

24 Devon Street Somerfield, Christchurch

Million Dollar Homes For Half The Price

Brooksfield Heritage Collection



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.

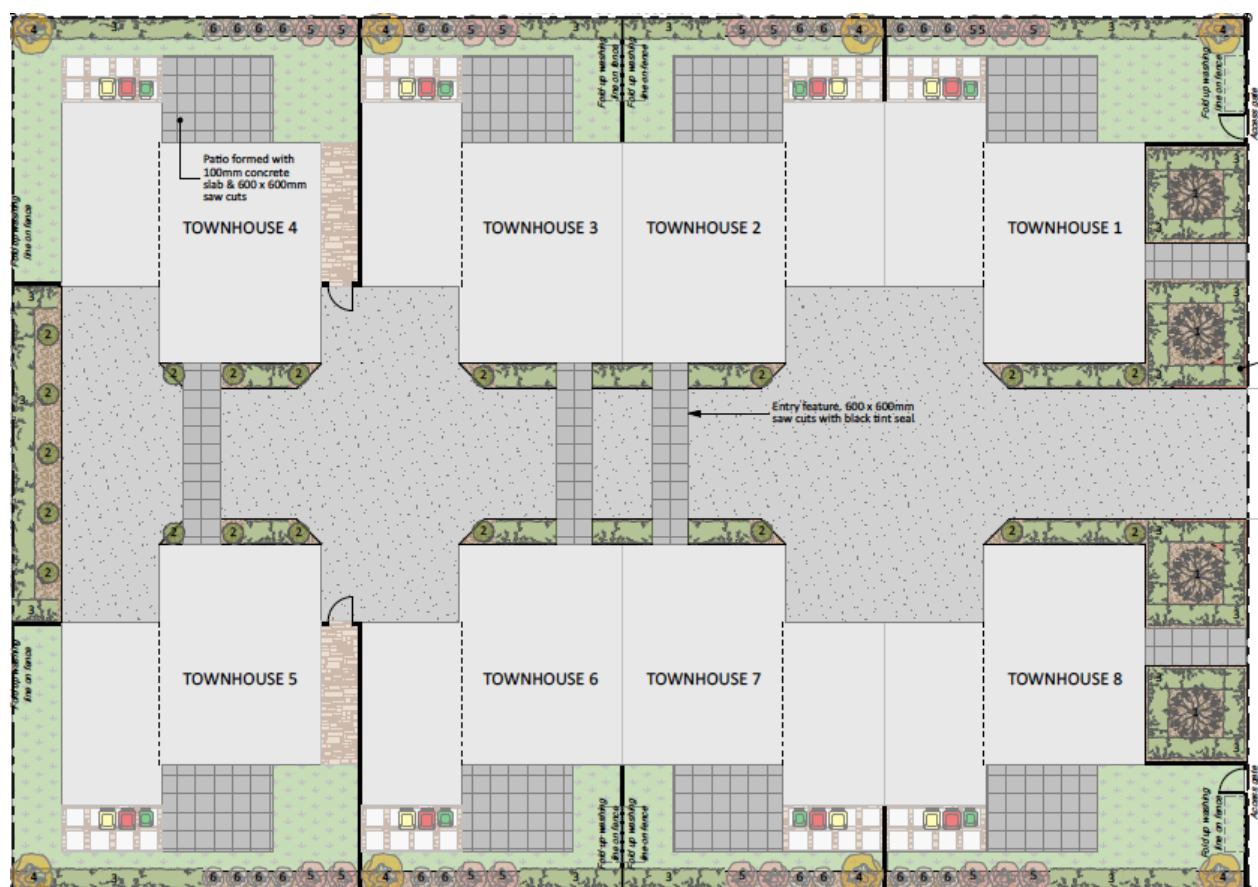


- | | |
|-------------------------------------|----------------------------------|
| 1 Bradford Park (50m) | 5 Hagley Park, Hospital (2.4kms) |
| 2 Shops, Eateries, Countdown (100m) | 6 City Centre (2.4km) |
| 3 Sydenham Park (900m) | 7 The Colombo Mall (1.3km) |
| 4 Cashmere, Walking tracks (1.5km)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

Layout And Landscaping

Thoughtfully laid out on a 1100m² parcel of land, these Brooksfeld homes have been designed with heritage Christchurch in mind, all planting and layout reflects this, we have colourful garden beds of Camellias and Azaleas along with pre-grown large traditional Maple and Magnolia trees. Each front entrance is centred with pavers leading up to it. Down the extra wide shared driveway there is large Conifers to give the homes a very expensive, established feeling. Letter boxes, clothes lines and full landscaping come included in the price.

Layout



Planting Legend



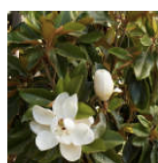
TYPE 1 - MAPLE TREE
"Acer Griseum,
Paperbark"



TYPE 2 - CONIFER
"THUJA occidentalis
'Pyramidalis'"



TYPE 3 - PORTUGUESE
LAUREL HEDGE
"Prunus lusitanica
'Myrtifolia'"



TYPE 4 - BULL BAY
Magnolia grandiflora



TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



Design And Interior

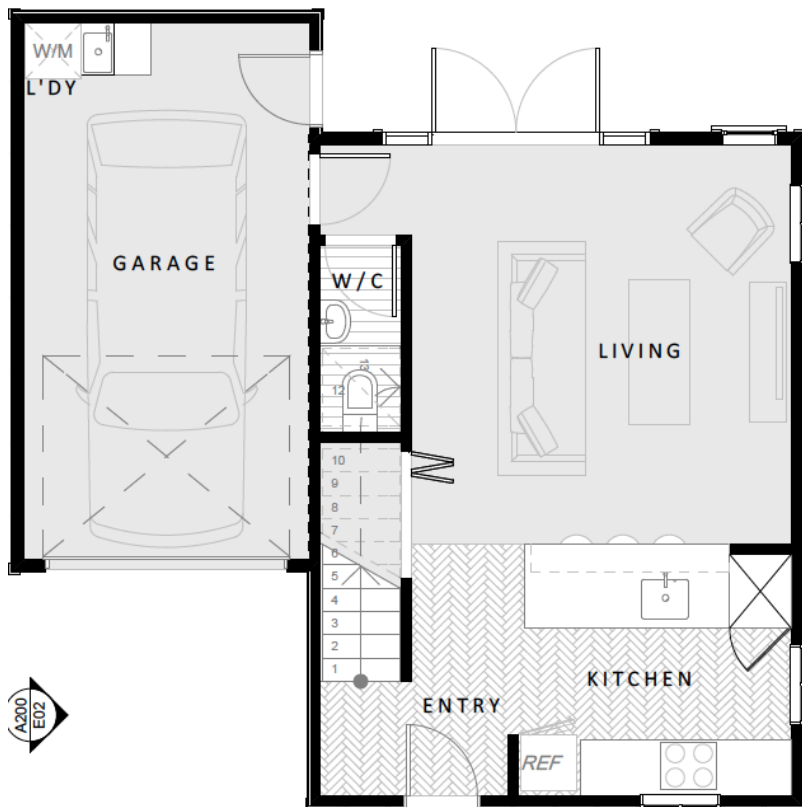
These Brookfield Heritage Homes have been personally designed and laid out by Oliver and I (Vinny) the directors of Brookfield Living, we both live in 100+ year old homes in Christchurch and love the character these homes have, we have replicated this but with all the modern conveniences of a new home.

These Homes are entered through a heritage style portico into the front foyer where you can either take the stairs to the bedroom or walk straight through into the kitchen/ living.

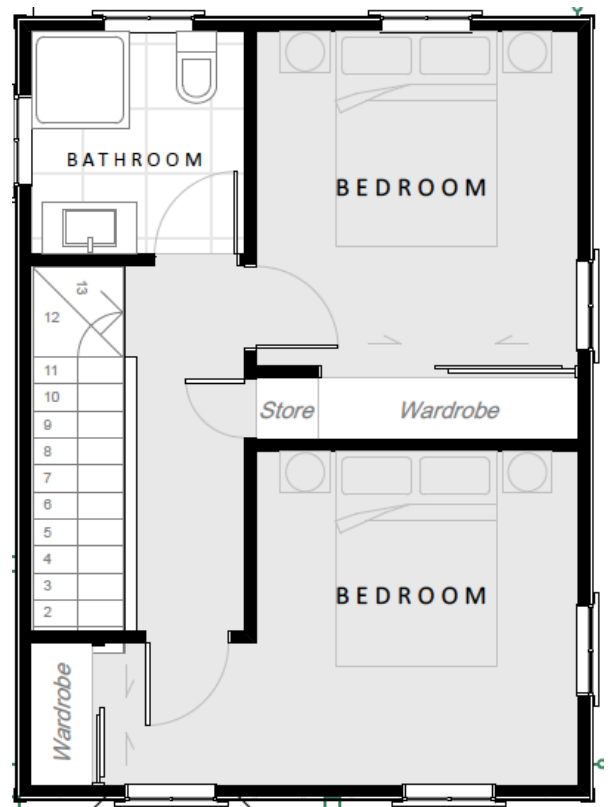
Downstairs a large kitchen with stone bench tops, our heritage taps and Bosch appliances is complemented by vinyl planked herringbone floors, this then flows on to the carpeted lounge, then outside to a large, sunny and secured outdoor living area. Also off the lounge is a guest toilet, laundry under the stairs (with ample linen storage) and an internal access to a single garage.

Upstairs is also accessed from the front foyer and comes to the landing which you can then enter either of the large double bedrooms or the tiled floor bathroom which has a toilet, tiled shower, vanity and a heated towel rail. A large linen cupboard is also upstairs.

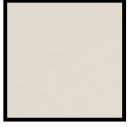
Ground Floor



First Floor



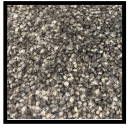
Colours



Walls - Clover Honey 100% natural, plant based paint.



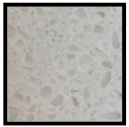
Skirtings, ceilings & doors - Quarter Clover Honey 100% natural, plant based paint.



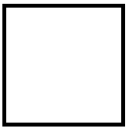
Carpet - Cable Bay - Pelorus.



Herringbone Floor - Nordic Oak.



Bench Top - Stone -Coronet Peak



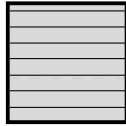
Kitchen Cabinets - French Country White



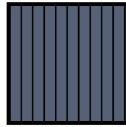
Splashback - Heritage Tiles



Bathroom Tiles - 600x600 Doulas Peak.



Exterior cladding - Grey Weatherboards with white detailing - Plant based paint



Roof - Denim Blue long run roofing.

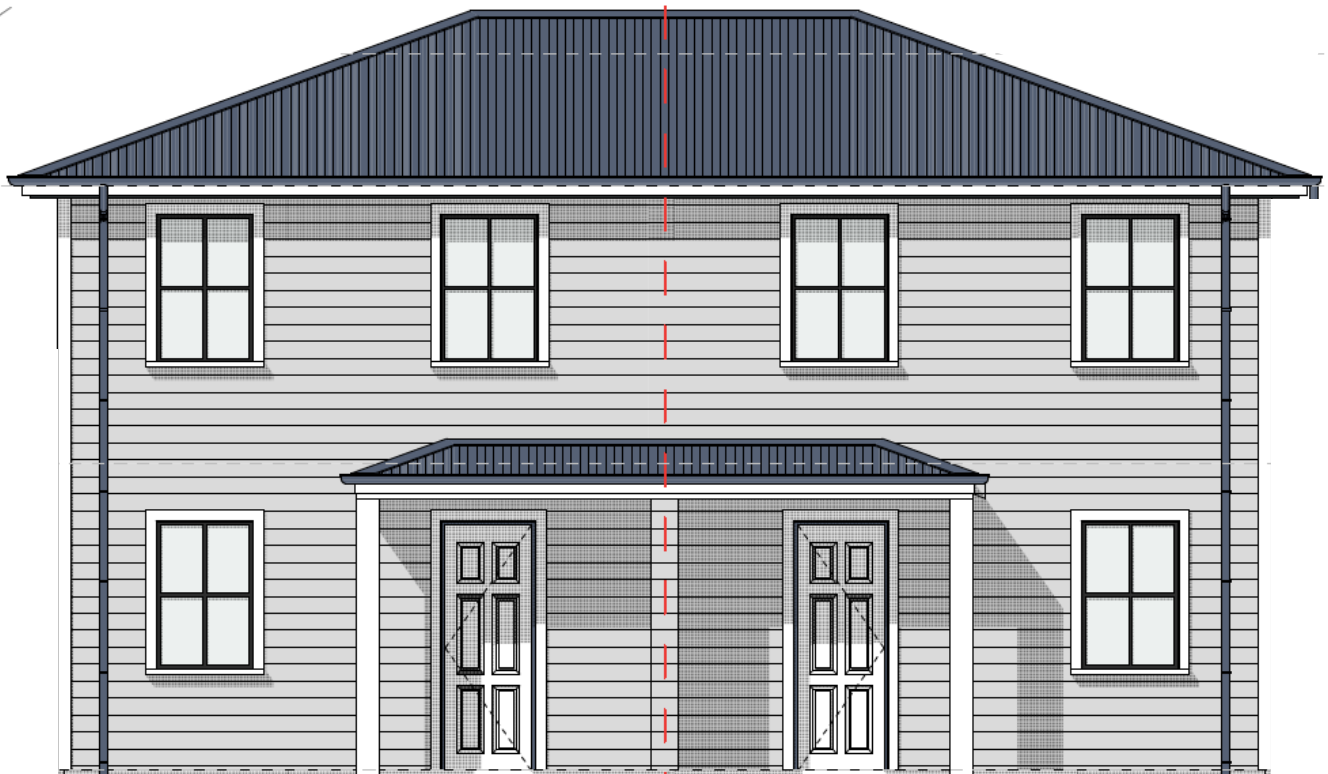


Exterior doors and windows - Denim Blue.

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2	1.5	1 Garage	92m2	168m2	\$519,000.00
House 2	2	1.5	1 Garage	92m2	121m2	\$509,000.00
House 3	2	1.5	1 Garage	92m2	121m2	\$512,000.00
House 4	2	1.5	1 Garage	92m2	161m2	\$539,000.00
House 5	2	1.5	1 Garage	92m2	161m2	\$539,000.00
House 6	2	1.5	1 Garage	92m2	121m2	\$512,000.00
House 7	2	1.5	1 Garage	92m2	121m2	\$509,000.00
House 8	2	1.5	1 Garage	92m2	168m2	\$519,000.00

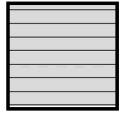
All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



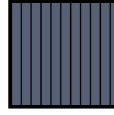
BROOKSFIELD
— LIVING —

Colours & Specifications

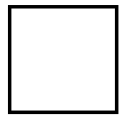
Exterior



Cladding - Linea weatherboard -
Grey 100% plant based paint.



Roof - New Denim Blue
Longrun roofing



Cladding - White
detailing/ scribes

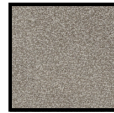


Doorhandle - Schlage S-6000
keyless entry

Interior



Walls - Clover Honey, 100%
natural plant based paint



Carpet - Cable Bay, Nikau



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



Kitchen Floor - Forest
Cedar tile planks



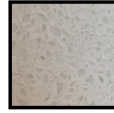
Bathroom Wall Tile -
Metro Ashgrey



Kitchen Cabinets - French Country
White



Bathroom Floor Tile -
Heritage Pattern



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Heritage Tiles



Venetian Blinds - White -
Bedrooms

Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - English classic 700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Heritage toilet roll holder



Robe Hooks - Bathroom



Heritage 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 - Heritage



Bathroom heater - Serene 2068 heater

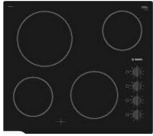
Appliances



Oven - Bosch Stainless Steel 5 function oven



Rangehood - Ariston 60cm stainless steel



Cook Top - Bosch 60cm ceramic cooktop



Dishwasher - Bosch 14PL stainless steel B/U dishwasher



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

SHEET INDEX

A000

PROJECT INTRODUCTION

A001

SITE PLAN

A002

SITE BOUNDARY PLAN

A003

LANDSCAPING PLAN

A100

GROUND FLOOR PLAN TOWNHOUSES 1-4

A101

GROUND FLOOR PLAN TOWNHOUSES 5-8

A102

FIRST FLOOR PLAN TOWNHOUSES 1-4

A103

FIRST FLOOR PLAN TOWNHOUSES 5-8

A200

SITE ELEVATIONS

A201

3D IMAGES

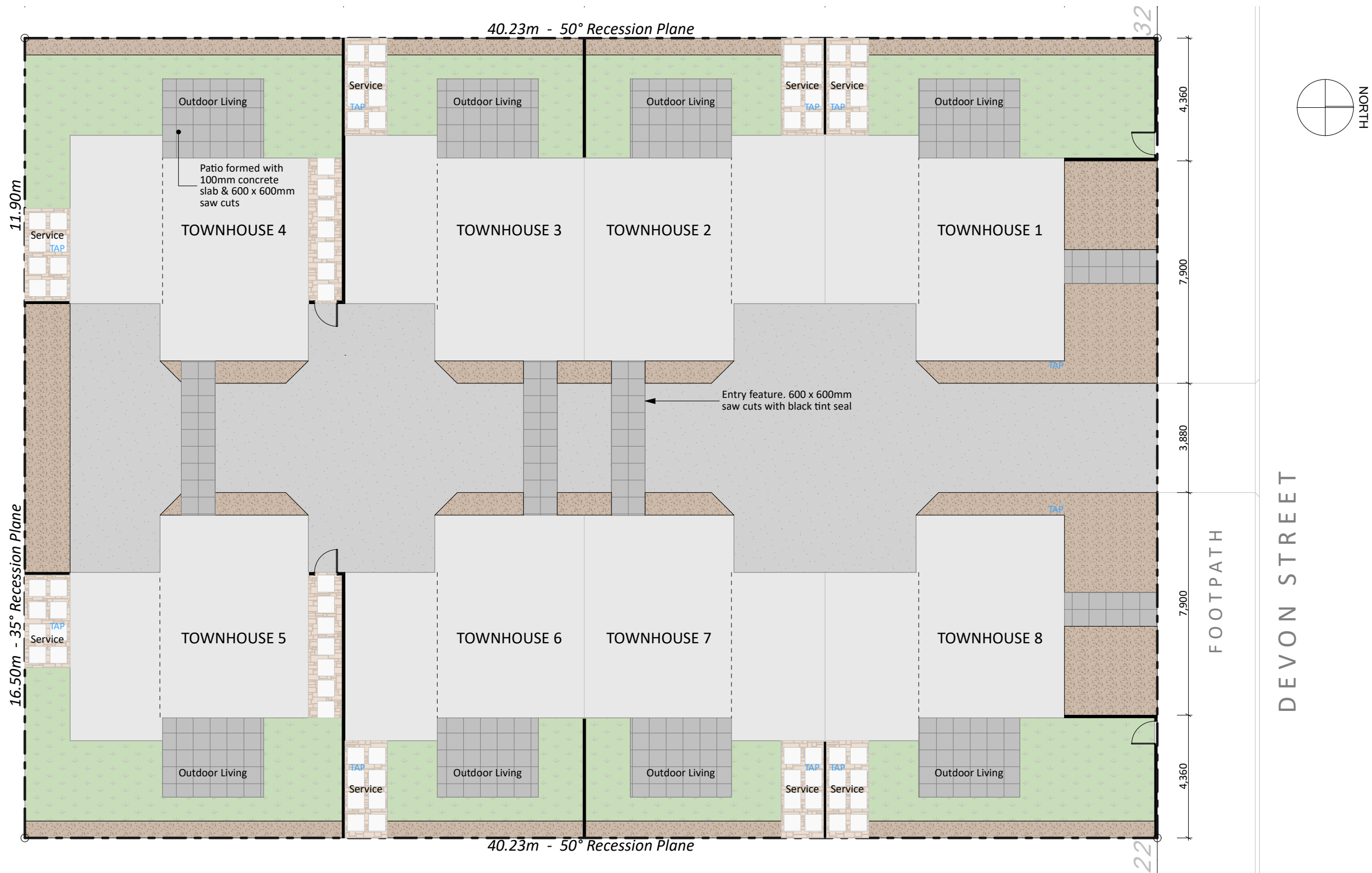


BROOKSFIELD

LIVING

Devon Street Townhouses

24 / 26 Devon Street, Sydenham, Christchurch



PROJECT INFO:

Address: 24/26 Devon Street
Sydenham
Christchurch

Legal Description: Pt Lot 34, DP 196 & Pt Lot 33, DP 196
Title:

Site Area: 1,100m² (more or less)

Planning Zone: Residential Medium Density Zone

Natural Hazards: Liquefaction Management Area (LMA)

Designation:

Wind Zone: Low
Earthquake Zone: Zone 2
Exposure Zone: Zone C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC2

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, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation
Refer to Landscape Design for further detail.
- Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished

- Patio
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, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- 600 x 600mm saw cuts with black tint seal
- Selected pavers on medium bark chip to form service area
- Outdoor tap
- Brass outdoor hose tap

BROOKSFIELD
LIVING

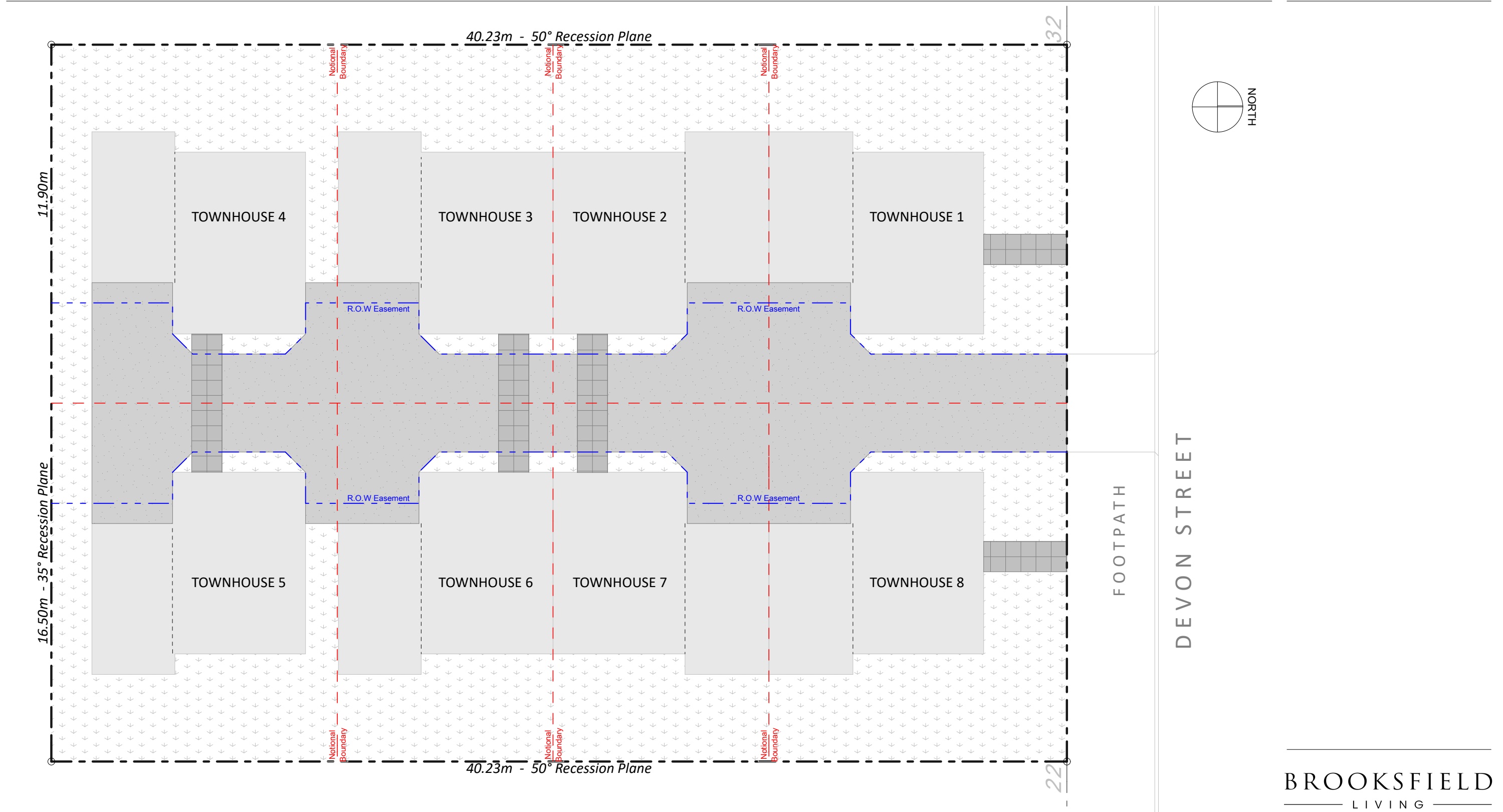
PROJECT NAME
Devon Street Townhouses
Scale 1:150 @ A3
Date 3/09/2020

PROJECT ADDRESS
24/26 Devon Street
Sydenham
Christchurch

DRAWING NO. REVISION

A001 D

DRAWING NO.
SITE PLAN




SITE BOUNDARY PLAN
SCALE 1:150

SITE BOUNDARY PLAN LEGEND

----- Property/Notional Boundary Line

— R.O.W Easement

 Vegetation/Landscaping

TOWNHOUSE 1:		TOWNHOUSE 2:		TOWNHOUSE 3:		TOWNHOUSE 4:	
Property area:	168m ²	Property area:	121m ²	Property area:	121m ²	Property area:	161m ²
Ground Floor Area:	38m ²	Ground Floor Area:	38m ²	Ground Floor Area:	38m ²	Ground Floor Area:	38m ²
Garage Area:	19m ²	Garage Area:	19m ²	Garage Area:	19m ²	Garage Area:	m ²
First Floor Area:	36m ²	First Floor Area:	36m ²	First Floor Area:	36m ²	First Floor Area:	36m ²
Total Floor Area:	93m ²	Total Floor Area:	93m ²	Total Floor Area:	93m ²	Total Floor Area:	93m ²
TOWNHOUSE 5:		TOWNHOUSE 6:		TOWNHOUSE 7:		TOWNHOUSE 8:	
Property area:	161m ²	Property area:	121m ²	Property area:	121m ²	Property area:	168m ²
Ground Floor Area:	38m ²	Ground Floor Area:	38m ²	Ground Floor Area:	38m ²	Ground Floor Area:	38m ²
Garage Area:	19m ²	Garage Area:	19m ²	Garage Area:	19m ²	Garage Area:	19m ²
First Floor Area:	36m ²	First Floor Area:	36m ²	First Floor Area:	36m ²	First Floor Area:	36m ²
Total Floor Area:	93m ²	Total Floor Area:	93m ²	Total Floor Area:	93m ²	Total Floor Area:	93m ²

BROOKSFIELD
LIVING

PROJECT NAME
Devon Street Townhouses

Scale 1:150 @ A3
Date 3/09/2020

PROJECT ADDRESS
24/26 Devon Street
Sydenham
Christchurch

DRAWING NO. A002
SITE BOUNDARY PLAN

REVISION
D



LANDSCAPING PLAN
SCALE 1:150

- LANDSCAPING LEGEND**
- Grass / lawn Area
 - Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished
 - Bark Area
- medium bark chip finished
 - Pavers on bark
- 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**

PLANT LEGEND

TYPE 1 - MAPLE TREE "Acer Griseum, Paperbark"	TYPE 2 - CONIFER "THUJA occidentalis 'Pyramidalis'"	TYPE 3 - PORTUGUESE LAUREL HEDGE "Prunus lusitanica 'Myrtifolia'"	TYPE 4 - BULL BAY Magnolia grandiflora	TYPE 5 - CAMELLIA JAPONICA	TYPE 6 - AZALEA ALINE



Letterbox
- 8x Box Design letterbox on front
boundary fence with Street
number and unit lettering

BROOKSFIELD
LIVING

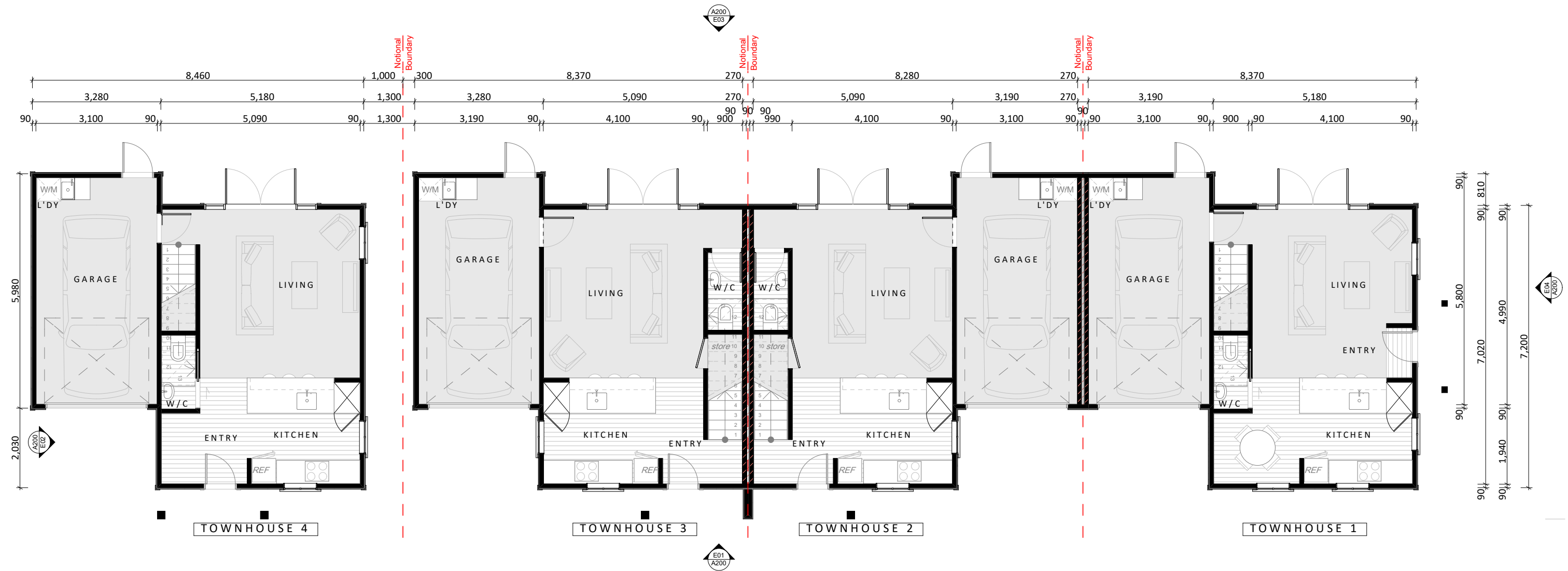
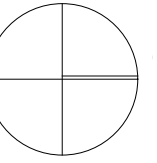
PROJECT NAME
Devon Street Townhouses
Scale 1:150 @ A3
Date 3/09/2020

PROJECT ADDRESS
24/26 Devon Street
Sydenham
Christchurch

DRAWING NO. REVISION

A003 **D**

DRAWING NO.
LANDSCAPING PLAN



GROUND FLOOR PLAN

SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - James Hardie Linea weatherboard
- 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications

BROOKSFIELD

LIVING

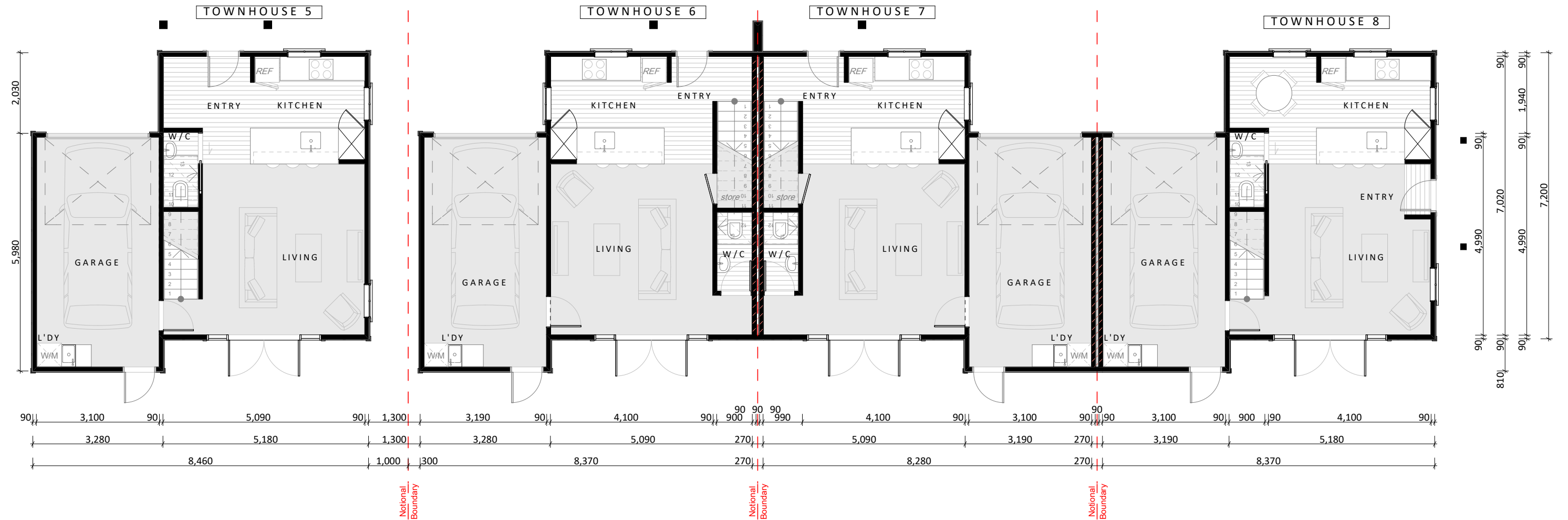
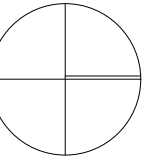
PROJECT NAME
Devon Street Townhouses
Scale 1:100 @ A3
Date 3/09/2020

PROJECT ADDRESS
24/26 Devon Street
Sydenham
Christchurch

DRAWING NO. REVISION

A100 D

DRAWING NO.
GROUND FLOOR PLAN
TOWNHOUSES 1-4



GROUND FLOOR PLAN

SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - James Hardie Linea weatherboard
- 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications

BROOKSFIELD

LIVING

PROJECT NAME

Devon Street Townhouses

Scale 1:100 @ A3

Date 3/09/2020

PROJECT ADDRESS

24/26 Devon Street
Sydenham
Christchurch

DRAWING NO.

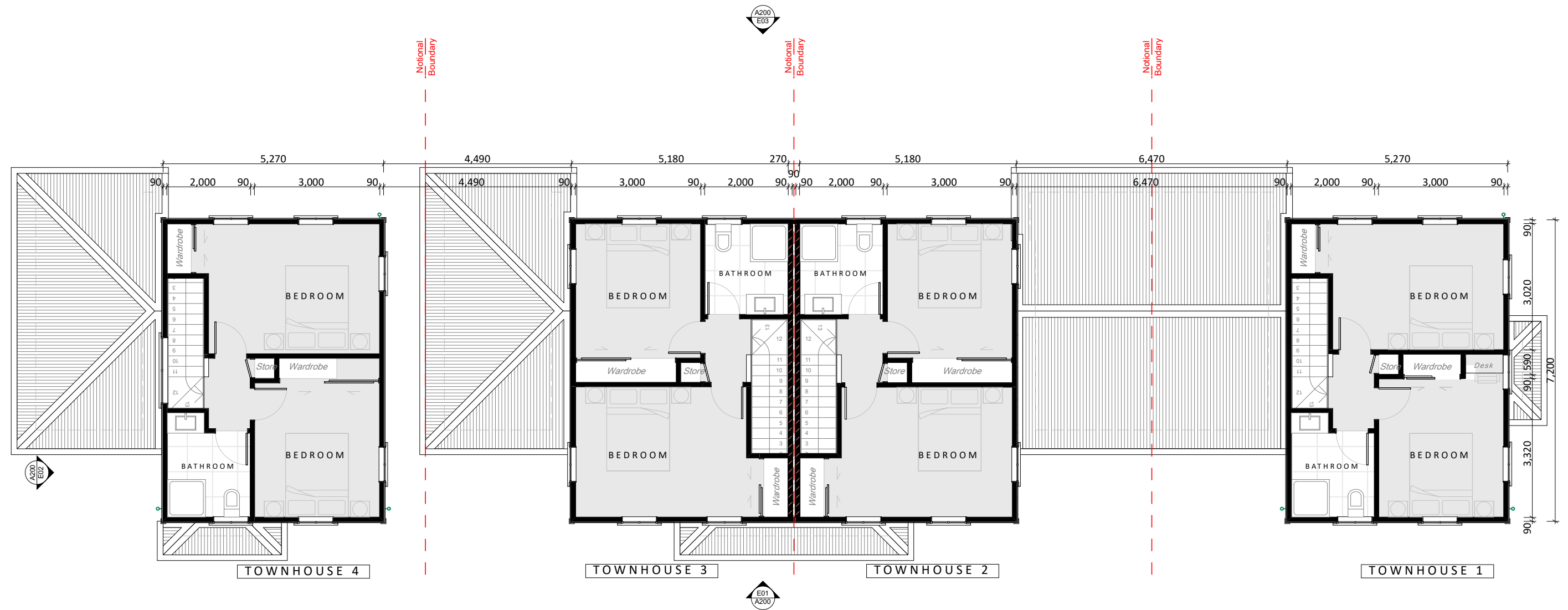
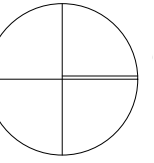
REVISION

A101

D

DRAWING NO.

GROUND FLOOR PLAN
TOWNHOUSES 5-8



FIRST FLOOR PLAN

SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - James Hardie Linea weatherboard
- 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications

BROOKSFIELD

LIVING

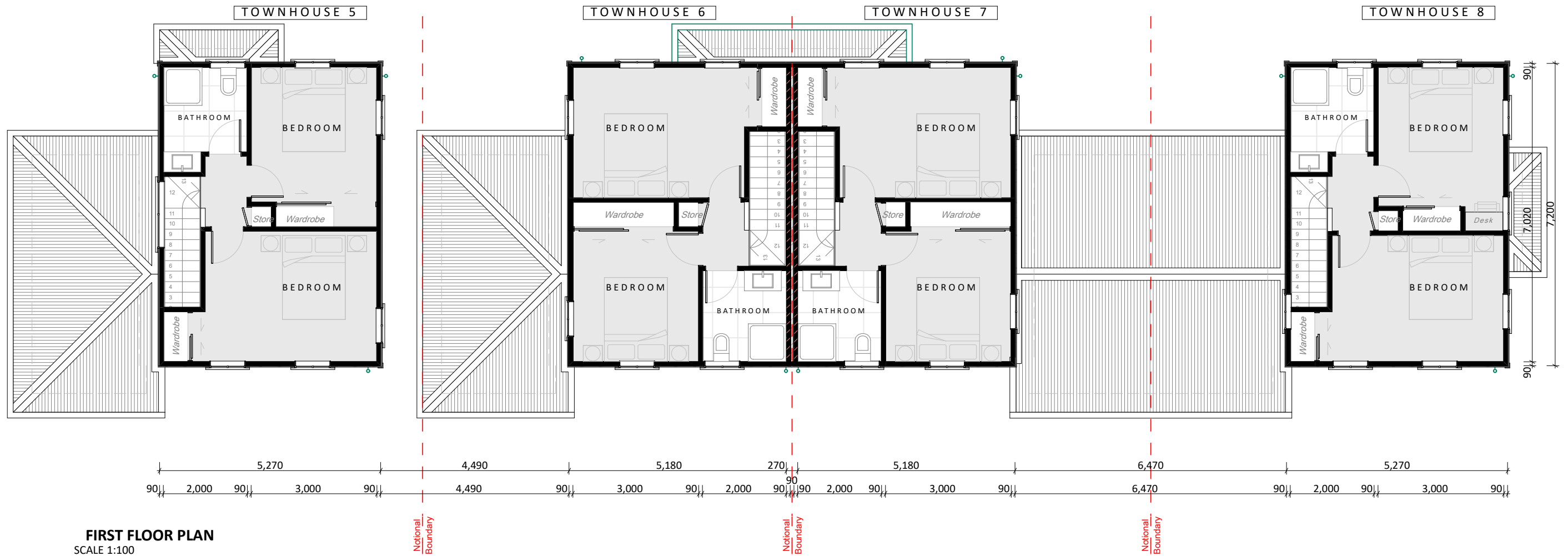
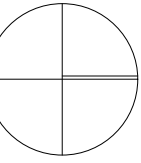
PROJECT NAME
Devon Street Townhouses
Scale 1:100 @ A3
Date 3/09/2020

PROJECT ADDRESS
24/26 Devon Street
Sydenham
Christchurch

DRAWING NO. REVISION

A102 D

DRAWING NO.
FIRST FLOOR PLAN
TOWNHOUSES 1-4



- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - James Hardie Linea weatherboard
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120b Intertenancy System installed to manufacturers specifications

BROOKSFIELD

LIVING

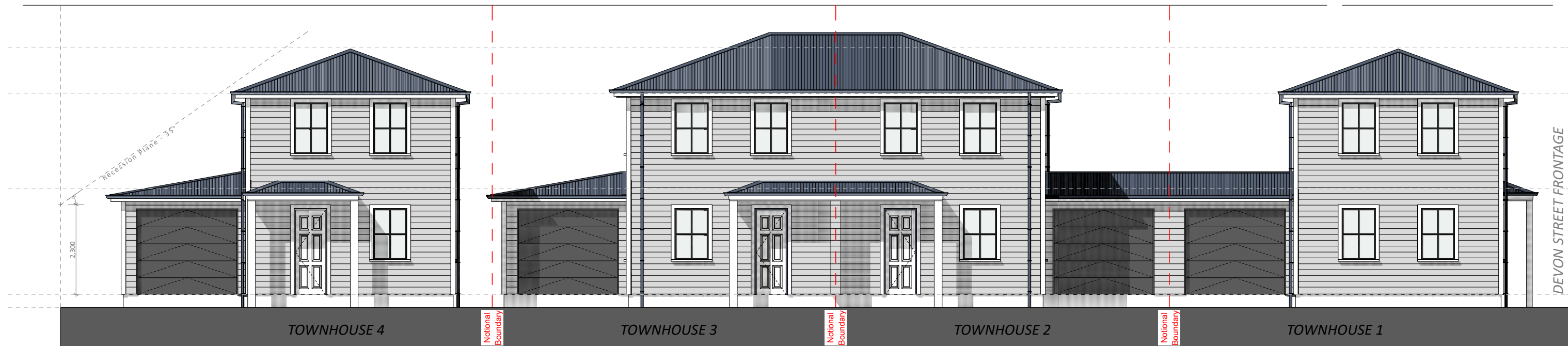
PROJECT NAME
Devon Street Townhouses
Scale 1:100 @ A3
Date 3/09/2020

PROJECT ADDRESS
24/26 Devon Street
Sydenham
Christchurch

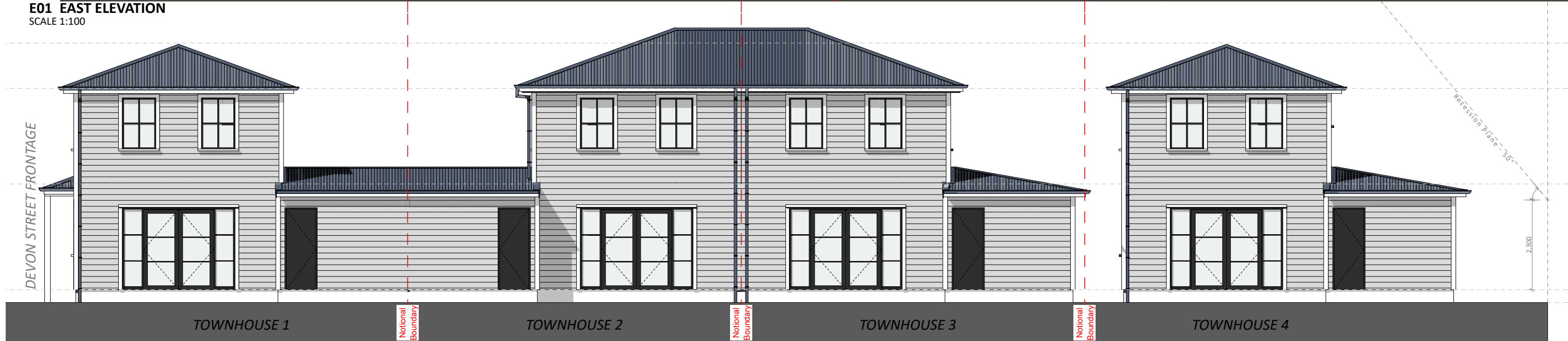
DRAWING NO. REVISION

A103 D

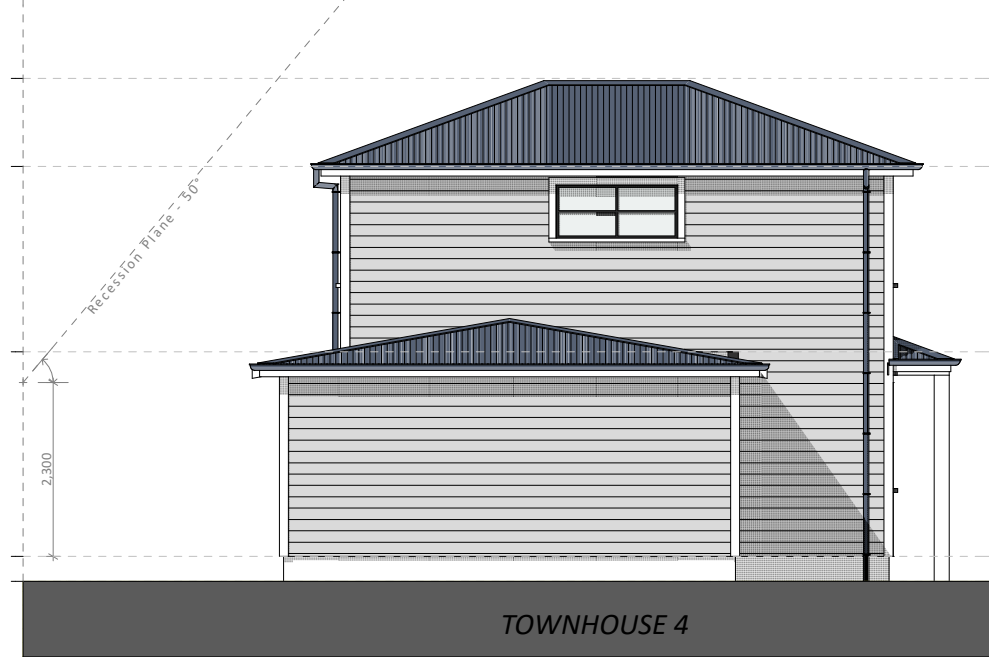
DRAWING NO.
FIRST FLOOR PLAN
TOWNHOUSES 5-8



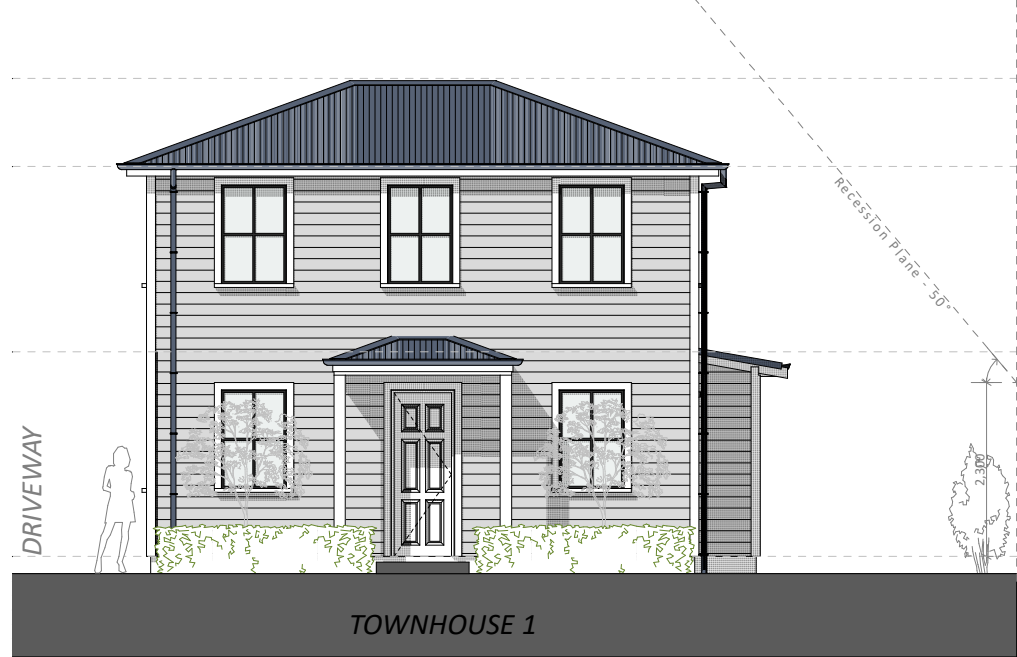
E01 EAST ELEVATION
SCALE 1:100



E03 WEST ELEVATION
SCALE 1:100



E02 SOUTH ELEVATION
SCALE 1:100



E04 NORTH ELEVATION
SCALE 1:100

LEGEND

Roof
- Dimond Corrugate (0.40mm BMT) Colorsteel
Endura roof cladding over Thermokraft
Covertex roof underlay
- Colour to be selected by Brooksfield Living.

Horizontal Weatherboard
James Hardie Linea Weatherboard 180
installed as per manufacturers specifications
on 20mm drained cavity system over building
wrap. Colour to be selected by Brooksfield
Living.

NOTES

Gutter
Gutter with finish to match roofing fixed to
fascia. Falls as shown on roof plan

Downpipes
Downpipes to be 80Ø, finish & colour to
match roofing (UNO)

Joinery
APL powder coated aluminium exterior
windows and doors in selected finish
- Double glazed windows and doors with
Grade A safety glass to all glazing within
800mm above finished floor level, or in wet
areas in accordance with NZBC F2/AS1

BROOKSFIELD
LIVING

PROJECT NAME
Devon Street Townhouses
Scale 1:100 @ A3
Date 3/09/2020
PROJECT ADDRESS
24/26 Devon Street
Sydenham
Christchurch
DRAWING NO. REVISION

A200 D

DRAWING NO.
SITE ELEVATIONS