

BROOKSFIELD

23 Marriner Street

Sumner, Christchurch

Seven classically designed homes and two corner stores



Photos



General Information

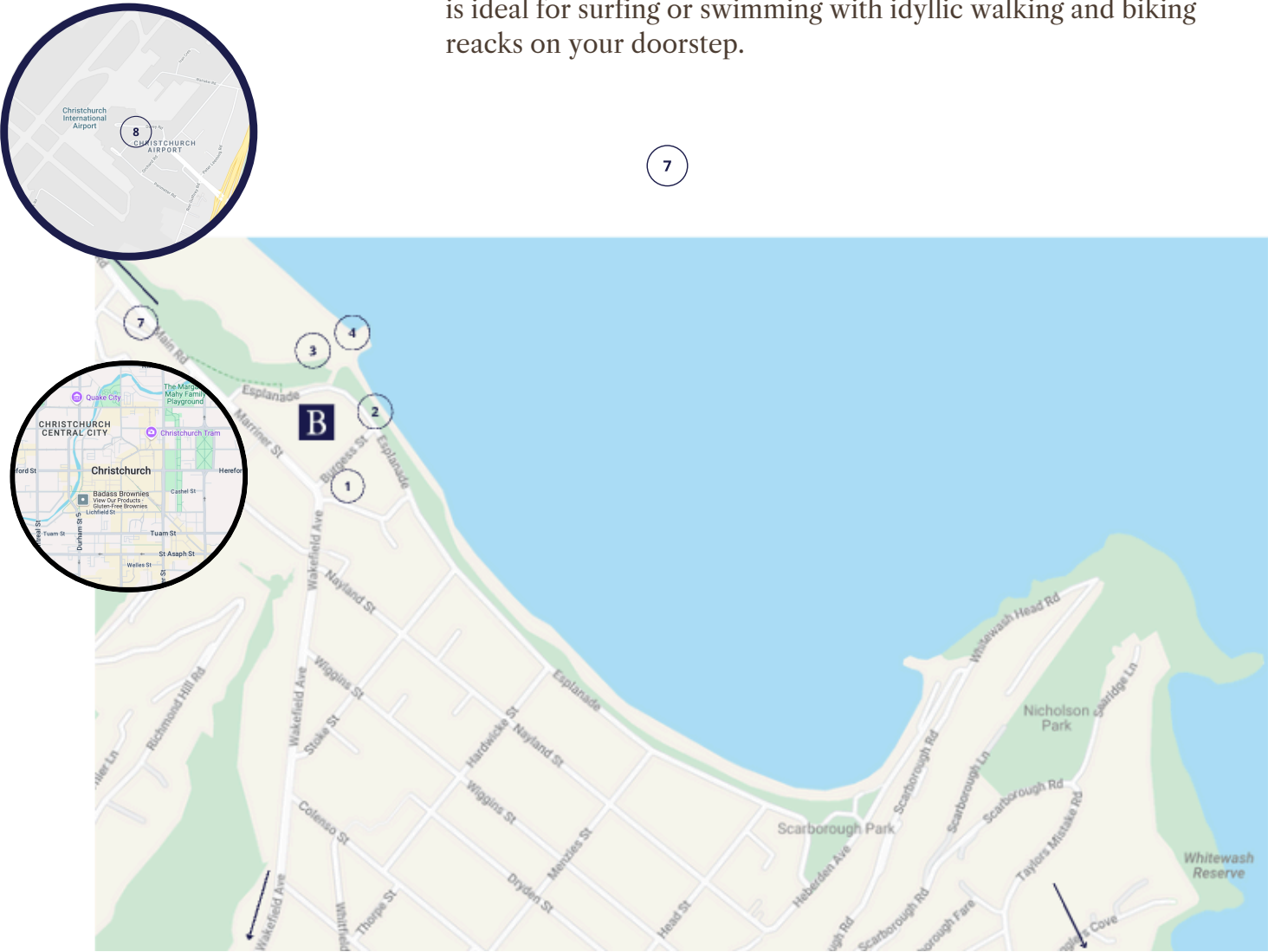
23 Marriner Street, a collection of classically designed homes in Sumner Village

	 BEDROOMS	 BATHROOMS	  GARAGE	 SIZE
Townhouse 1	3	2	Garage	120
Townhouse 2	3	2	Garage	120
Townhouse 3	3	2	Garage	120
Apartment 1	2	2.5	Garage	145
Apartment 2	1	1		47
Coach House 1	2	1	Garage	90
Coach House 2	2	1	Garage	90

Location

These Brooksfeld homes are located in the heart of the quaint seaside village of Sumner. The township surrounds the gently sloping beach which is located 200m away.

There are many popular eateries, boutique retails stores, and a movie theatre only a short walk from 23 Marriner St. Sumner beach is ideal for surfing or swimming with idyllic walking and biking reacks on your doorstep.

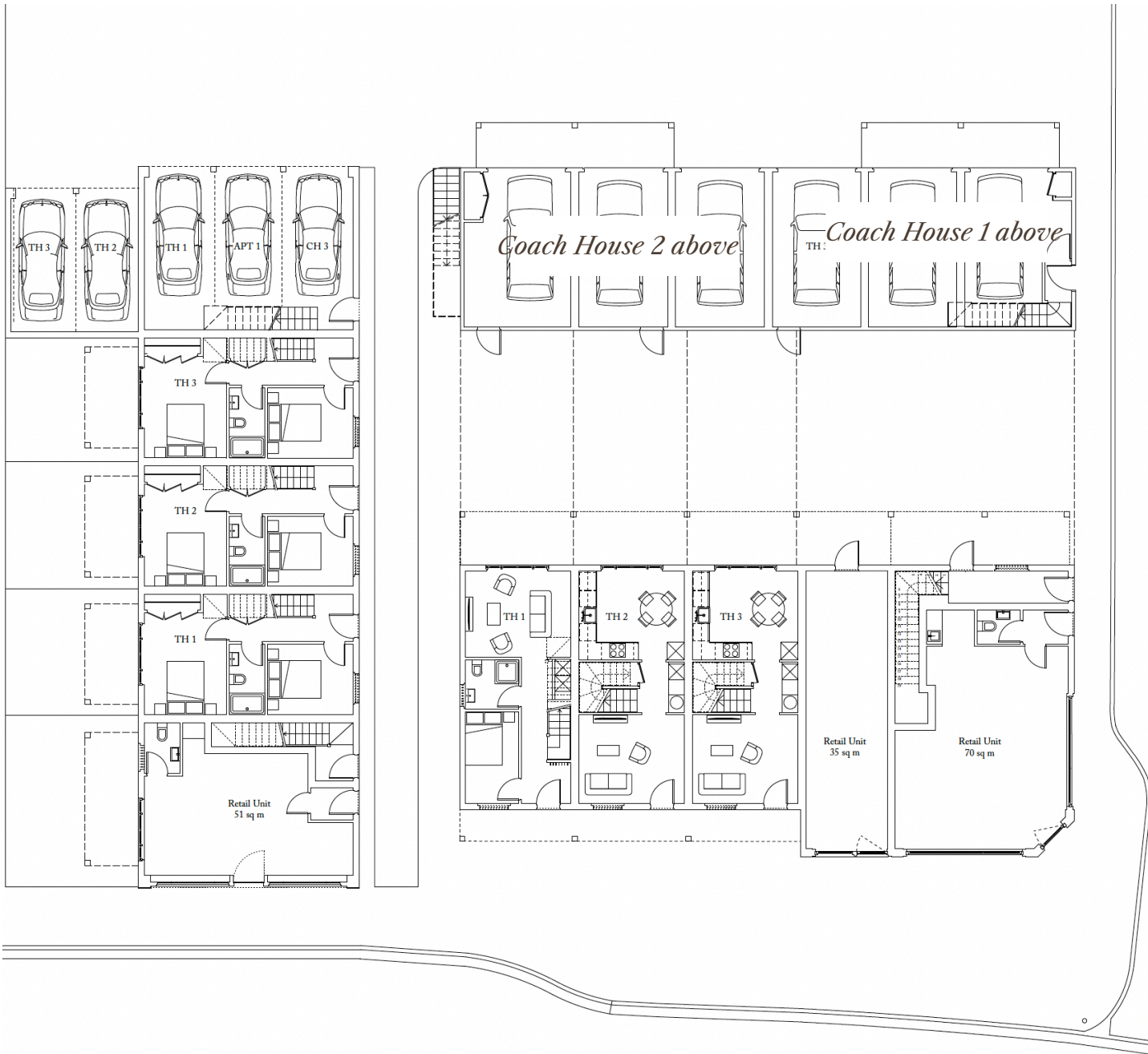


- | | | | |
|---|--------------------------|---|---|
| 1 | Not Typical Cafe - 50m | 5 | Sumnervale Reserve- 1.8km |
| 2 | Sumner Beach - 200m | 6 | Taylors Mistake Track - 4.4km |
| 3 | Beeach Bar Sumner - 300m | 7 | Christchurch CBD - 13.2km (19 mins) |
| 4 | Cave Rock - 400m | 8 | Christchurch International Airport - 22.2km (35min) |

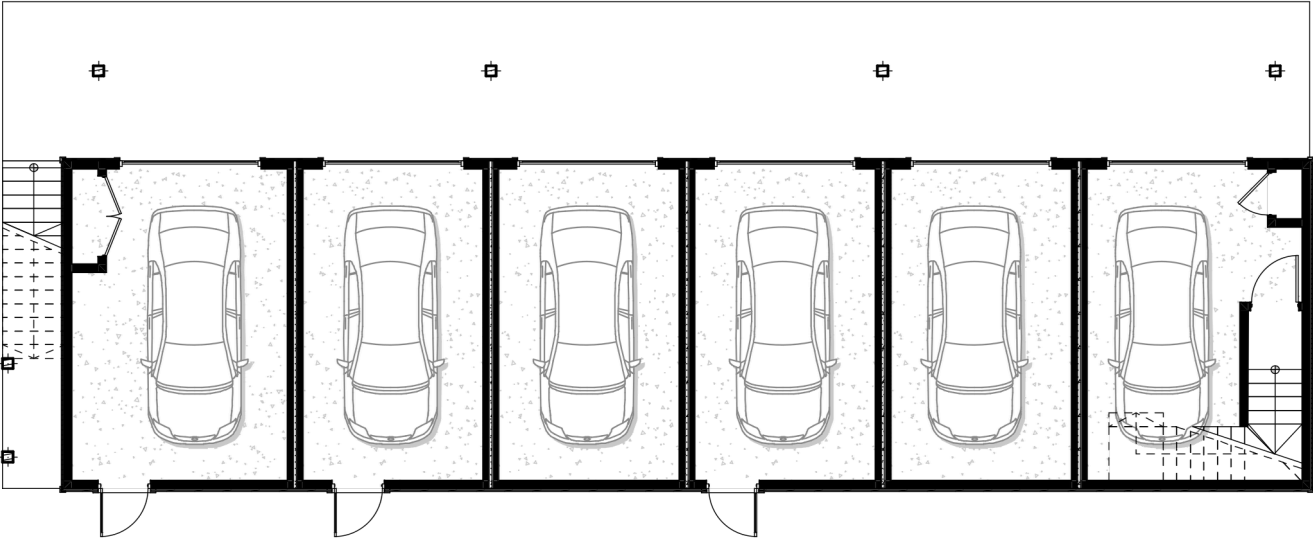
Site Plan

21 Marriner Street

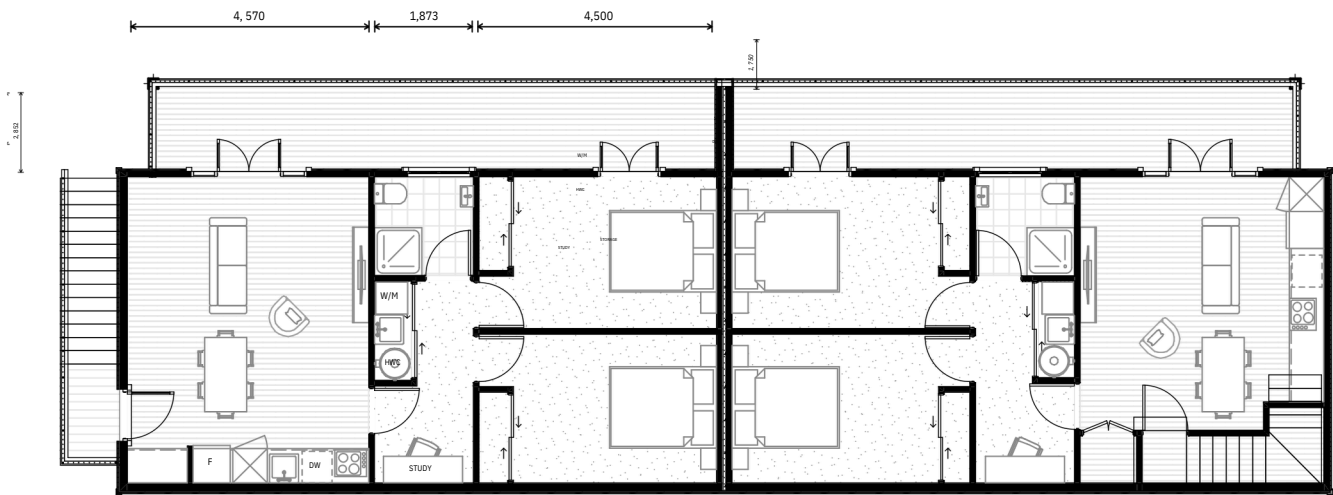
23 Marriner Street



Coach Houses



Ground Floor

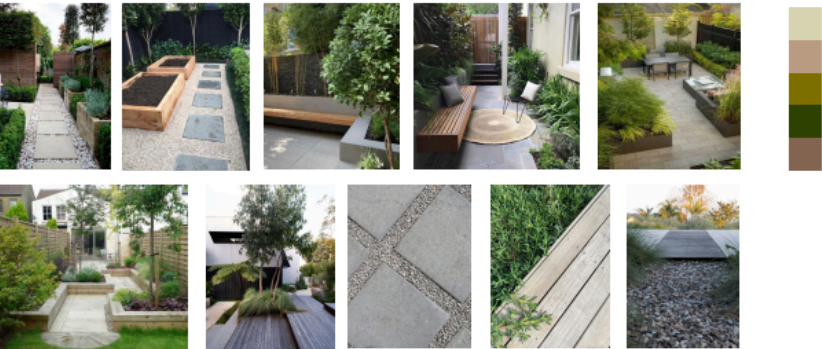


First Floor

Landscape Plan



OUTDOOR LIVING AREA EXEMPLARS



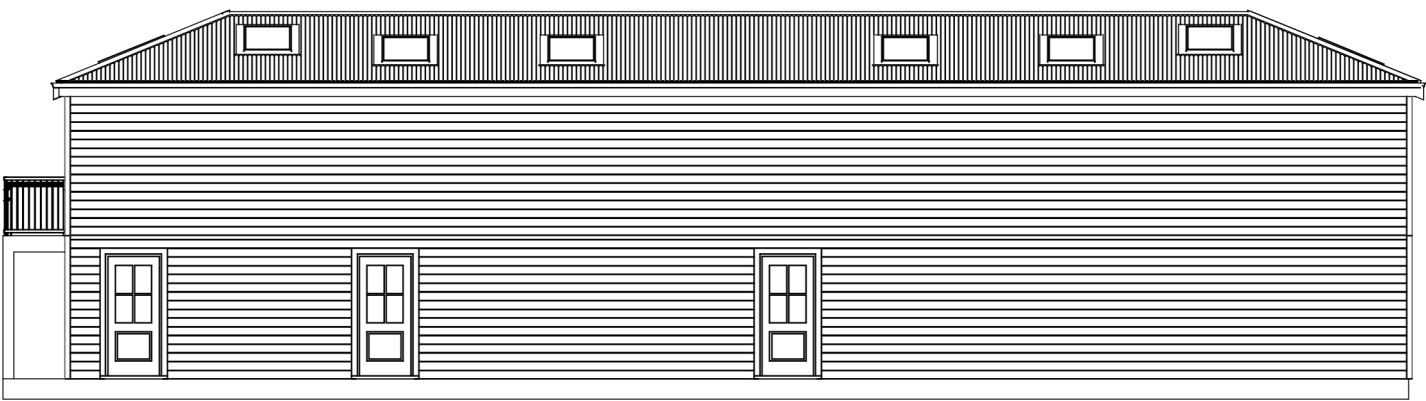
PLANTING PALETTE



Elevations - Coach House 1 & 2



South Elevation

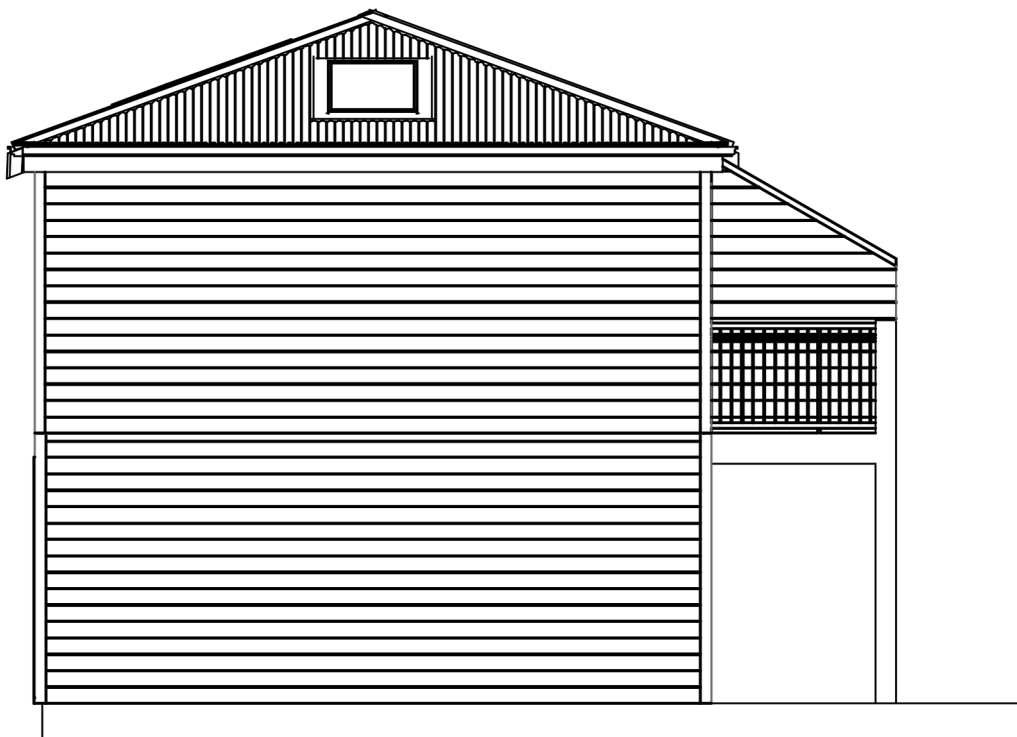


North Elevation

Elevations - Coach House 1 & 2



West Elevation



East Elevation

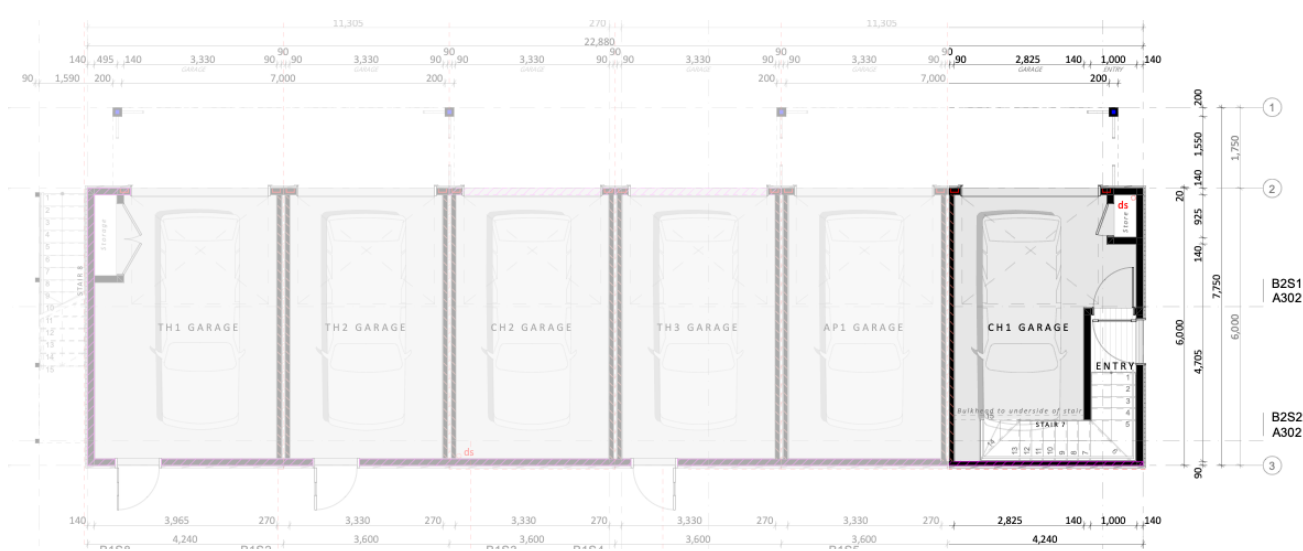
Floor Plans – Coach House 1


2


1


Garage


90sqm



Ground Floor



First Floor

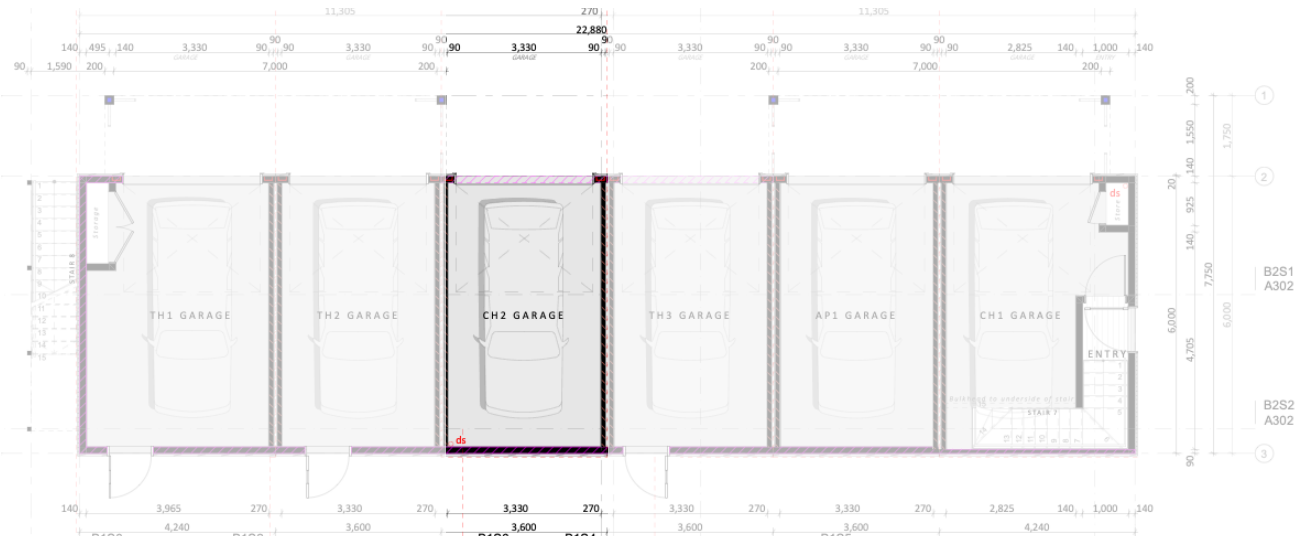
Floor Plans – Coach House 2


2

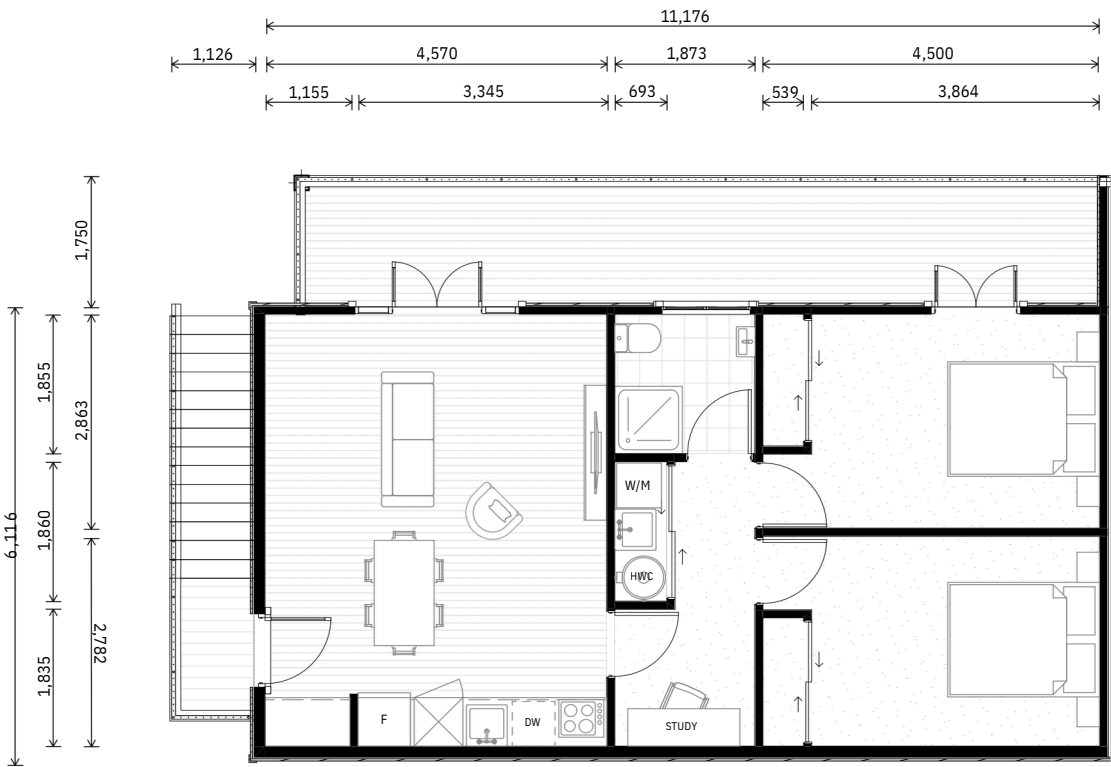

1


Garage


90sqm



Ground Floor



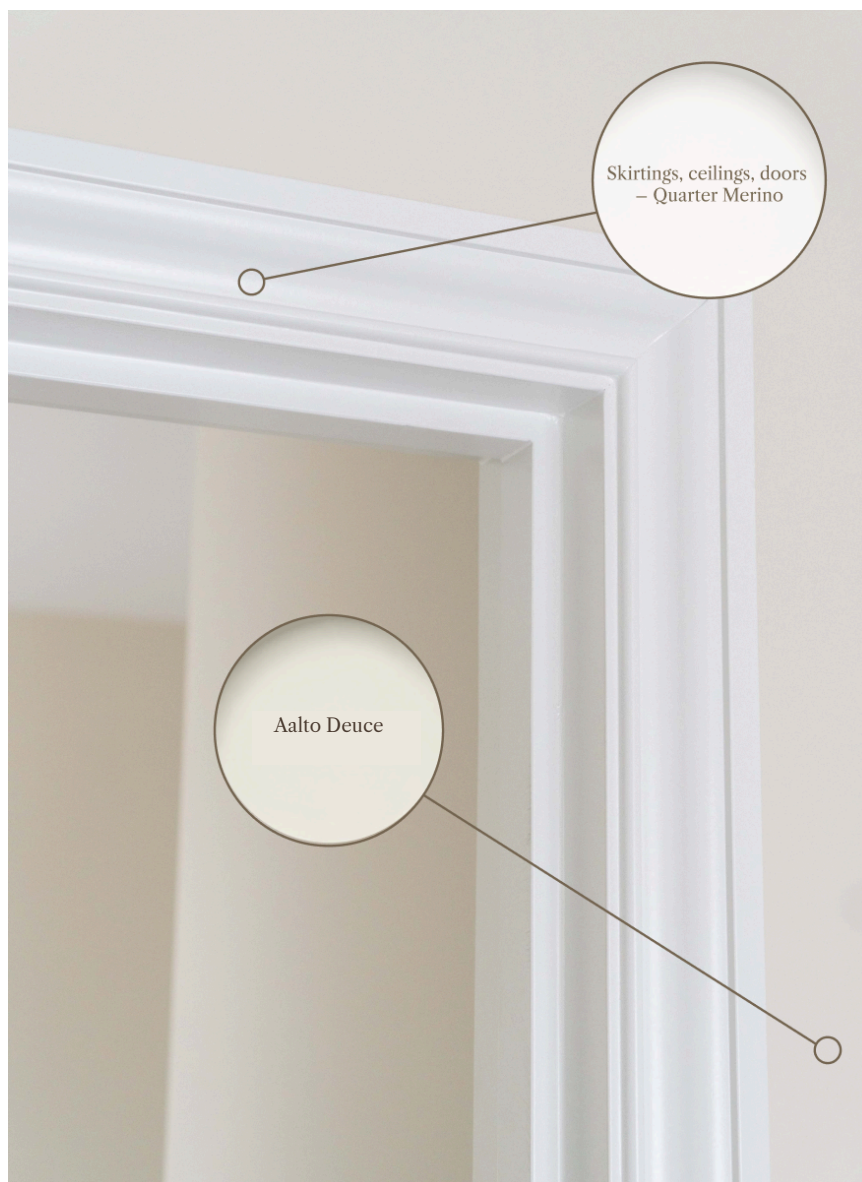
First Floor

It's all in the details –
Standard Interior Spec
& Upgrade Options

Colouring & Detailing

Note: All homes are sold as a turnkey package. Everything will be completed prior to handover including window furnishings and landscaping.

The interiors of these homes are designed to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfeld we believe in using high-quality and sustainable materials, so all of our homes come with low-VOC paint, tiled flooring, wool carpets, and wool insulation as standard.



The homes come with a neutral colour palette for you to make your own

Standard Spec



Pictured above

- 1. Carpet: Godfrey Hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/Bathroom Tapware: Liberty sink mixer
- 3. Kitchen/Entrance Floor Tiles: Forest Cedar
- 4. Kitchen Handles & Knobs: Versailles Satin Black
- 5. Bathroom Floor Tile: Artisan Gris Matt
- 6. Splash Back: White subway tile
- 7. Skirtings, Architraves, Ceilings: Quarter Merino

- 8. Walls: Alto Deuce
- 9. Door Handle: Polished
- 10. Shower Tile: Pacific White Lappato tile 600x600

Bathroom

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

Appliances and Chattles

- Oven: Smeg SFA6500TVX
- Cooktop: Smeg Induction SI7643B
- Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9
- Range Hood: Applico Canopy Range Hood
- Heat Pump: Mitsubishi/Fujitsu/Daikin Exceeds healthy homes standard
- Smoke Alarms

Window Furnishings

- Living Area Blinds: Roller blinds
- Bedroom Blinds: Venetian blinds

Insulation

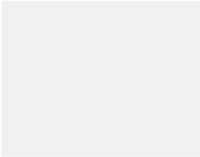
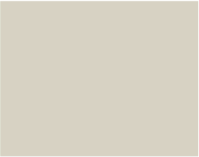
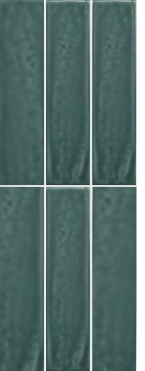
- Ceiling: Terra Lana Wool R3.6
- Walls: Terra Lana Wool R2.8
- Underfloor: R1.4 Polystyrene in Concrete Foundation

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Standard Spec



Kitchen Upgrade Options

Kitchen Cabinetry	
 <i>Standard</i>  Shaker Style	 White <i>Standard</i>  Taupe  Sage Green  Light blue  Dusty Blue  Dark Blue
Kitchen Handles/Knobs	
<i>Standard range</i>	 Black <i>Standard</i>  Antique Pewter  Antique Bronze  Chrome
<i>Upgrade range</i>	 Unlacquered Polished Brass  Satin Nickel
Kitchen Splashback Tiles	
 White Gloss Subway Tile <i>Standard</i>	 Crest White Matt  Crest Bone Gloss  Crest Sea Foam Gloss  Crest Field Green Gloss  Crest Jungle Green  Redcliffs Terracotta  Square White Gloss  Square Bone Gloss  Square Sea Foam Gloss  Square Field Green

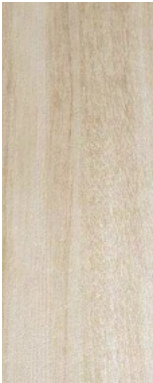
Kitchen Upgrade Options

Kitchen Fixtures	
Standard range	 Waterway Roman Gooseneck Standard Modern Chrome Modern Brushed Brass Modern Black Modern Brushed Nickel
Upgrade range	 Pull Out Spray Chrome Pull Out Spray Brushed Brass Pull Out Spray Black Pull Out Spray Brushed Nickel

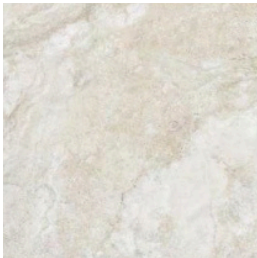
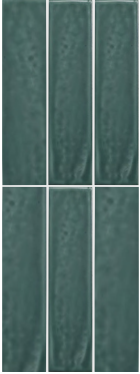
Door Handle Upgrade Options

			
Polished Chrome <i>Standard</i>	Polished Chrome <i>Standard</i>	Unlacquered Brass	Black

Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	 Forest Cedar <i>Standard</i>  Forest Teak  Forest Nutmeg
Oak Flooring	
<i>Upgrade range</i>	 Smoke  Hickory
NZ Wool Carpet	
	 Stonewashed <i>Standard</i>  Stonehenge  Concrete

Bathroom Upgrade Options

Bathroom Floor Tiles	
	 Artisan Gris Matt <i>Standard</i>  Artisan Sage Matt  Palm Beach Navy  Pacific White Lappato 600x600  Gunmetal 660x600  Olympia Shell 600x600  Redcliffs Terracotta Herringbone <i>Upgrade Option</i>
Shower Wall Tiles	
<i>Standard Range</i>	 Pacific White Lappato 600x600 <i>Standard</i>  Gunmetal 660x600  Olympia Shell 600x600
<i>Upgrade Range</i>	 Crest Sea Foam Gloss  Crest Field Green Gloss  Crest Jungle Green  Crest Bone Gloss  Dusky Pink Subway  Redcliffs Terracotta

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Bathroom Upgrade Options

Vanity fixture				
 Waterworks Liberty Basin Mixer <i>Standard</i>	 Modern Chrome	 Modern Brushed Brass	 Modern Black	 Modern Brushed Nickel
Vanity Handles				
	 Chrome <i>Standard</i>	 Antique Bronze	 Black	 Black Iron
Shower fixture				
 Liberty Slide Shower Mixer <i>Standard</i>	 Modern Chrome	 Modern Brushed Brass	 Modern Black	 Modern Brushed Nickel
<i>Upgrade Range</i>	 Column Shower	 Column Shower	 Column Shower	 Column Shower
				

Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height	

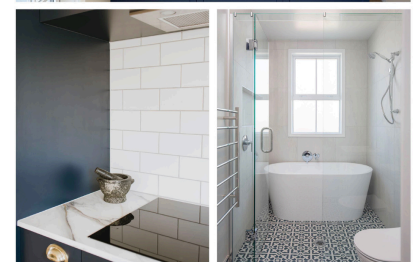
Light Blue & Brass



Sage Green & Brass



Dark Blue & Brass





Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfeld Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfeld, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker
Senior Property
Manager



Richard Milbank
Property Manager



Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration

About Brooksfeld

If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

Why do we exist?

Established in 2019, Brooksfeld began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian buildings and homes, as well as traditional 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 more beautiful architectural details, durability, and affordability.

What makes Brooksfeld homes different?

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles.

Inside every Brooksfeld home you'll find stone bench tops, 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.



Brooksfield

Expression Of Interest

This EOI form is non binding. This form allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone No:

Email:

Address of property:

Indicated price:

End date of hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:

- (a) to proceed forward by making a conditional offer.
- (b) not to proceed forward, thus ending our hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD



B R O O K S F I E L D

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