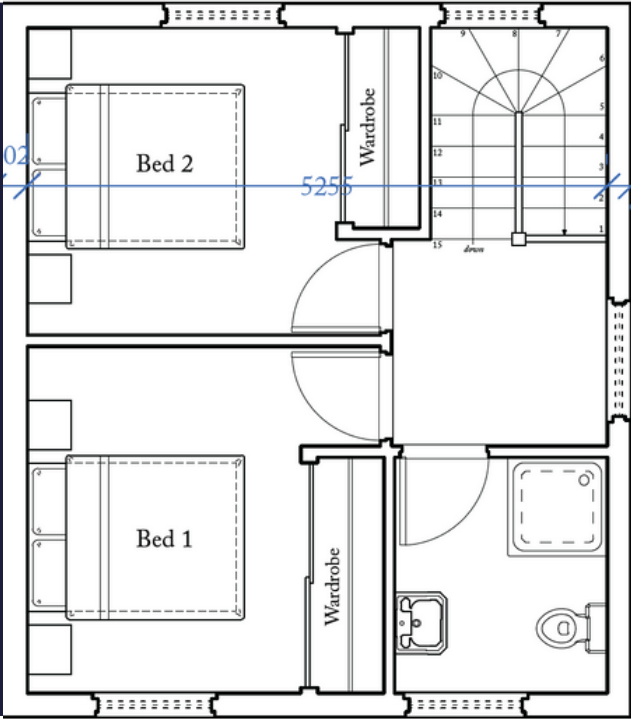
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72



Ground Floor



First Floor

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FLOOR PLANS - HOME 2

195 Geraldine Street



2



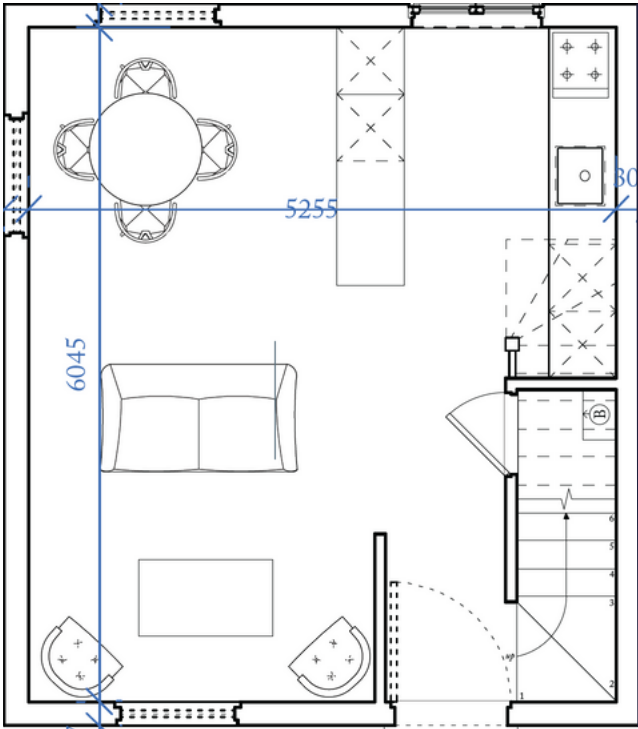
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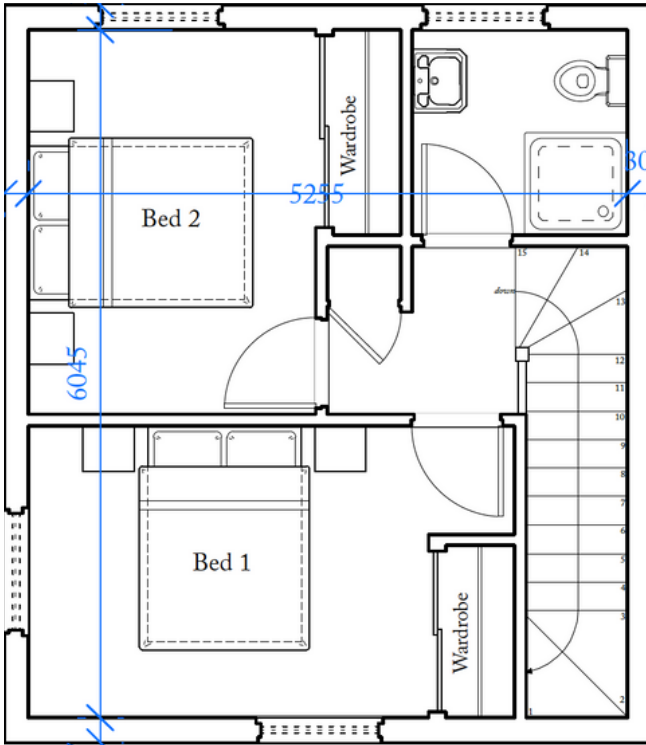
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72



Ground Floor




First Floor

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FLOOR PLAN - HOME 3


195 Geraldine Street




2



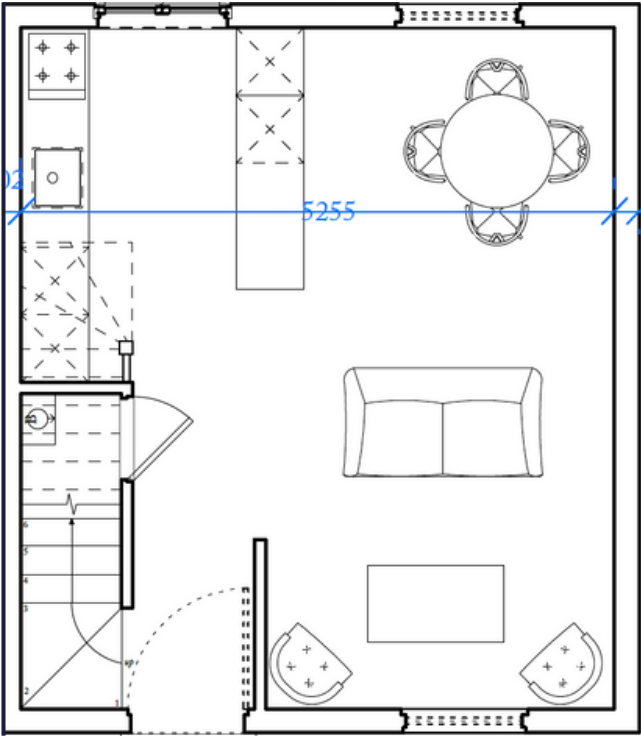
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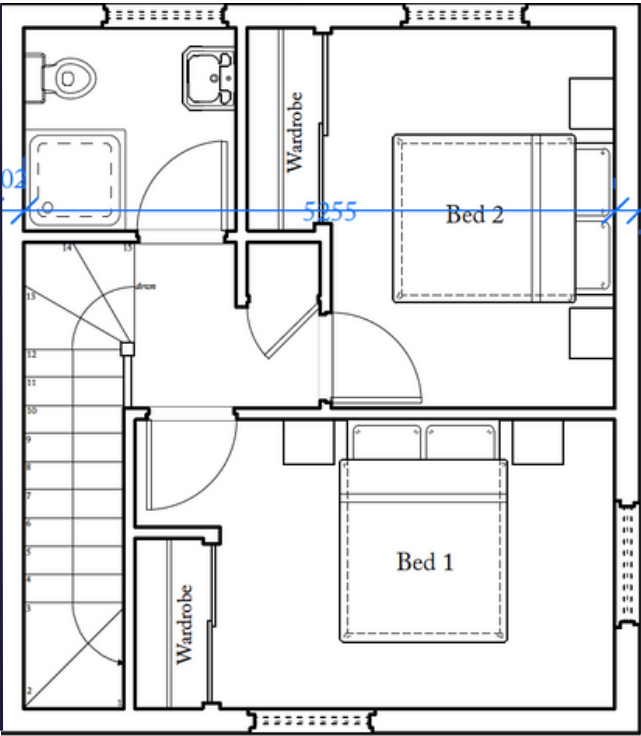
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72



Ground Floor



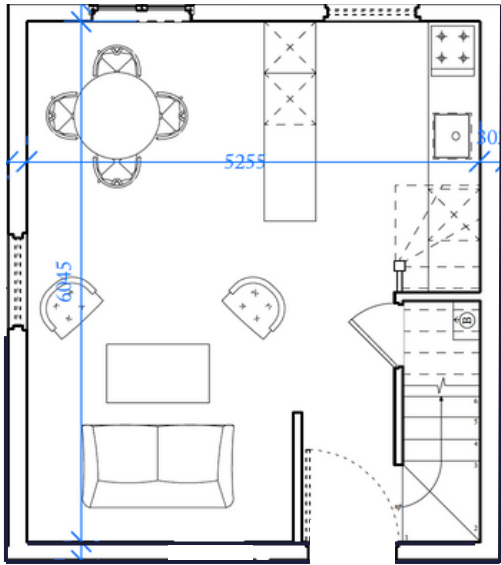
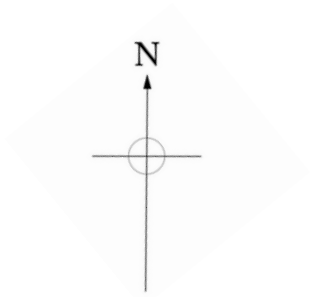
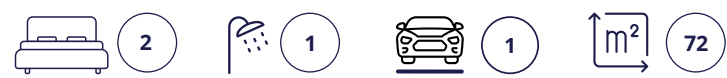
First Floor

BROOKSFIELD

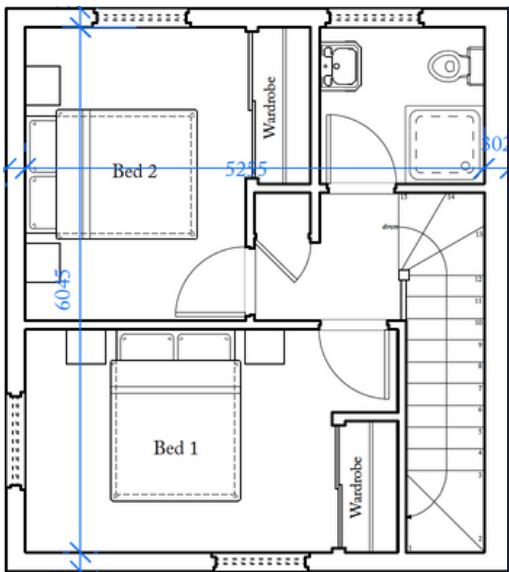
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FLOOR PLAN - HOME 4

195 Geraldine Street



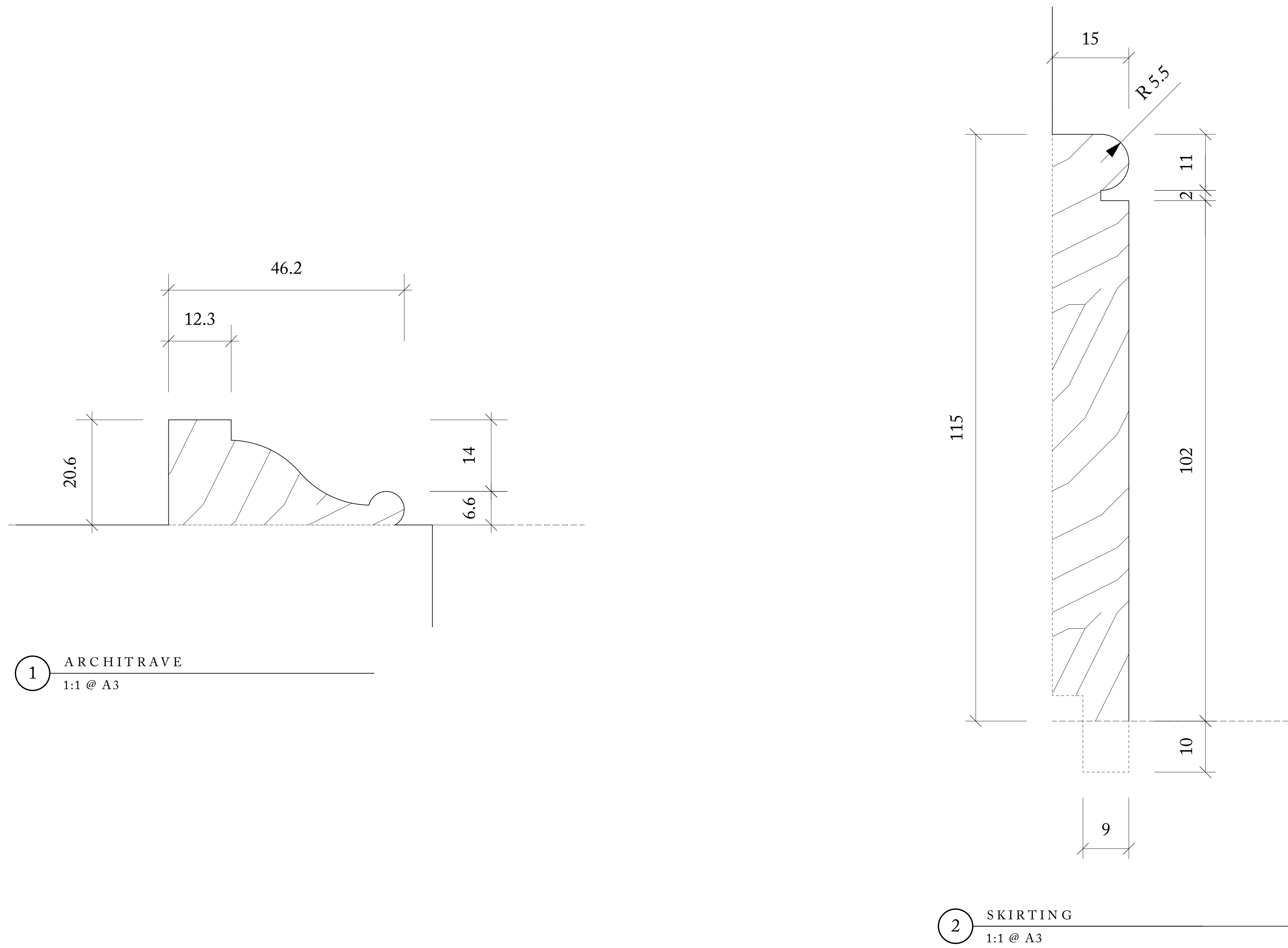
Ground Floor



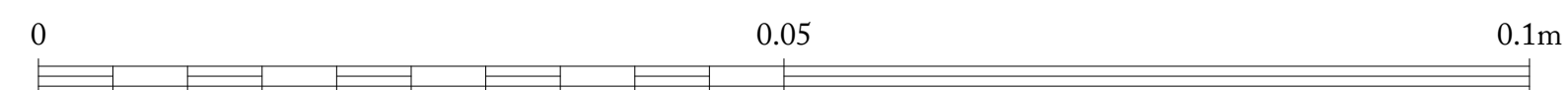
First Floor

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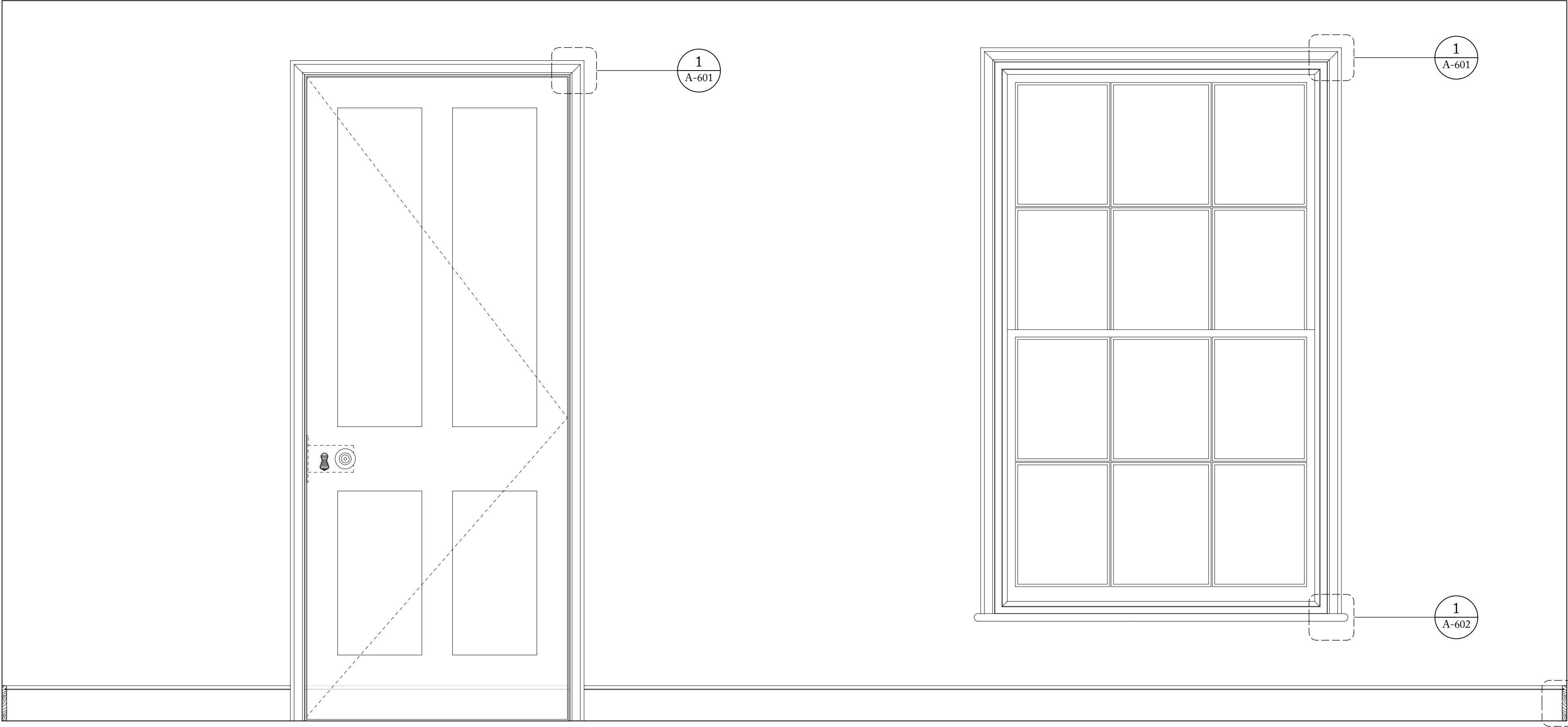
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Skirting and Architrave Profile



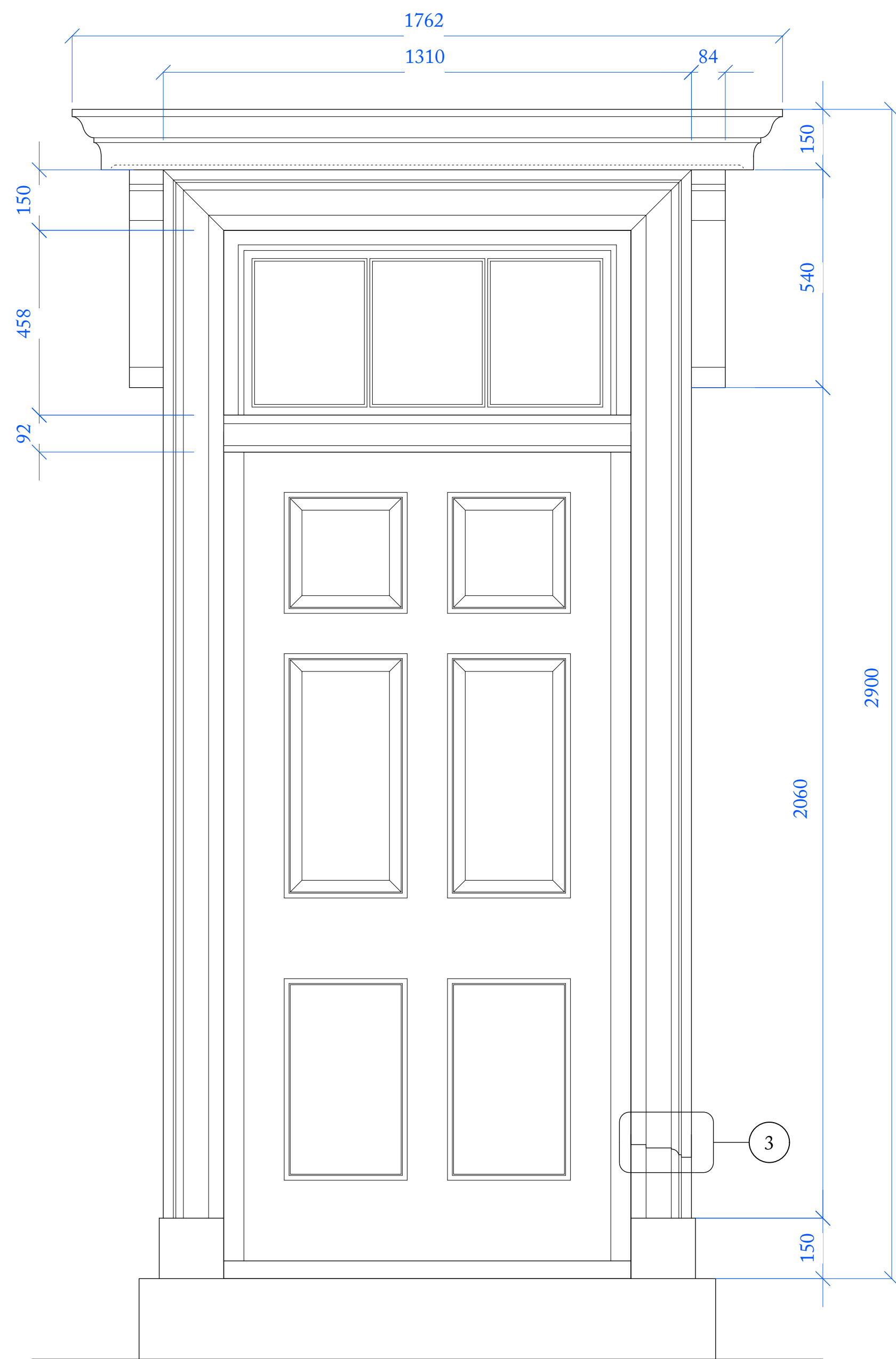
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TITLE: STANDARD PROFILES TYPE B	
DRAWING NO: A-601	REV. NO: -
SCALE: N/A 1:1 @ A3	DRAWN BY: RH
DATE: 27.04.23	CHECKED BY: RI
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2022. Not to be reproduced without permission	



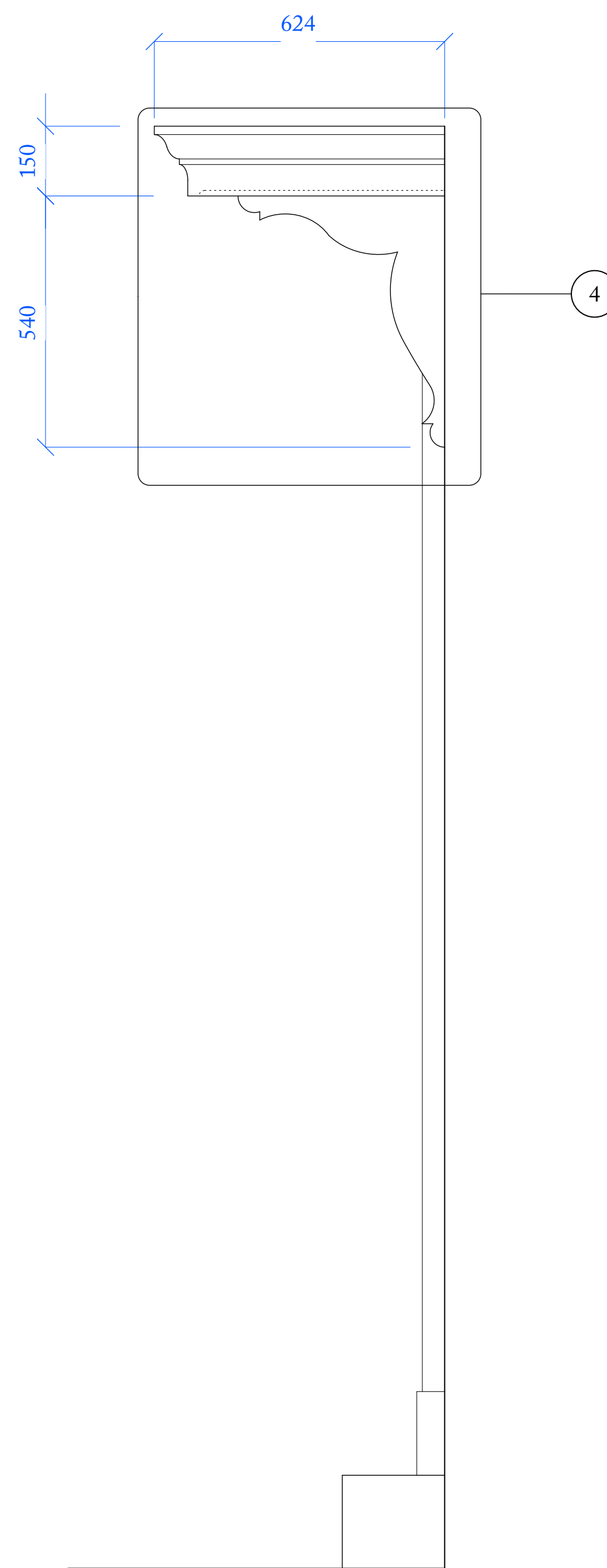
Skirting and Architrave Profile



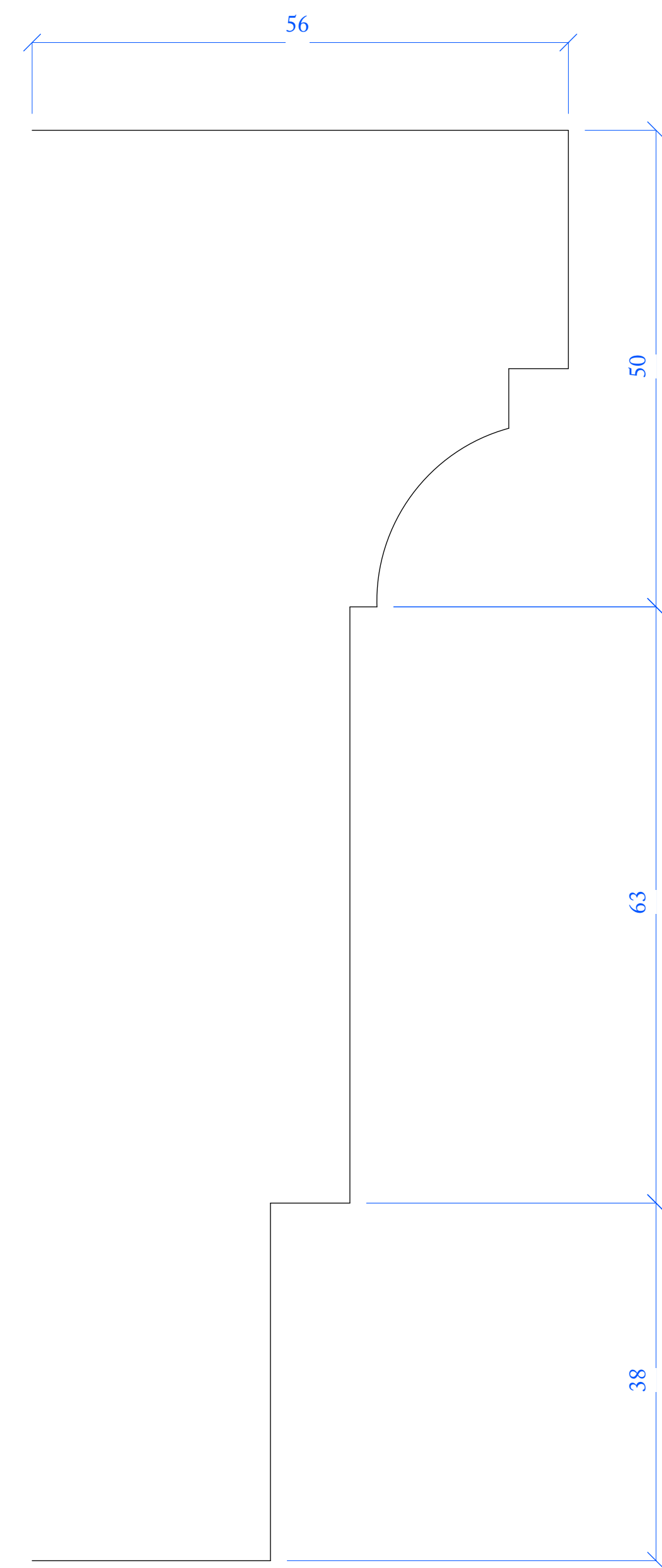
<div>Ben Pentreath</div> <div>1-4 Lamp Office Court Lamb's Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com</div>	
PROJECT: BROOKSFIELD	
TITLE: STANDARD PROFILES TYPE B ELEVATION	
DRAWING NO: A-301	REV. NO: -
SCALE: 1:10 @ A1 1:20 @ A3	DRAWN BY: RH
DATE: 27.04.23	CHECKED BY: RI
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1 ELEVATION
1:10 @ A1 / 1:20 @ A3



2 SIDE ELEVATION
1:10 @ A1 / 1:20 @ A3



3 MOULDING DETAIL
1:1 @ A3

Door Casing



Ben Pentreath		3 Lamp Office Court Lambs Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT:			
TITLE: DOORCASE DETAILS			
DRAWING NO: -		REV. NO: -	
SCALE: 1:10 @ A1 1:20 @ A3		DRAWN BY: RH	
DATE: 06.10.22		CHECKED BY: BP	
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DESIGN

Brooksfield

These homes are the latest in our series of 'Cottage Revival' homes. Each cottage features well-thought-out spaces. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets, and wool insulation as standard.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Weatherboard
Colour: TBC



Longrun Roofing
Colour: TBC



Yale Keyless Entry

Interior



Walls - Resene Half
Parchment
Low-VOC Paint



Skirtings, Ceilings & Doors -
Quarter Merino
Low-VOC Paint



Bathroom Wall Tile



Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French
Country White



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White -
in Living Areas



Venetian Blinds - White -
In Bedrooms



Wool Insulation

PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer



Bathroom To Floor Vanity –
English Classic 700mm



Toilets – Argent Krona



Shower Mixer



Downstairs W/C Vanity



Showerhead & Rail



Bathroom Tapware



Toilet Roll Holder

Electrical



Heated Towel Rail



Round Mirror With Demist
Heater Behind



Downlights – LED Switch



Plugs - Iconic Switchgear



Outdoor Lights



Bathroom Heater – Serene
2068

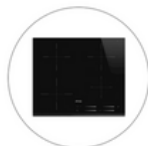
APPLIANCES



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy
Rangehood



Cook Top - Smeg 4 Zone
Induction Cooktop



Dishwasher – Fisher & Paykel
Single Dishwasher



Heat Pump – Fujitsu – KW
dependant on size to meet
tenancy regulations

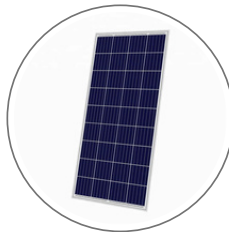
SOLAR POWER

These homes feature our pre-installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

Solar power system



Green Catch Solar Diverter
5 Year Product Warranty

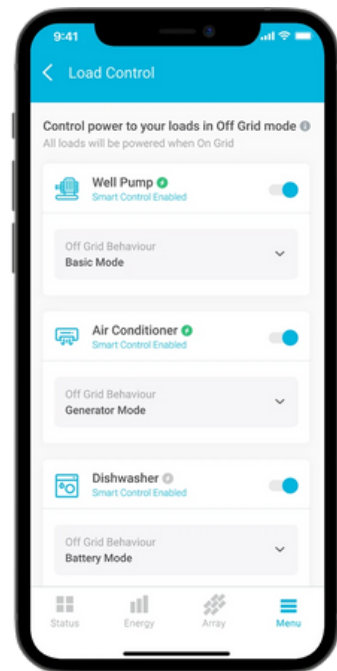
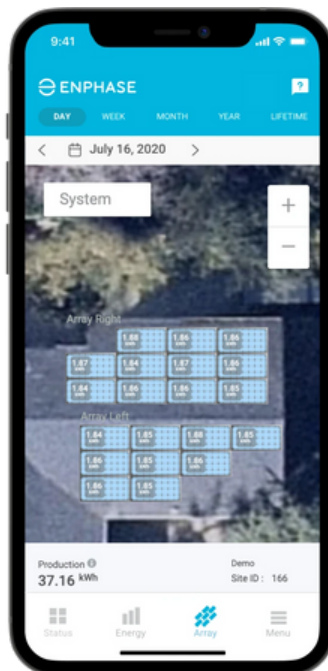


Jinko Solar Panels
25 Year Product Warranty



Enphase IQ7A Microinverter
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.



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PRICE LIST

195 Geraldine Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	CARPARK/ CARPORT	SIZE	PRICE
House 1	2	1	1	72m2	\$669,000
House 2	2	1	1	72m2	\$659,000
House 3	2	1	1	72m2	\$659,000
House 4	2	1	1	72m2	\$669,000

Estimated start	Estimated completion	Title type
November 2023	August 2024	Fee Simple

All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.

BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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