

21 MARRINER STREET

Sumner, Christchurch

3 Classically designed homes, a coach house & an apartment above a store



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 maximise 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.

Recenty completed development at Hastings Street West



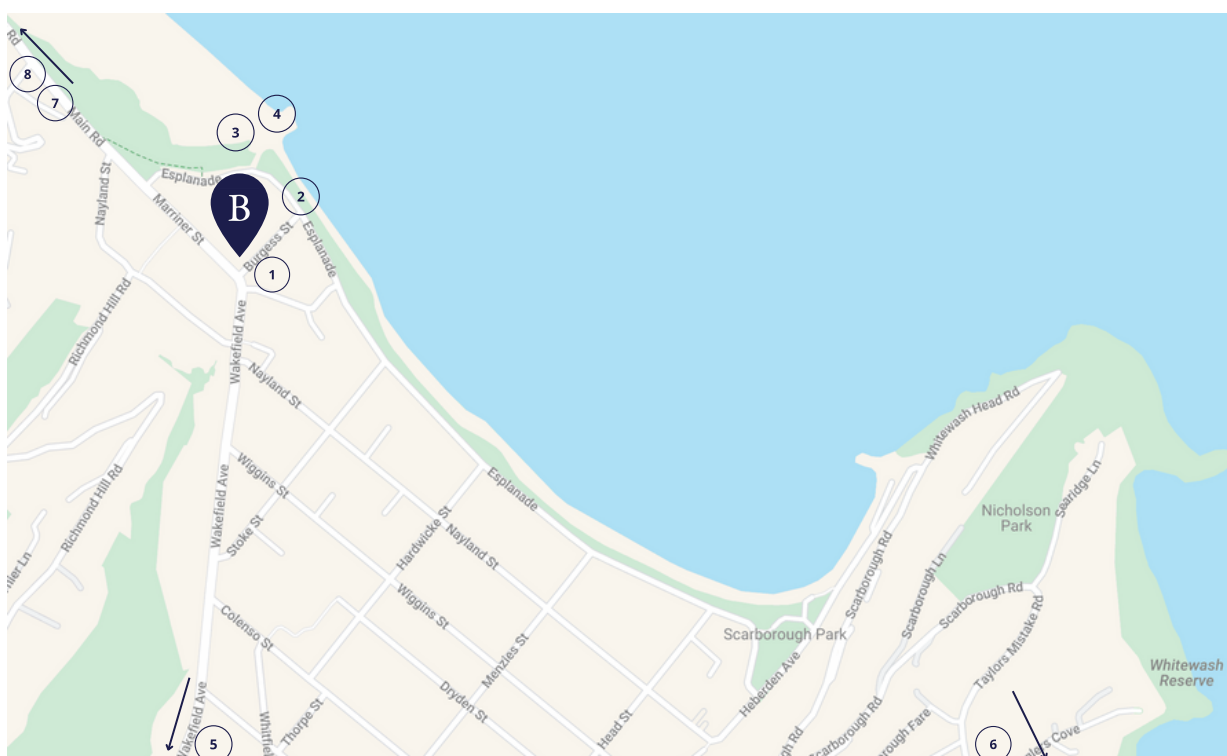
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LOCATION

21 Marriner Street, Sumner

These Brookfield homes are located in the heart of the quaint seaside village of Sumner. The township surrounds the gently sloping beach which is located 200 metres from these Brookfield homes. There are many popular eateries, boutique retail stores, and a movie theatre that are only a short walk from 21 Marriner Street. The area also hosts many popular recreational activities. Sumner Beach is ideal for surfing and the rugged landscape provides idyllic walking and biking tracks on your doorstep.



- | | | | |
|---|-------------------------|---|---|
| 1 | Bonobo Cafe - 50m | 5 | Sumnervale Reserve - 1.8km |
| 2 | Sumner Beach - 200m | 6 | Taylor's Mistake Track - 4.4km |
| 3 | Beach Bar Sumner - 300m | 7 | Christchurch Central City - 13.2km (19min) |
| 4 | Cave Rock - 400m | 8 | Christchurch International Airport - 22.2km (35min) |

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LAYOUT

21 Marriner Street, Sumner

21 Marriner Street consists of 3 townhouses, an apartment and a coach house and is an extension our popular 23 Mariner Street Development. These are all accessed via a footpath from Marriner Street and driveway access is from Burgess Street. All homes and apartments have a north west facing courtyard and/ or balcony.



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ELEVATIONS

21 Marriner Street



North Elevation

Coach House 3



East Elevation



South Elevation



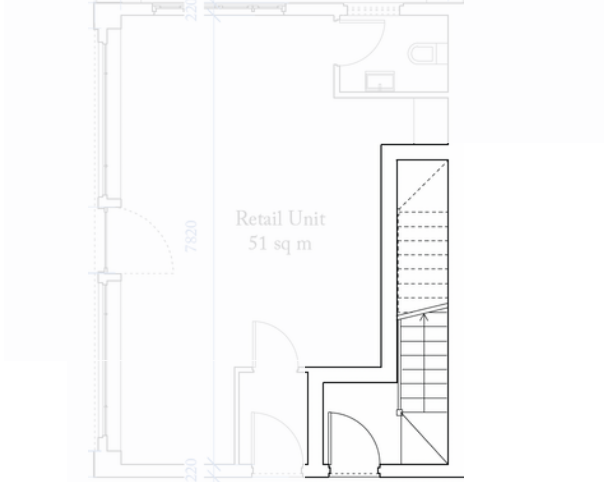
West Elevation

BROOKSFIELD

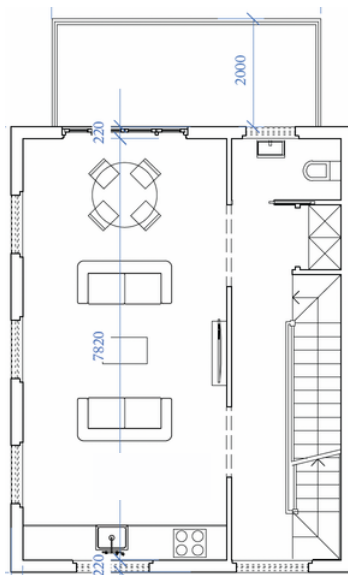
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FLOOR PLANS- APARTMENT

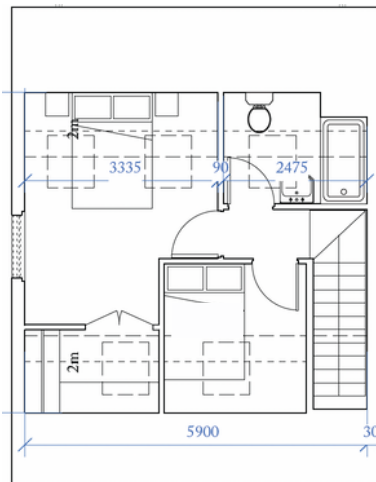
21 Marriner Street, Sumner



Ground floor



First floor



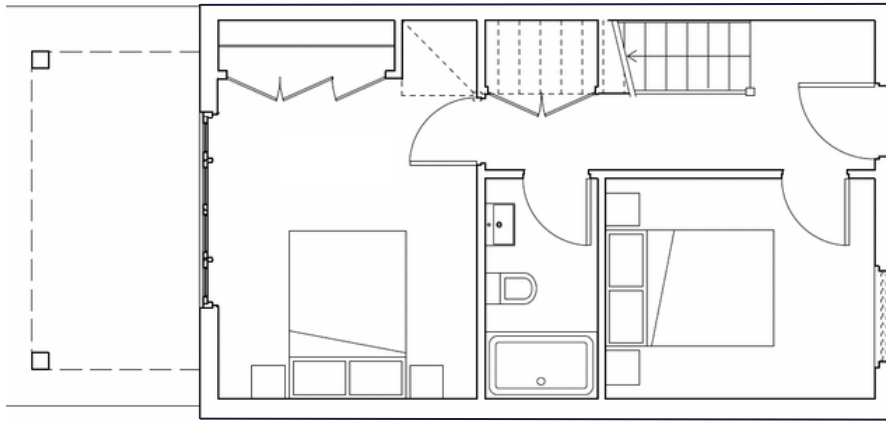
Second floor

BROOKSFIELD

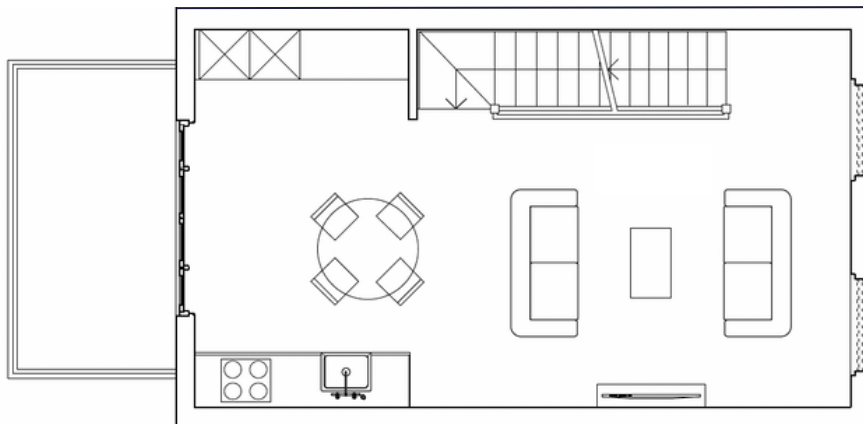
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FLOOR PLANS- HOMES 1 - 3

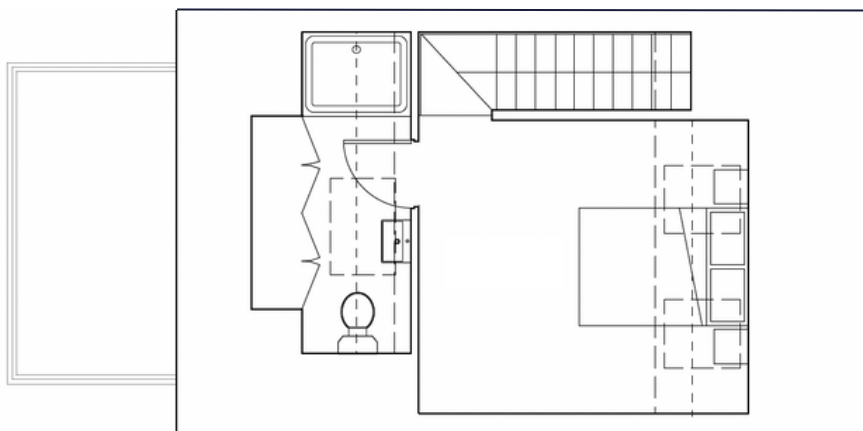
21 Marriner Street, Sumner



Ground floor



First floor



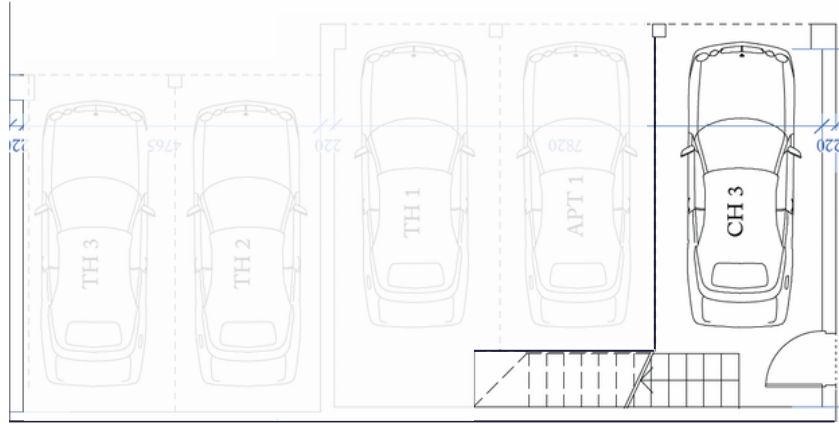
Second floor

BROOKSFIELD

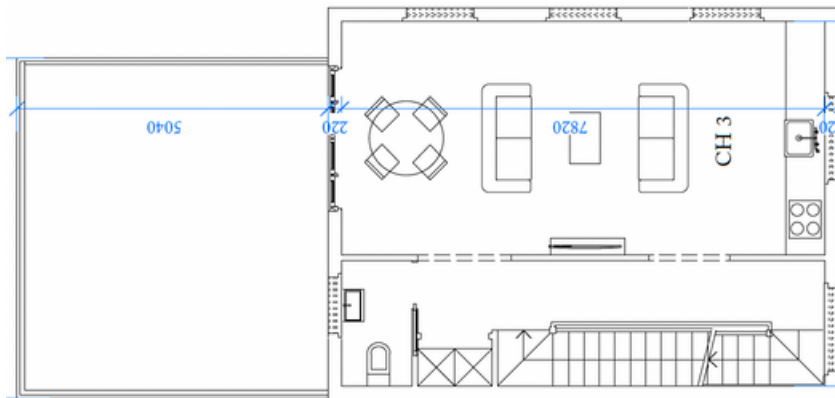
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FLOOR PLANS- COACH HOUSE

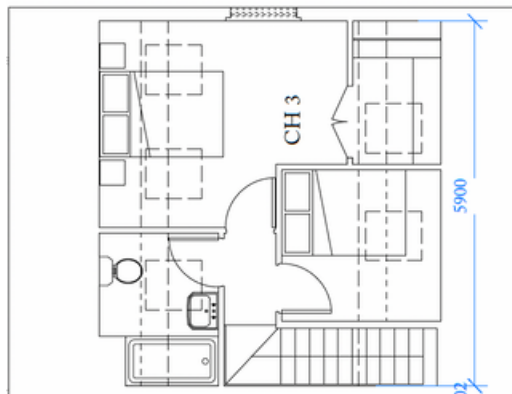
21 Marriner Street, Sumner



Ground floor



First floor



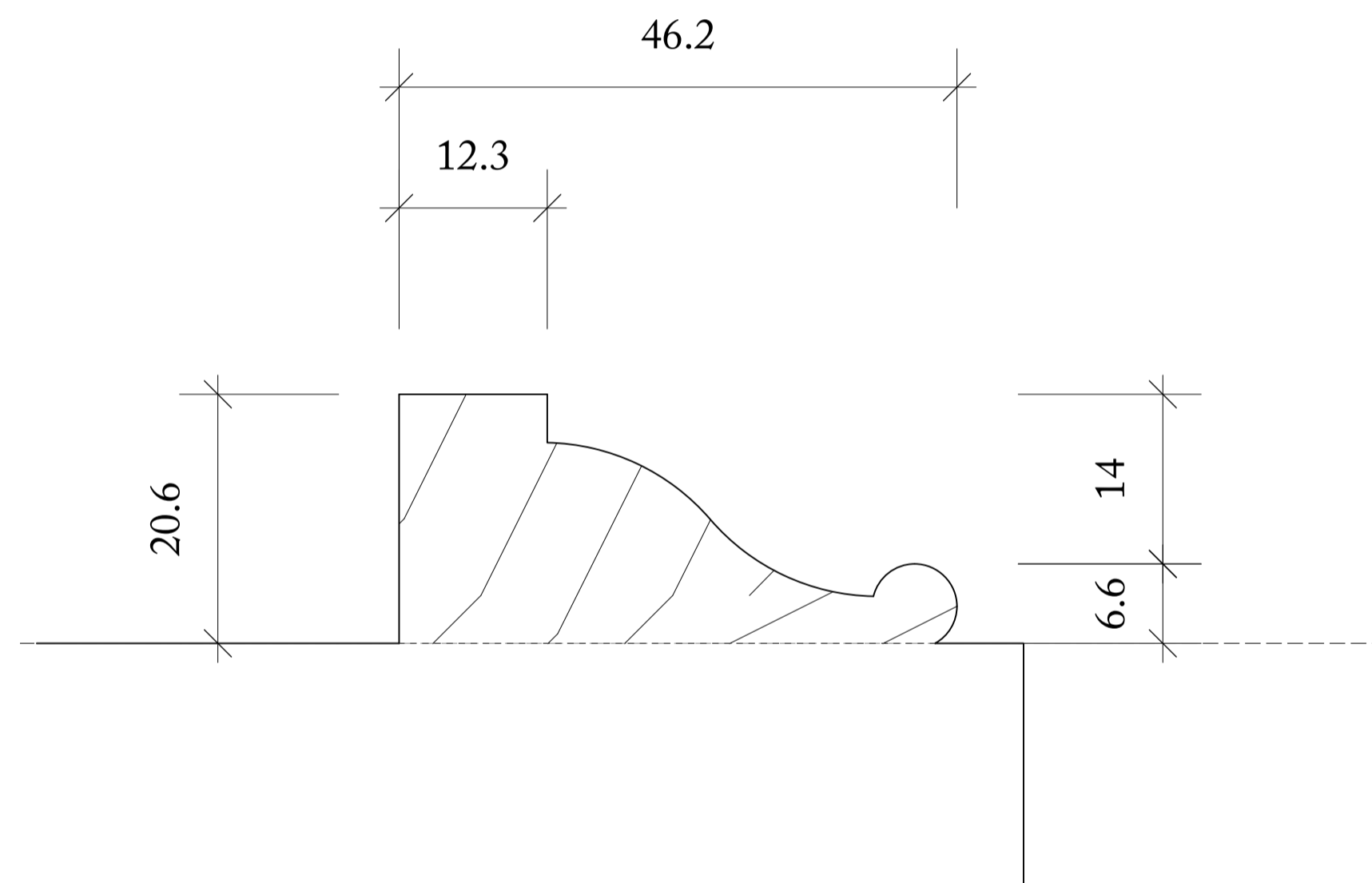
Second floor

BROOKSFIELD

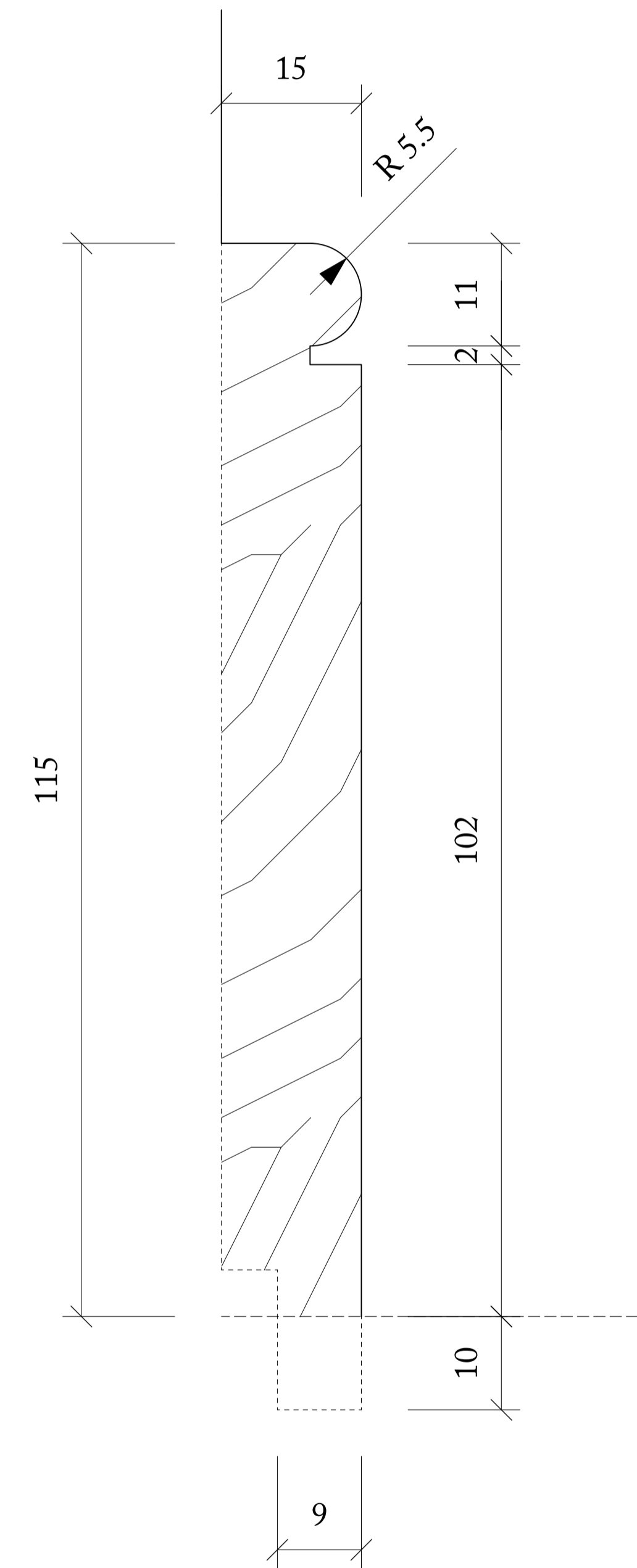
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KITCHEN RENDERS



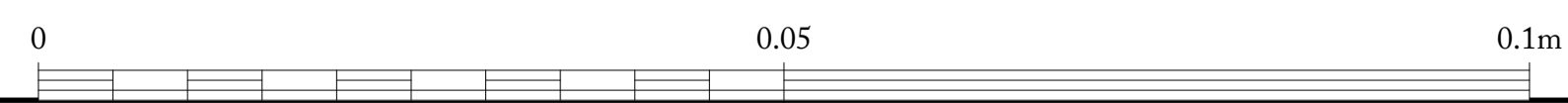


1 ARCHITRAVE
1:1 @ A3

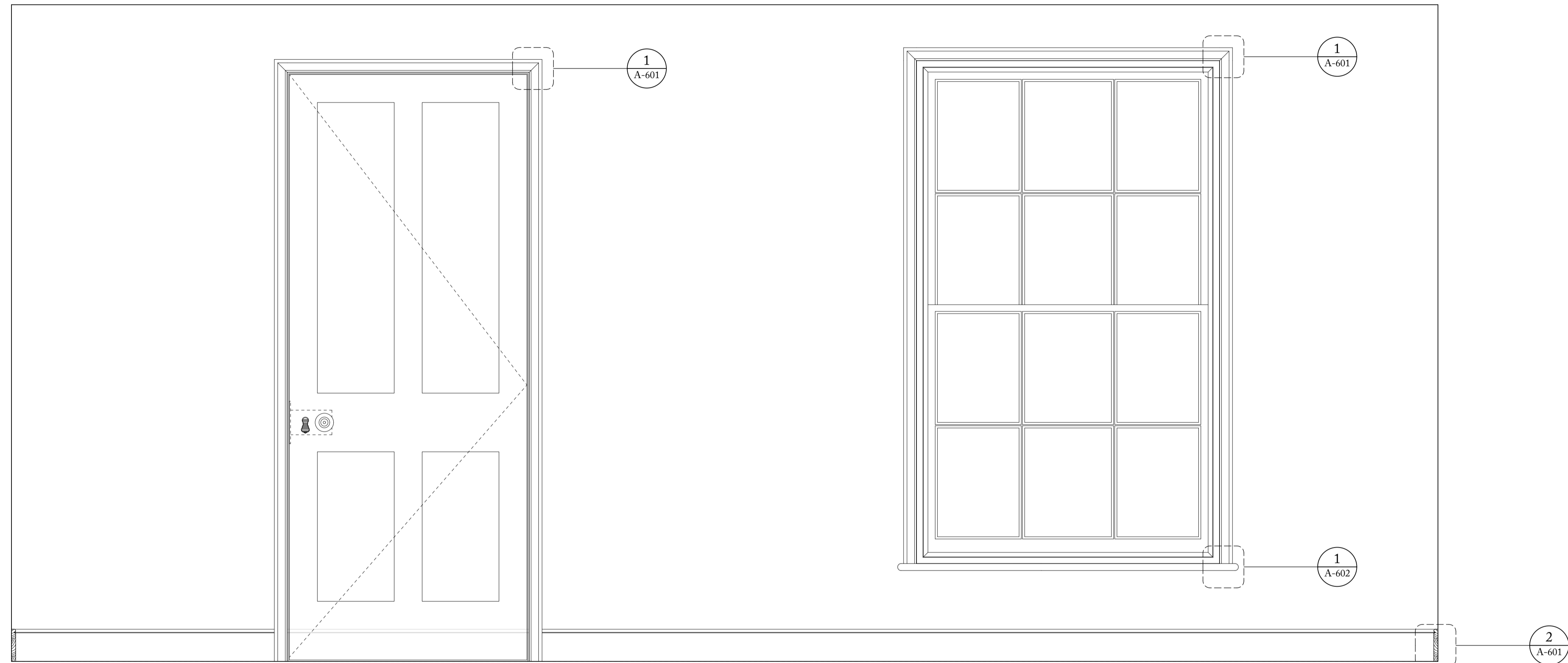


2 SKIRTING
1:1 @ A3

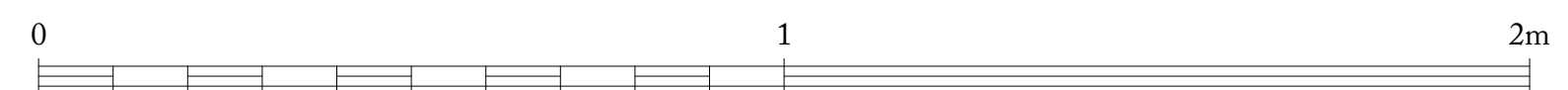
Skirting and Architrave Profile



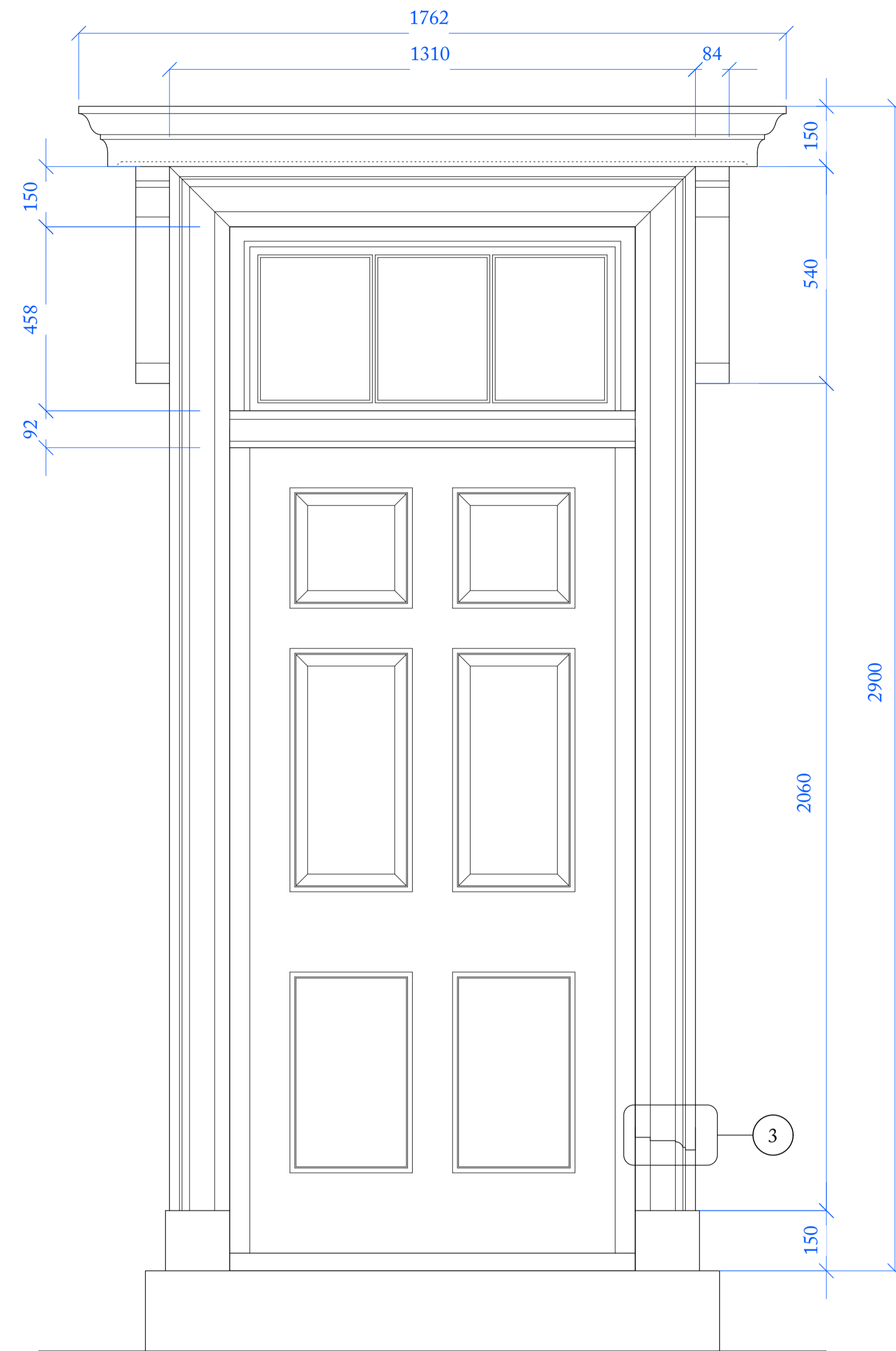
Ben Pentreath		1-4 Lamp Office Court Lambis Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT: BROOKSFIELD			
TITLE: STANDARD PROFILES TYPE B			
DRAWING NO: A-601	REV. NO: -		
SCALE: N/A 1:1 @ A3	DRAWN BY: RH		
DATE: 27.04.23	CHECKED BY: RI		
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2022. Not to be reproduced without permission			



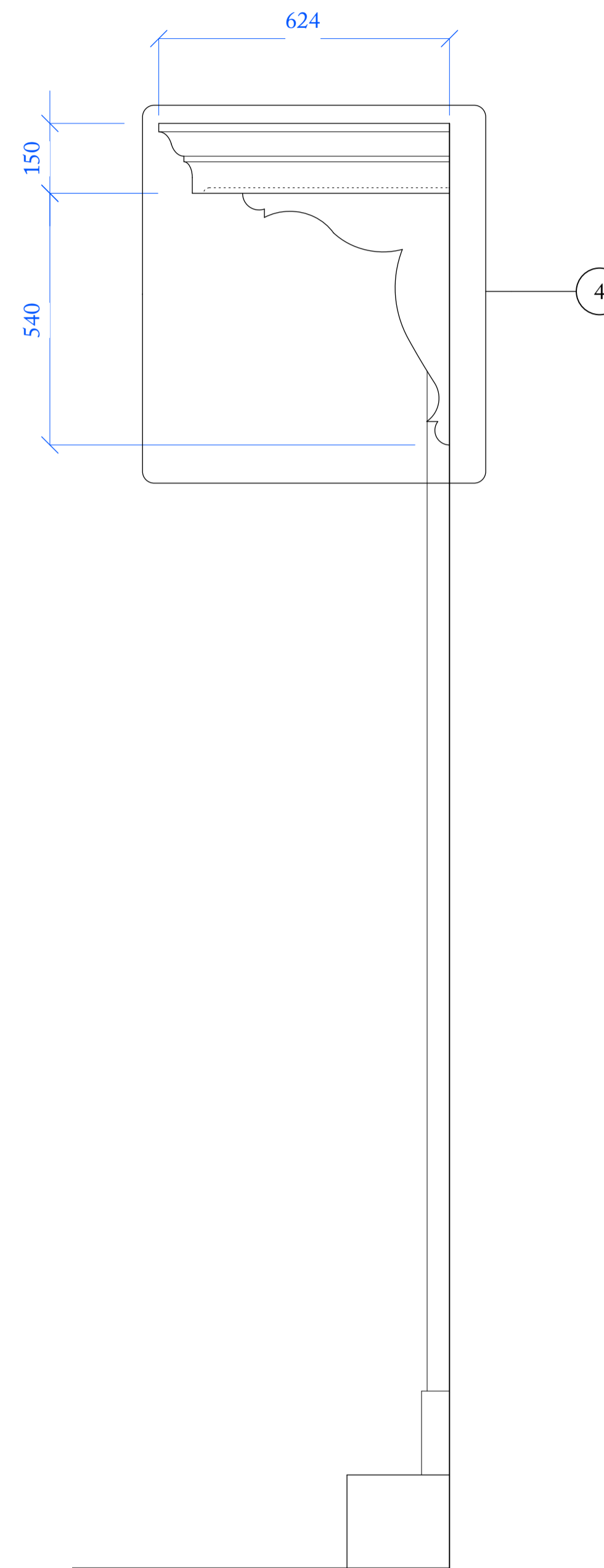
Skirting and Architrave Profile



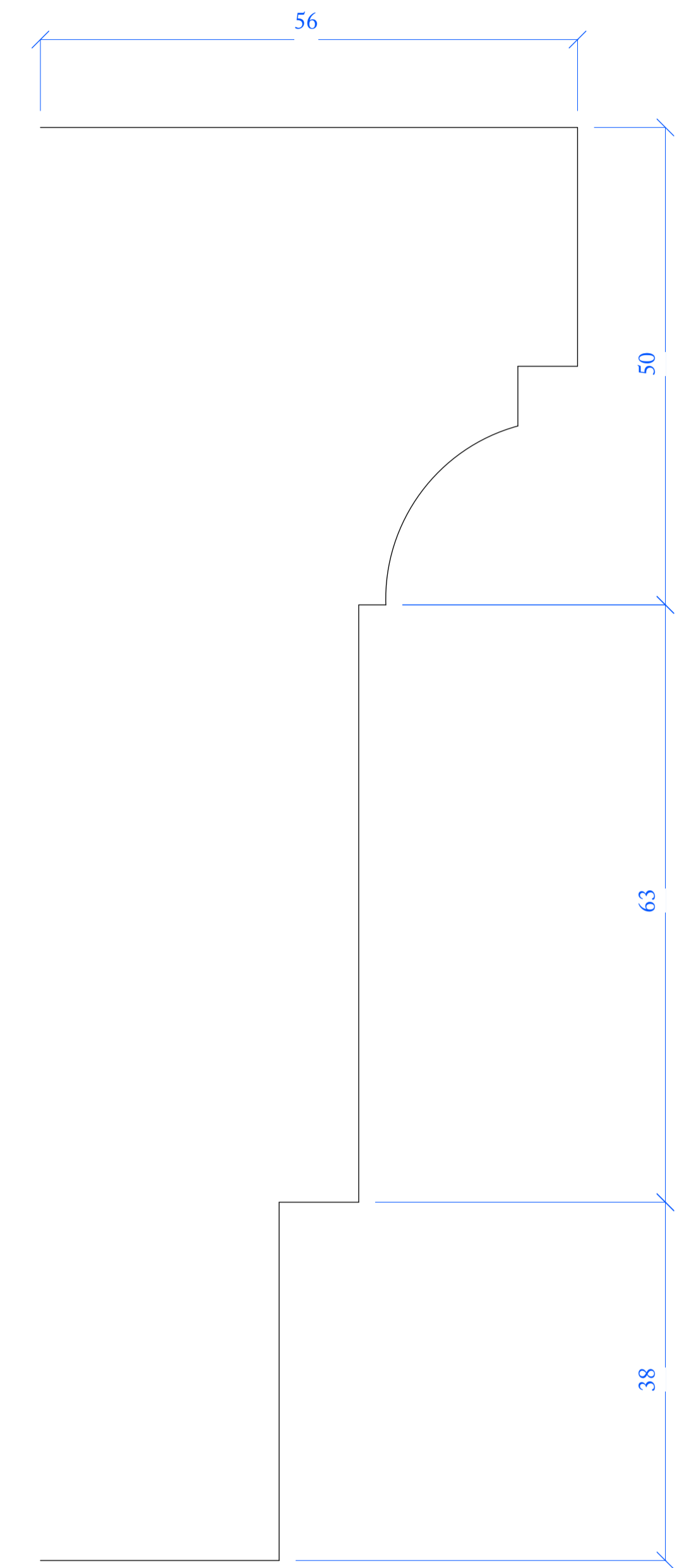
Ben Pentreath		1-4 Lamp Office: Court Lambis Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT: BROOKSFIELD			
TITLE: STANDARD PROFILES TYPE B ELEVATION			
DRAWING NO: A-301	REV. NO: -		
SCALE: 1:10 @ A1 1:20 @ A3	DRAWN BY: RH		
DATE: 27.04.23	CHECKED BY: RI		
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1 ELEVATION
1:10 @ A1 / 1:20 @ A3

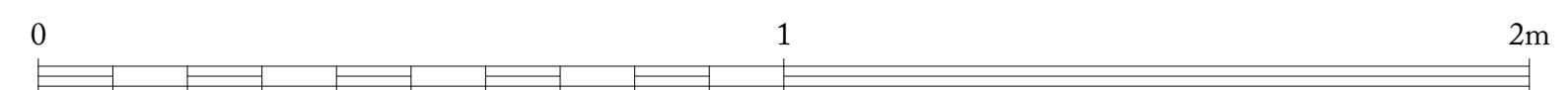


2 SIDE ELEVATION
1:10 @ A1 / 1:20 @ A3

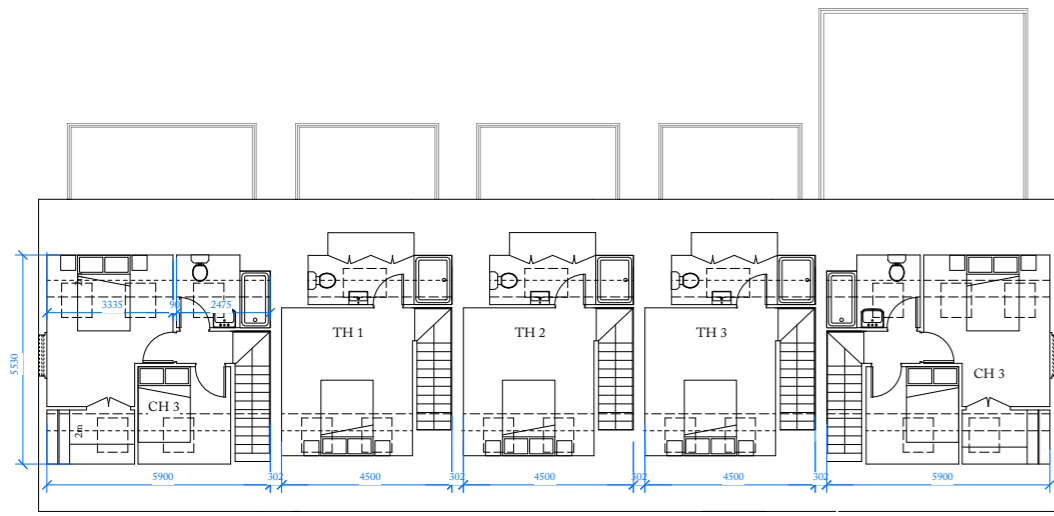


3 MOULDING DETAIL
1:1 @ A3

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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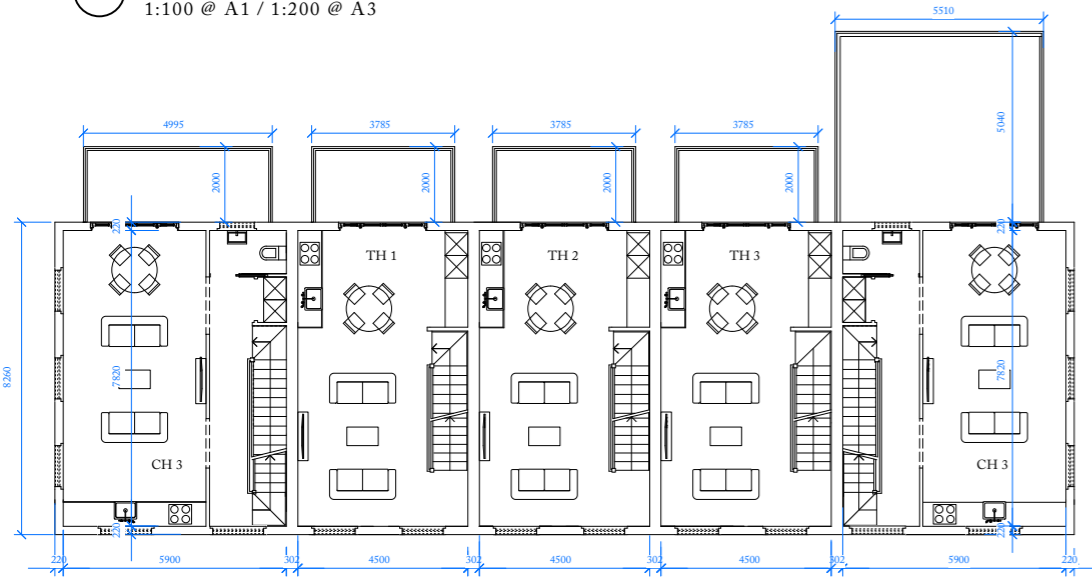
3 PROPOSED SECOND FLOOR PLAN
1:100 @ A1 / 1:200 @ A3



4 PROPOSED SOUTH ELEVATION
1:100 @ A1 / 1:200 @ A3



5 PROPOSED EAST ELEVATION
1:100 @ A1 / 1:200 @ A3



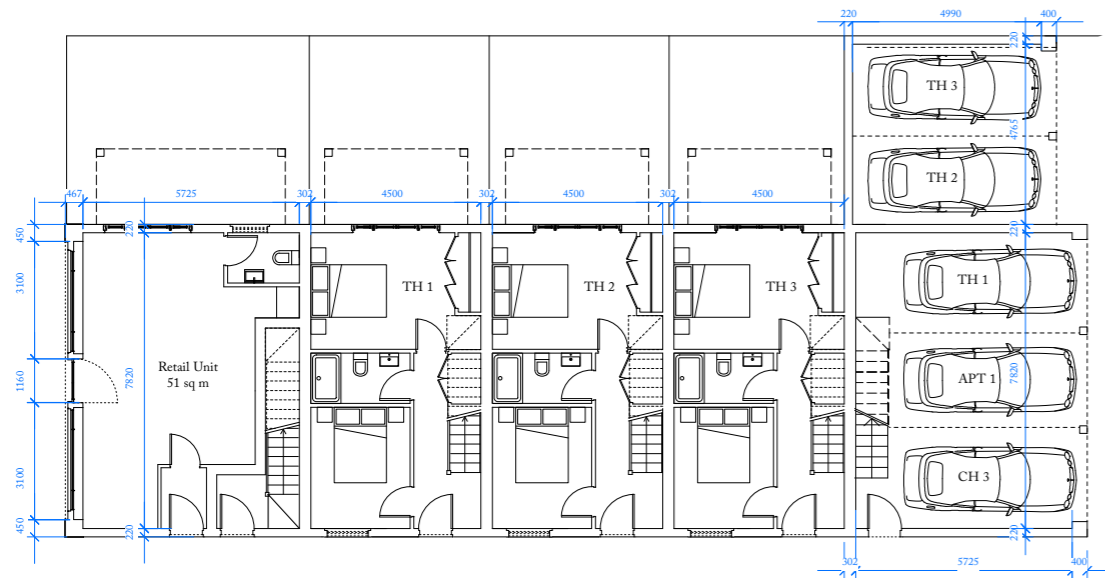
2 PROPOSED FIRST FLOOR PLAN
1:100 @ A1 / 1:200 @ A3



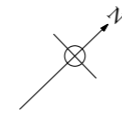
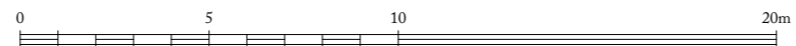
6 PROPOSED NORTH ELEVATION
1:100 @ A1 / 1:200 @ A3



7 PROPOSED WEST ELEVATION
1:100 @ A1 / 1:200 @ A3



1 PROPOSED GROUND FLOOR PLAN
1:100 @ A1 / 1:200 @ A3



Ben Pentreath		1-4 Lamp Office Court Lamb's Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT:		21 & 23 MARRINER STREET	
TITLE:		21 MARRINER STREET PLANS AND ELEVATIONS	
DRAWING NO:	A-101	REV. NO:	-
SCALE:	1:100 @ A1 1:200 @ A3	DRAWN BY:	JM
DATE:	27.06.23	CHECKED BY:	RI
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Your Rental Appraisal

26 September 2023

ADDRESS: Apartment 21 Marriner Street

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, believe a fair market rent would be between **\$530 - \$560 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngairé Baker
Senior Property Manager



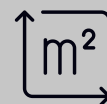
2



1.5



1



83



0800 548 454



www.brooksfield.co.nz



pm@brooksfield.co.nz



Your Rental Appraisal

26 September 2023

ADDRESS: Coach House 21 Marriner Street

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, believe a fair market rent would be between **\$530 - \$560 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngairé Baker
Senior Property Manger



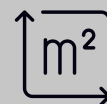
2



1.5



1



83



Your Rental Appraisal

26 September 2023

ADDRESS: Townhouse 21 Marriner Street

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, believe a fair market rent would be between **\$650 - \$750 per-week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

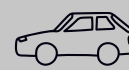
Ngairé Baker
Senior Property Manger



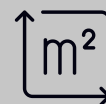
3



2



1



100

DESIGN

Brooksfield

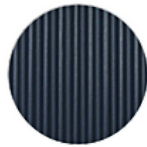
These homes are the latest in our series of 'Colonial town centre' homes. Each home features well thought out spaces. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield we believe in using quality and sustainable 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



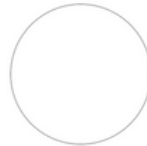
Entrance Floor Tile



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

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PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer - Chrome



Bathroom To Floor Vanity - English Classic 700mm Vanity



Toilets - Argent Krona



Chrome Shower Mixer



Downstairs W/C Vanity



Chrome Showerhead & Rail



Bathroom Tapware



Toilet Roll Holder

Electrical



Heated Towel Rail - 400x600 Elan 20R



Round Mirror With Demist Heater Behind



Downlights - LED Switch



Plugs - Iconic Switchgear



Outdoor Lights



Bathroom Heater - Serene 2068

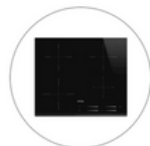
APPLIANCES



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

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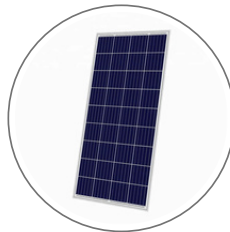
SOLAR POWER

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

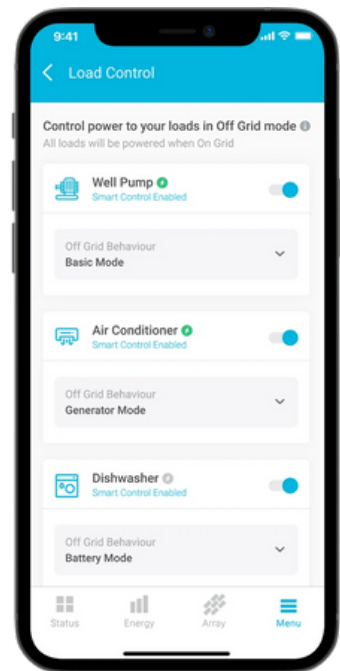
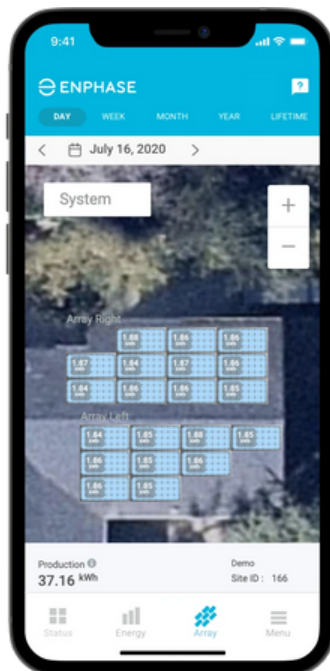


Jinko Solar Panels
25 Year Product Warranty



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

21 Marriner Street, Sumner

HOUSE NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE	CARPORT	PRICE
Apartment	2	1.5	83m ²	1	\$950,000
Townhouse 1	3	2	100m ²	1	\$1,150,000
Townhouse 2	3	2	100m ²	1	\$1,150,000
Townhouse 3	3	2	100m ²	1	\$1,150,000
Coach House	2	1.5	83m ²	1	\$950,000

Estimated start

Estimated completion

Title type

May 2024

February 2025

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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