

16 Devon Street Somerfield, Christchurch

Million Dollar Homes For Half The Price

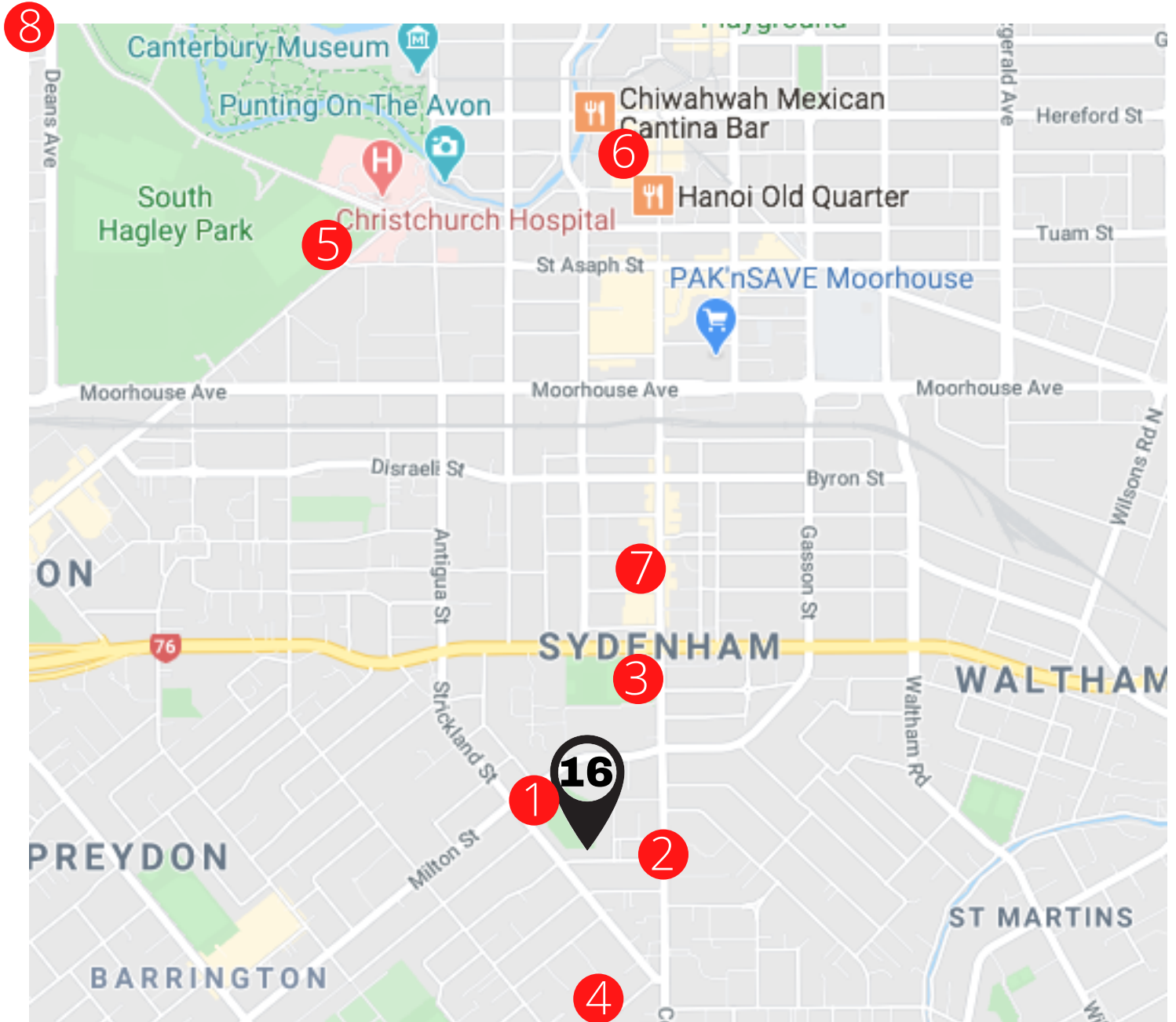
Brooksfield Modern



BROOKSFIELD
— LIVING —

Location

Located on Devon Street, a stones throw from Bradford Park and 2 minute walk to Colombo Street shops or a 10 minute walk to the City. See below some of our favourite amenities and their distance from your next home or investment.

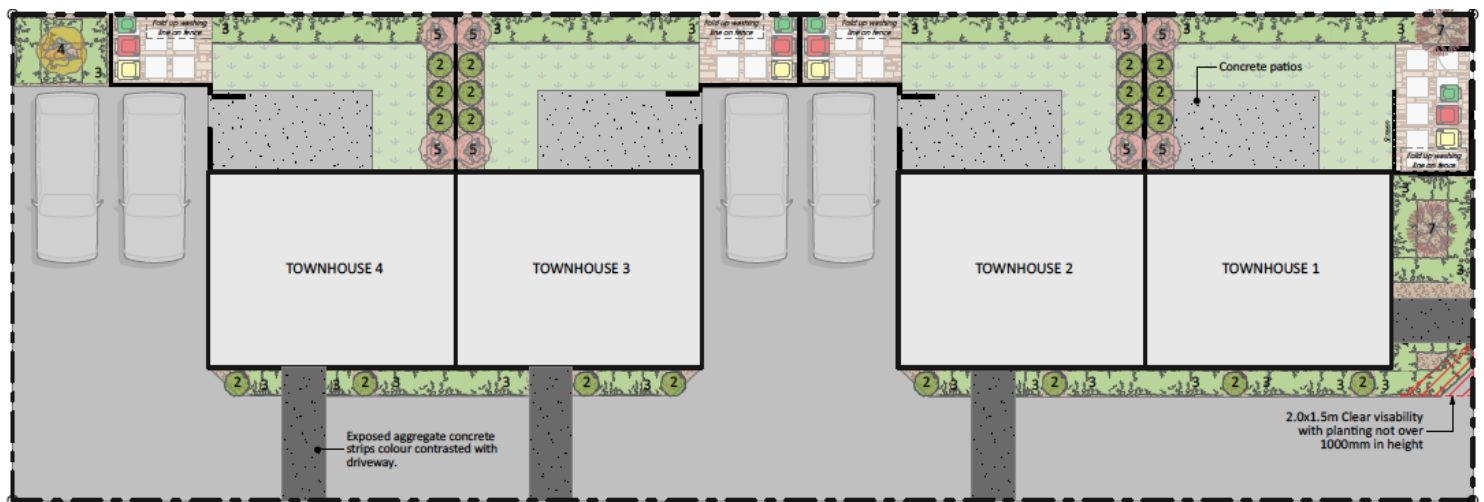


- | | |
|-------------------------------------|----------------------------------|
| 1 Bradford Park (50m) | 5 Hagley Park, Hospital (2.4kms) |
| 2 Shops, Eateries, Countdown (100m) | 6 City Centre (2.4km) |
| 3 Sydenham Park (900m) | 7 The Colombo Mall (1.3km) |
| 4 Cashmere, Walking tracks (1.5km) | 8 Airport (13km, 15mins) |

Layout And Landscaping

Thoughtfully laid out on a 540m² parcel of land, these Brookfields homes have been designed with modern Christchurch living in mind. The design and layout reflects this, we have colourful garden beds of Camellias and Azaleas along with pre-grown, large Cherry Blossom and Magnolia trees. Each front entrance is centred with pavers leading up to it. Lining the wide driveway are large Conifers to give the homes a very modern, established feel. Letter boxes, clothes lines and full landscaping come included in the package.

Layout



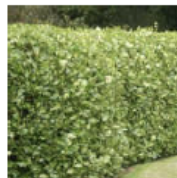
Planting Legend



TYPE 1 - MAPLE TREE
"Acer Griseum, Paperbark"



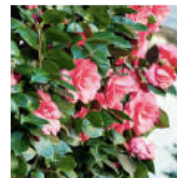
TYPE 2 - CONIFER
"THUJA occidentalis 'Pyramidalis'"



TYPE 3 - Broadleaf -
Kapuka
"Griselinia Littoralis"



TYPE 4 - BULL BAY
Magnolia grandiflora



TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



TYPE 7 - CHERRY TREE
Prunus 'Accolade'



Design And Interior

These Brookfield Modern Homes have been personally designed and laid out by Oliver and I (Vinny) the directors of Brookfield Living. We are passionate about townhouse living in Christchurch.

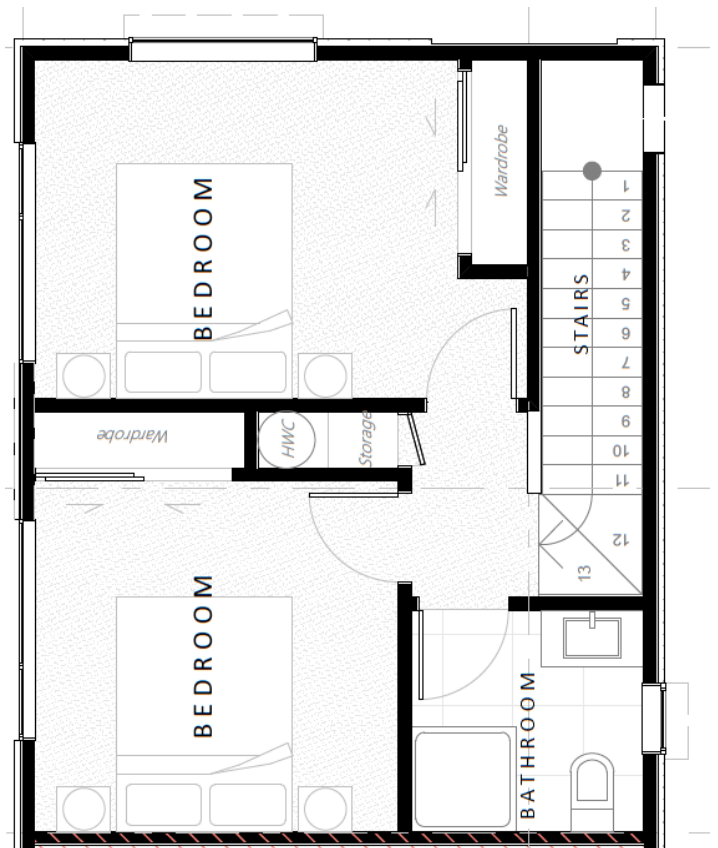
These Homes are entered through a modern portico. They have a studio style kitchen with stone bench tops and wood look tile floors. These homes have NZ wool carpets, natural plant based paint and high quality fittings throughout. Downstairs has a large storage cupboard Under the stairs and also a guest toilet.

The second level is accessed via the sunny stairwell thanks to the 2 storey window. Upstairs are two large bedrooms and a bathroom with tiled floor and shower walls, heated mirror so it doesn't mist and quality fixtures and fittings.

Ground Floor



First Floor

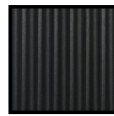


Colours & Specifications

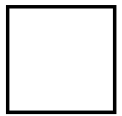
Exterior



Cladding - Black Oblique weatherboard 100% plant based paint.



Roof - Ebony (black) Longrun roofing



Cladding -White Rockcote concrete Plaster

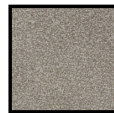


Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% Wool



Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Kitchen Floor - Forest Cedar tile planks



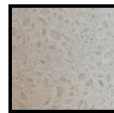
Bathroom Wall Tile - Metro Ashgrey Gloss



Kitchen Cabinets - Bestwood Ranfurly Oak



Bathroom Floor Tile - Metro Ashgrey Matt



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Heritage Tiles



Venetian Blinds - White - Bedrooms

Plumbing & Electrical

Plumbing



Kitchen Mixer - Brushed Nickel
Mizu Drift 4 Star water rating



Bathroom Vanity - Timber classic
700mm vanity



Toilets - Nova BTW



Shower mixer - Mizu Drift



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Mizu Drift
4 star water rating



toilet roll holder



Robe Hooks - Bathroom

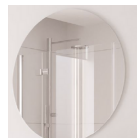


Glass shower tray on tiles

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - round mirror with
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Modern up/down



Bathroom heater - Serene
2068 heater

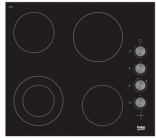
Appliances



Oven - Beko Stainless Steel 5 function oven



Rangehood - Beko 60cm stainless steel



Cook Top - Beko 60cm ceramic cooktop



Dishwasher - Beko stainless steel B/U dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2	1.5	1 Carpark	69m2	128m2	\$492,500.00
House 2	2	1.5	1 Carpark	69m2	128m2	\$489,000.00
House 3	2	1.5	1 Carpark	69m2	128m2	\$489,000.00
House 4	2	1.5	1 Carpark	69m2	158m2	\$492,500.00

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



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PROJECT INTRODUCTION

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SITE BOUNDARY PLAN

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LANDSCAPING PLAN

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FLOOR PLANS - TOWNHOUSE 1 & 2

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FLOOR PLANS - TOWNHOUSE 3 & 4

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ELEVATIONS

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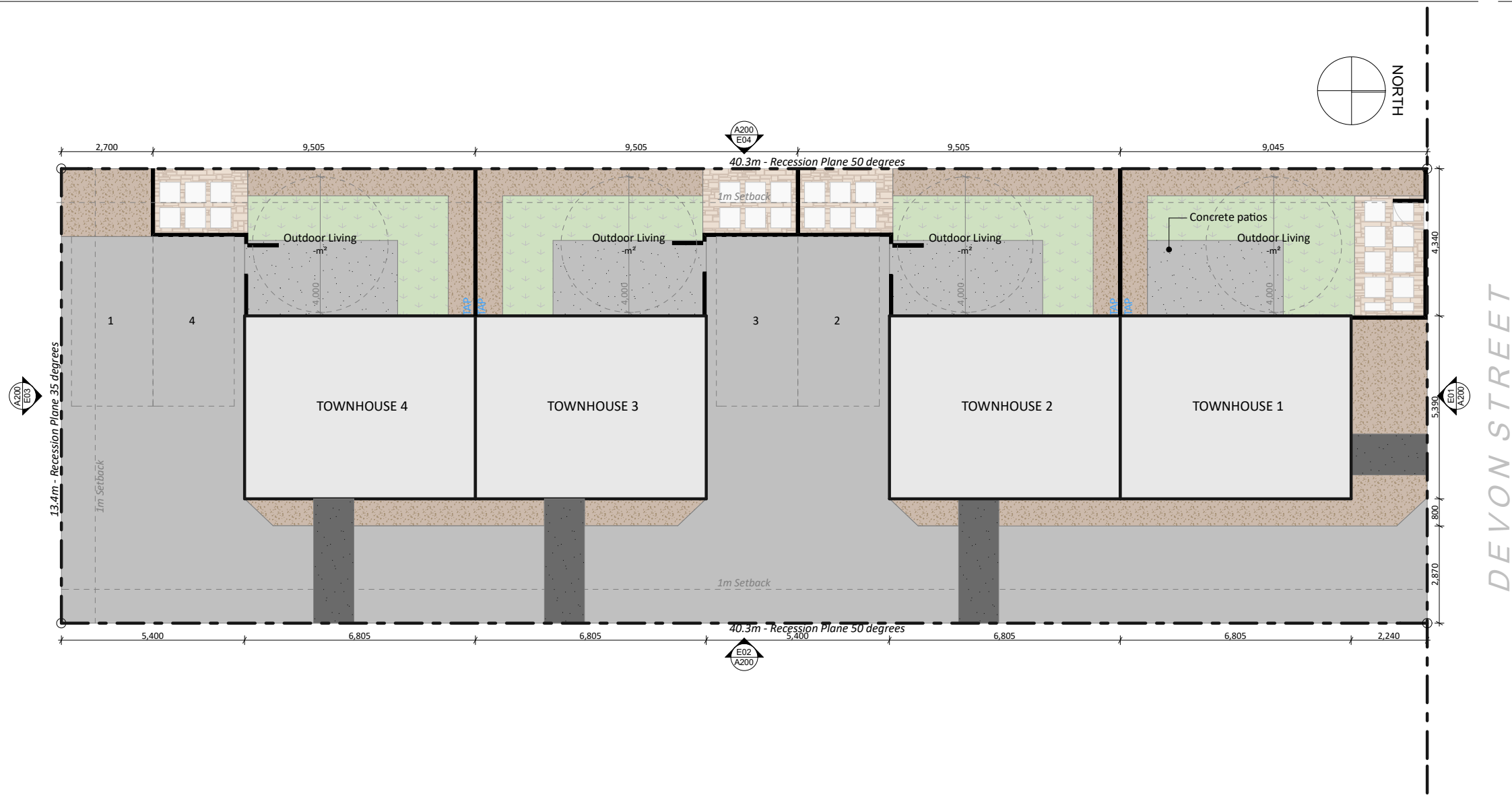
RENDERS

A301

RENDERS



Devon Street Townhouses
16 Devon Street, Sydenham, Christchurch



0. SITE PLAN

SCALE 1:150

PROJECT INFO:

Address: 16 Devon Street
Sydenham
Christchurch

Legal Description: Lot 36, DP 196
Title: CB327/252

Site Area: 539m² (more or less)

Planning Zone: Residential Medium
Density Zone

Natural Hazards: Liquefaction Management Area

Wind Zone: A
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per TA District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation
Refer to Landscape Design for further detail.
- Outdoor tap
- Brass outdoor hose tap

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PROJECT NAME
Devon Street Townhouses

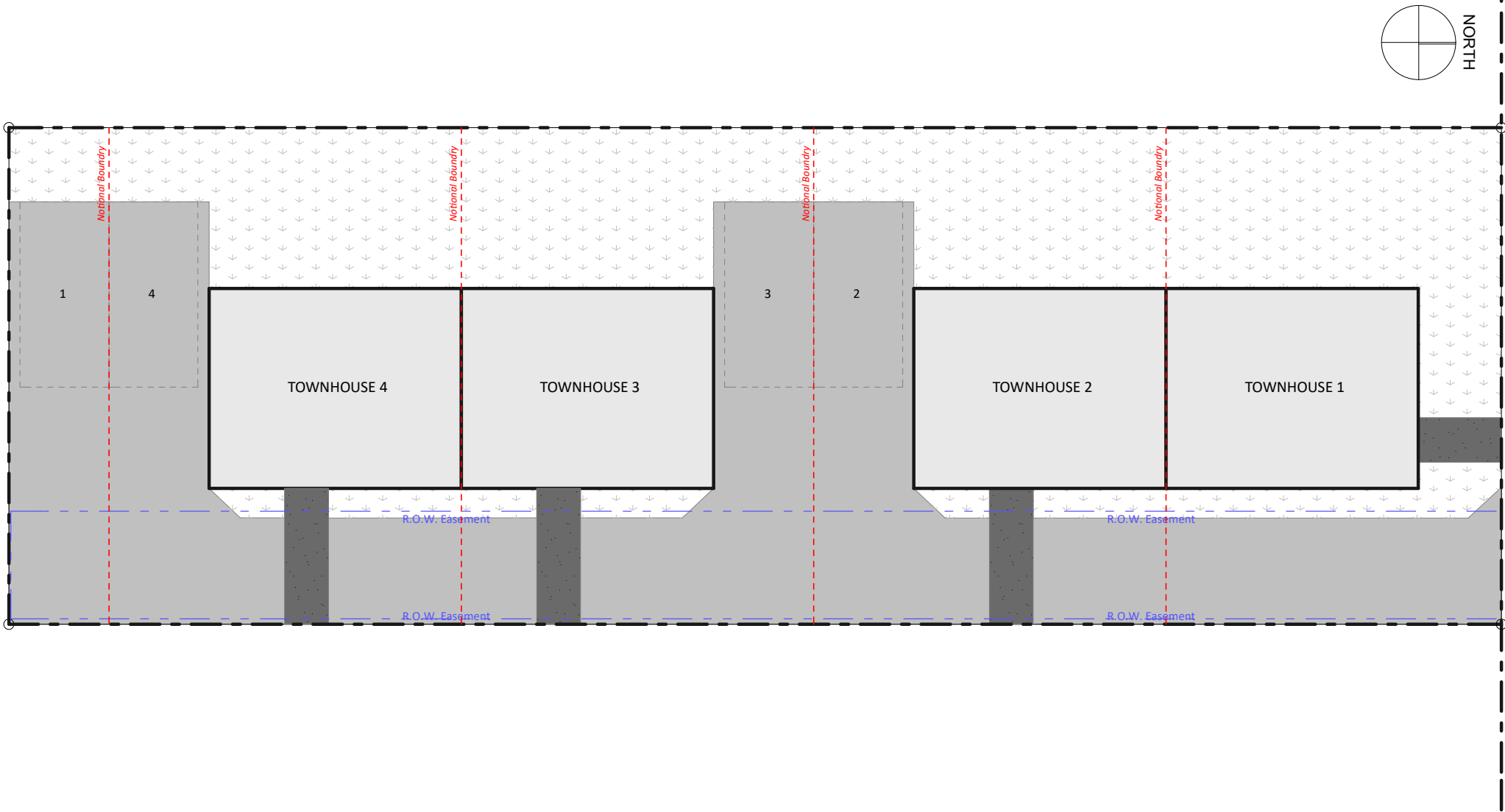
PROJECT ADDRESS
16 Devon Street
Sydenham
Christchurch

DRAWING NO. REVISION

A001 D

DRAWING NO.

SITE PLAN



0. SITE BOUNDARY PLAN
SCALE 1:150

SITE BOUNDARY PLAN LEGEND

--- Property/Notional Boundary Line

— R.O.W. Easement

Vegetation/Landscaping

TOWNHOUSE 4:

Property Area: 127.3m²

Ground Floor Area: 35.7m²

First Floor Area: 32.7m²

Total Floor Area: 68.4m²

TOWNHOUSE 3:

Property Area: 127.3m²

Ground Floor Area: 35.7m²

First Floor Area: 32.7m²

Total Floor Area: 68.4m²

TOWNHOUSE 2:

Property Area: 127.3m²

Ground Floor Area: 35.7m²

First Floor Area: 32.7m²

Total Floor Area: 68.4m²

TOWNHOUSE 1:

Property Area: 157.3m²

Ground Floor Area: 35.7m²

First Floor Area: 32.7m²

Total Floor Area: 68.4m²

BROOKSFIELD
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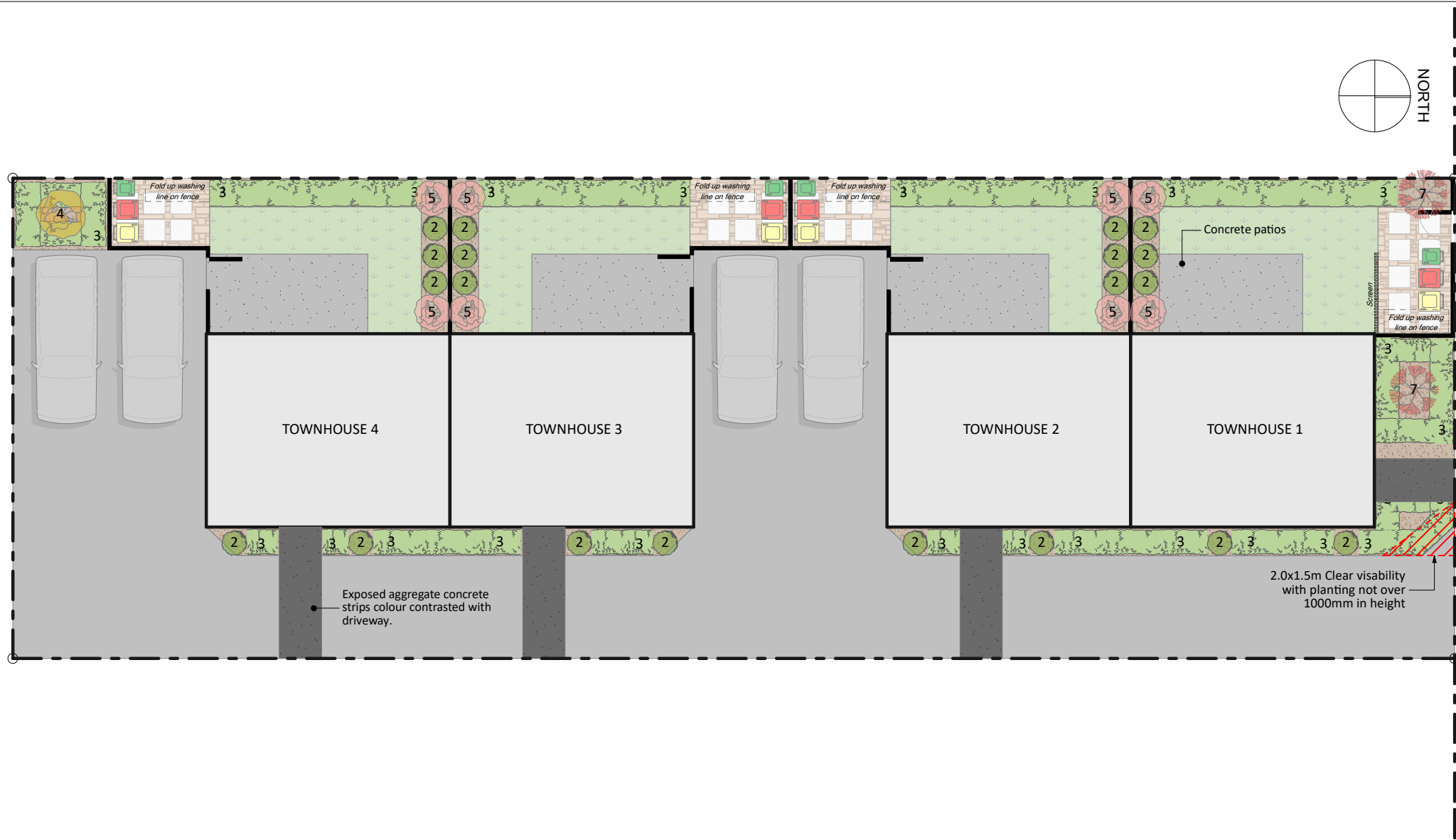
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Devon Street Townhouses

PROJECT ADDRESS
16 Devon Street
Sydenham
Christchurch

DRAWING NO. REVISION

A002 D

DRAWING NO.
SITE BOUNDARY PLAN



0. LANDSCAPING PLAN
SCALE 1:150

- Grass / lawn Area
- Planting area
- native grasses planted, 1 / m² approx to suit
- medium bark chip finished
- Bark Area
- medium bark chip finished
- Paver
- 600x600 concrete pavers
- Notes:
- All Trees to be 1.5m (min) height at time of planting
- Planting beds to be medium bark chip finished
- Landscaping areas to be 50% trees, 50% shrubs
- For planting refer to **Plant Legend**



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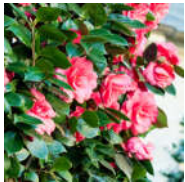
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TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



TYPE 7 - CHERRY TREE
Prunus 'Accolade'



Letterbox
- 4x Box Design letterbox on front
boundary fence with Street
number and unit lettering

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Sydenham
Christchurch

DRAWING NO. REVISION

A003 D

DRAWING NO.
LANDSCAPING PLAN



1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 50mm Rockcote Interga Cladding System

90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- James Hardie Linea Oblique weatherboard (200mm vertical)

90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides

Resene Constructions Systems INTA120b Intertency
System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification.

BROOKSFIELD
LIVING

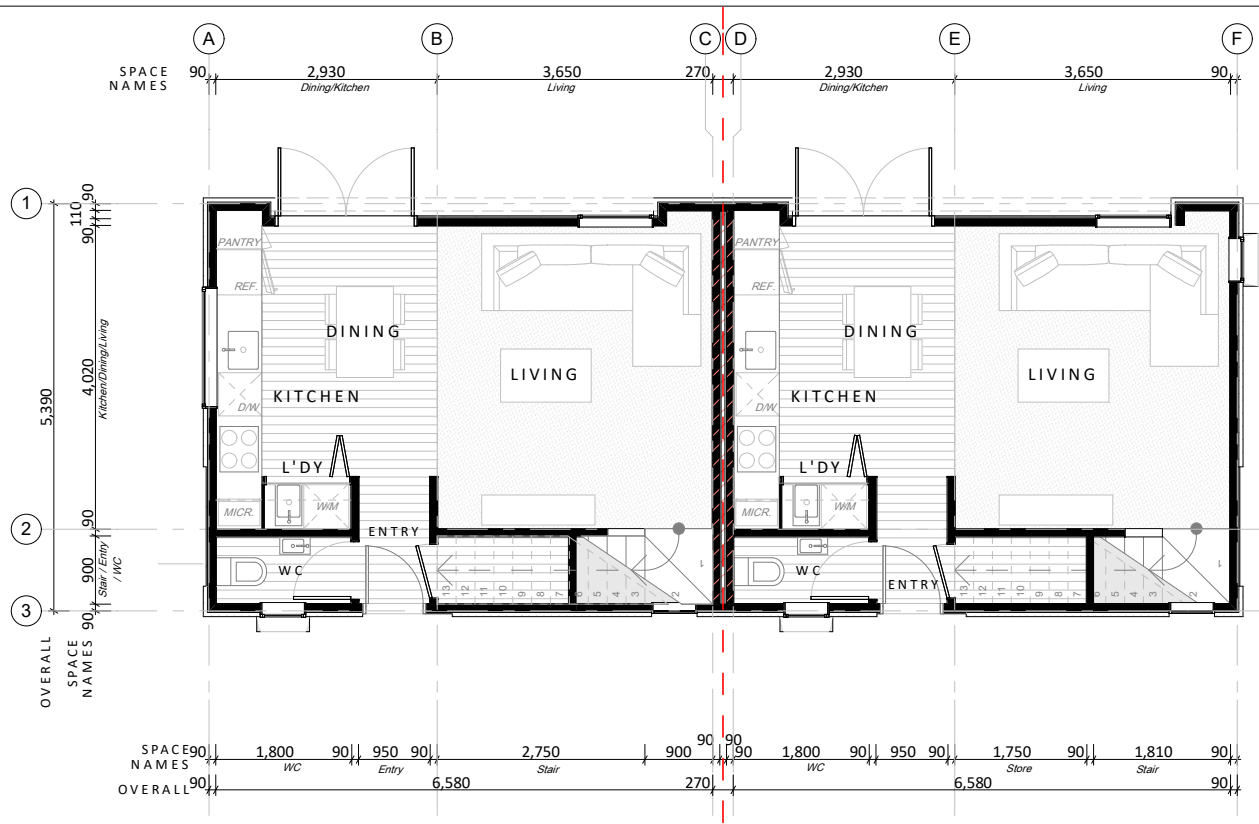
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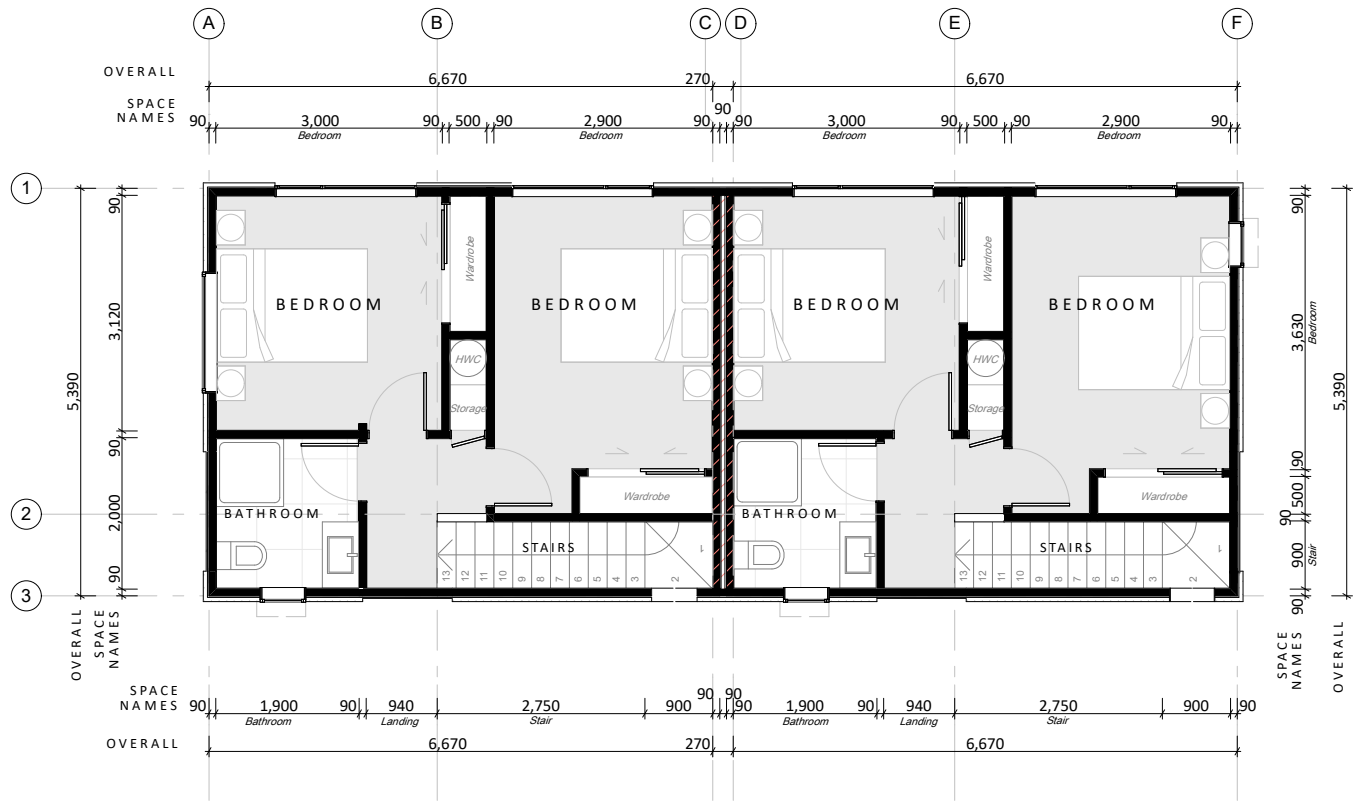
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A100 D

DRAWING NO.
FLOOR PLANS -
TOWNHOUSE 1 & 2



1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 50mm Rockcote Interga Cladding System

90mm Timber Framed wall (external wall)
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BROOKSFIELD
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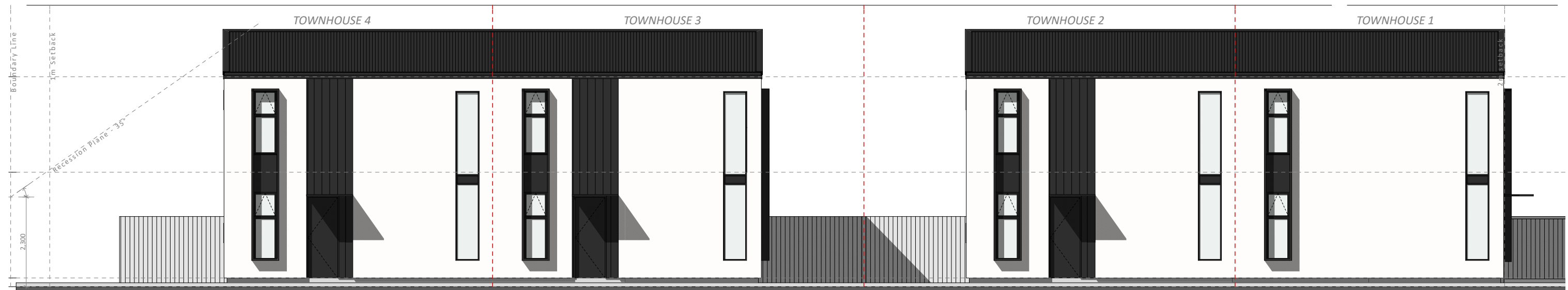
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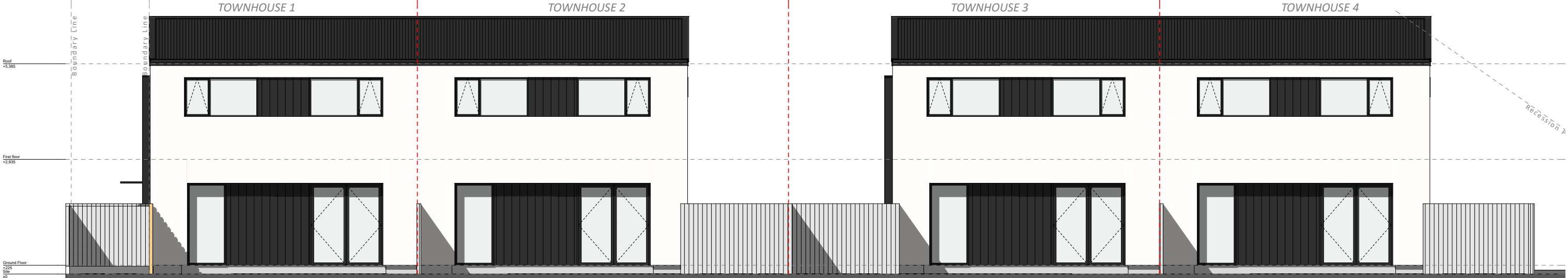
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A101 D

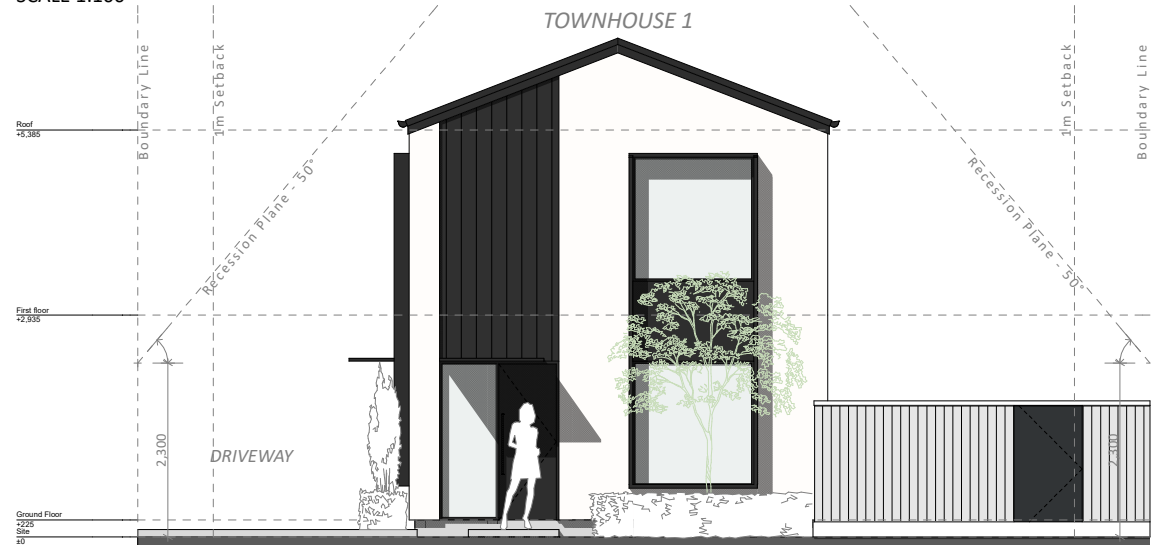
DRAWING NO.
FLOOR PLANS -
TOWNHOUSE 3 & 4



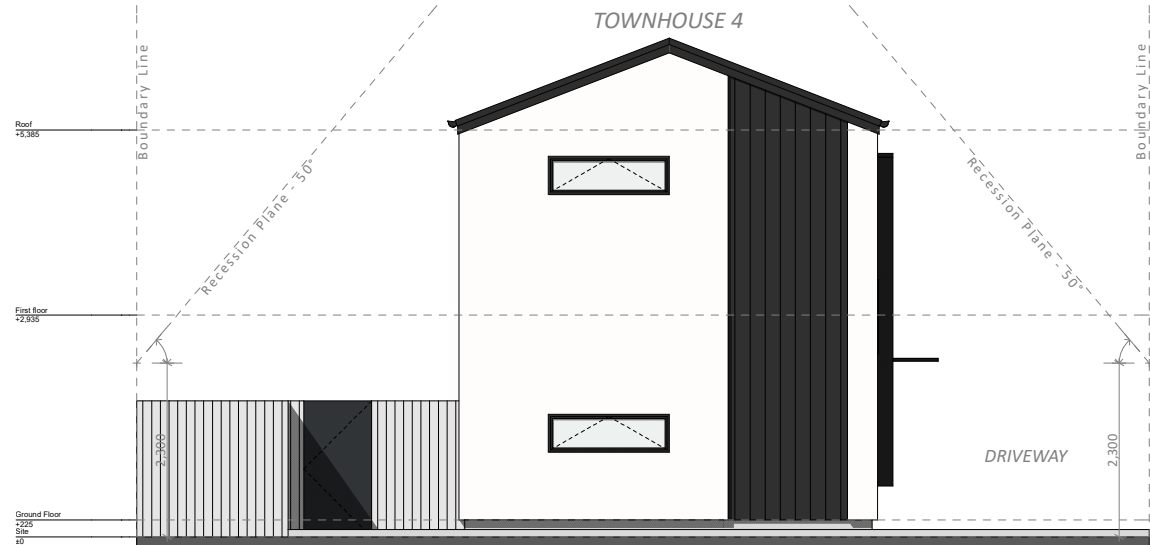
E02 EAST ELEVATION
SCALE 1:100



E04 WEST ELEVATION
SCALE 1:100



E01 NORTH ELEVATION
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:100

LEGEND

- Roof**
-Dimond Corrugate (0.40mm BMT) Colorsteel Endura roof cladding over Thermakraft Covertex 403 roof underlay.
-Colour to be selected by Brooksfield Living.
- Cladding 1**
-James Hardie Vertical Linea Oblique Weatherboard 200mm installed as per manufacturers specifications on 20mm drainged cavity system over building wrap.
-Colour to be selected by Brooksfield Living.
- Cladding 2**
-Resene Construction Systems Insulated Facade Graphex 50mm panel on 20mm drained cavity over building wrap.
-Colour to be selected by Brooksfield Living.

NOTES

- Gutter**
Dimond gutter with colour & finish to match roofing fixed to fascia.
- Downpipes**
Downpipes to be 80mmØ, colour & finish to match roofing.
- Joinery**
APL powder coated aluminium exterior doors & windows with selected colour & finish by Brooksfield Living.
Double glazing with safety glass to all units within 800mm above FFL, or in wet areas in accordance with NZBC F2/AS1.

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A200 D

DRAWING NO.
ELEVATIONS



Street Render 1



Street Render 2

BROOKSFIELD
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16 Devon Street
Sydenham
Christchurch

DRAWING NO. A300 REVISION D

DRAWING NO. RENDERS



Driveway Render



Backyard Render

BROOKSFIELD
LIVING

PROJECT NAME
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PROJECT ADDRESS
16 Devon Street
Sydenham
Christchurch

DRAWING NO. REVISION

A301 D

DRAWING NO.
RENDERS