

BROOKSFIELD

23 Marriner Street

Sumner, Christchurch

Seven classically designed homes and two corner stores



**WIN A FREE
BROOKSFIELD**








Go in the draw when you buy a Brooksfeld.

Model

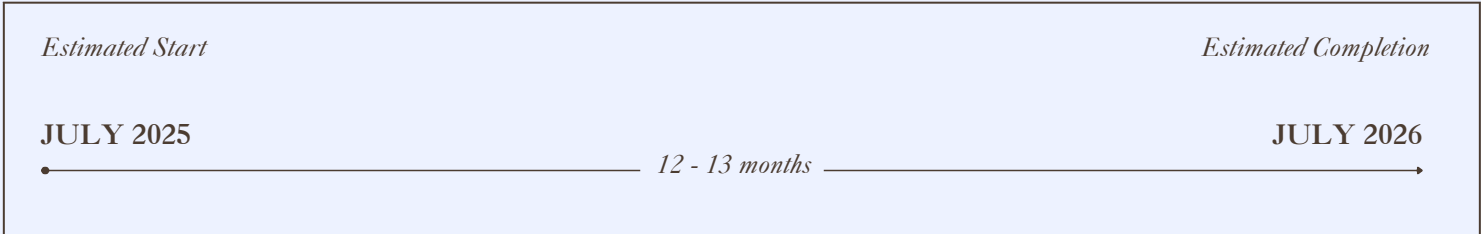


General Information

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

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	3	2	Garage	120	SOLD
Townhouse 2	3	2	Garage	120	SOLD
Townhouse 3	3	2	Garage	120	SOLD
Apartment 1	2	2.5	Garage	145	SOLD
Apartment 2	1	1		47	SOLD
Coach House 1	2	1	Garage	90	\$1,050,000
Coach House 2	2	1	Garage	90	\$1,050,000

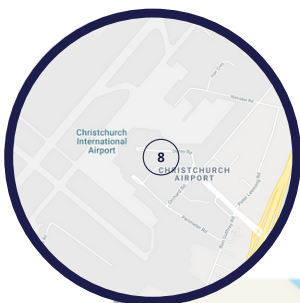
Build time



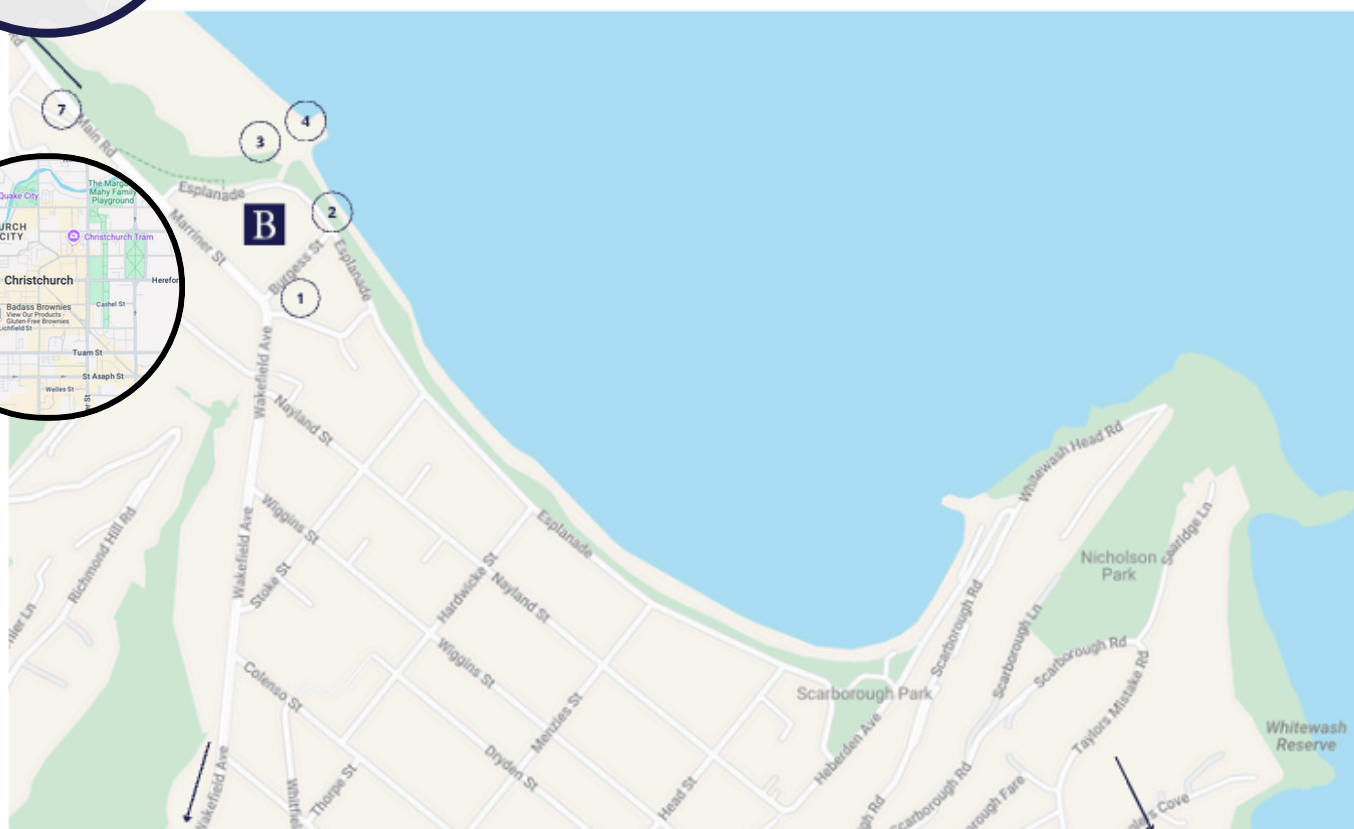
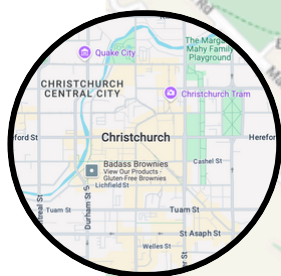
Location

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 tracks on your doorstep.



7



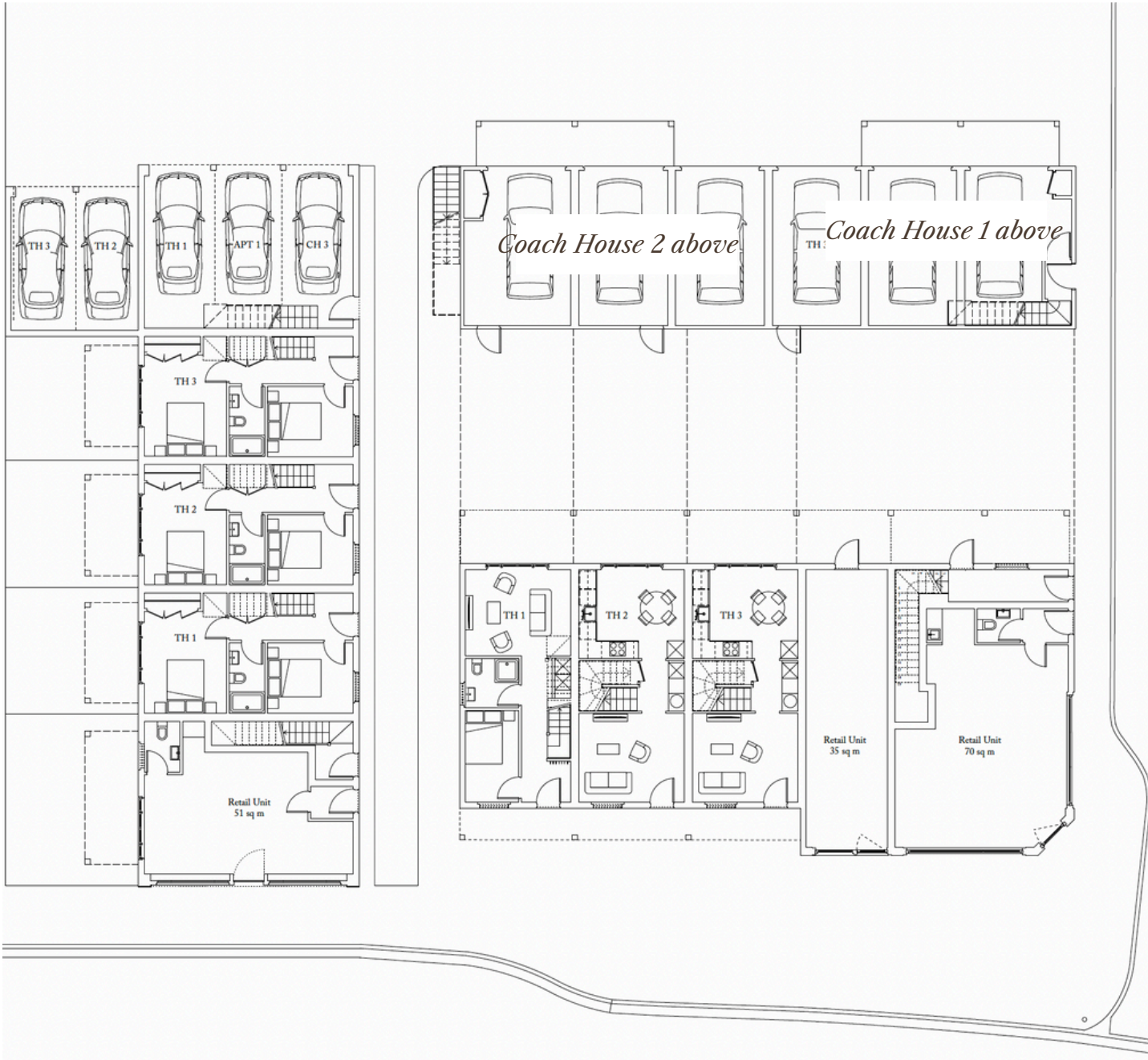
- | | | | |
|---|-------------------------|---|-----------------------------------------------------|
| 1 | Not Typical Cafe - 50m | 5 | Sumnervale Reserve- 1.8km |
| 2 | Sumner Beach - 200m | 6 | Taylors Mistake Track - 4.4km |
| 3 | Beech Bar Sumner - 300m | 7 | Christchurch CBD - 13.2km (19 mins)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



Site Plan

21 Marriner Street

23 Marriner Street



Landscape Plan



OUTDOOR LIVING AREA EXEMPLARS



PLANTING PALETTE

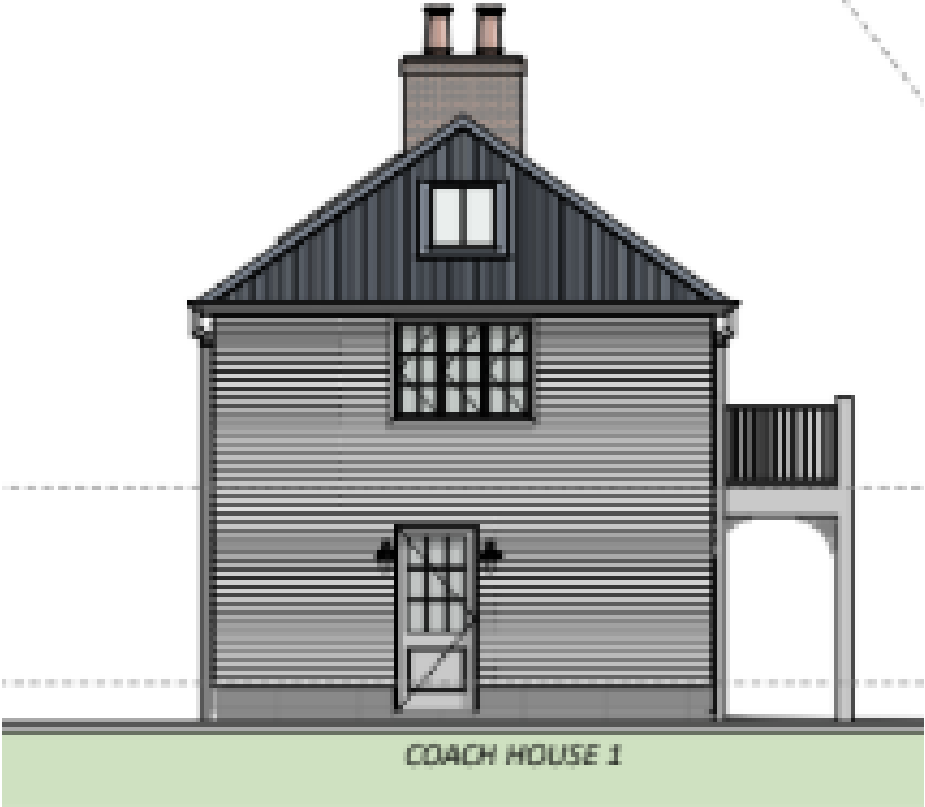


Elevations - Coach House 1 & 2


North Elevation





East Elevation




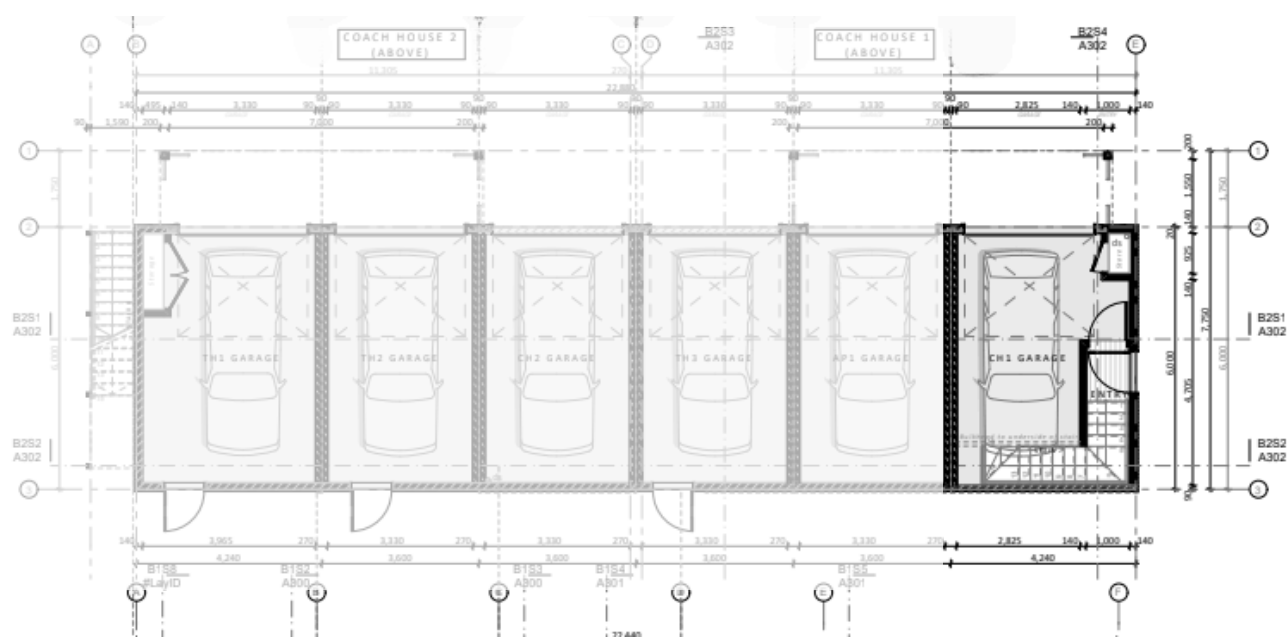
Floor Plans – Coach House 1


2

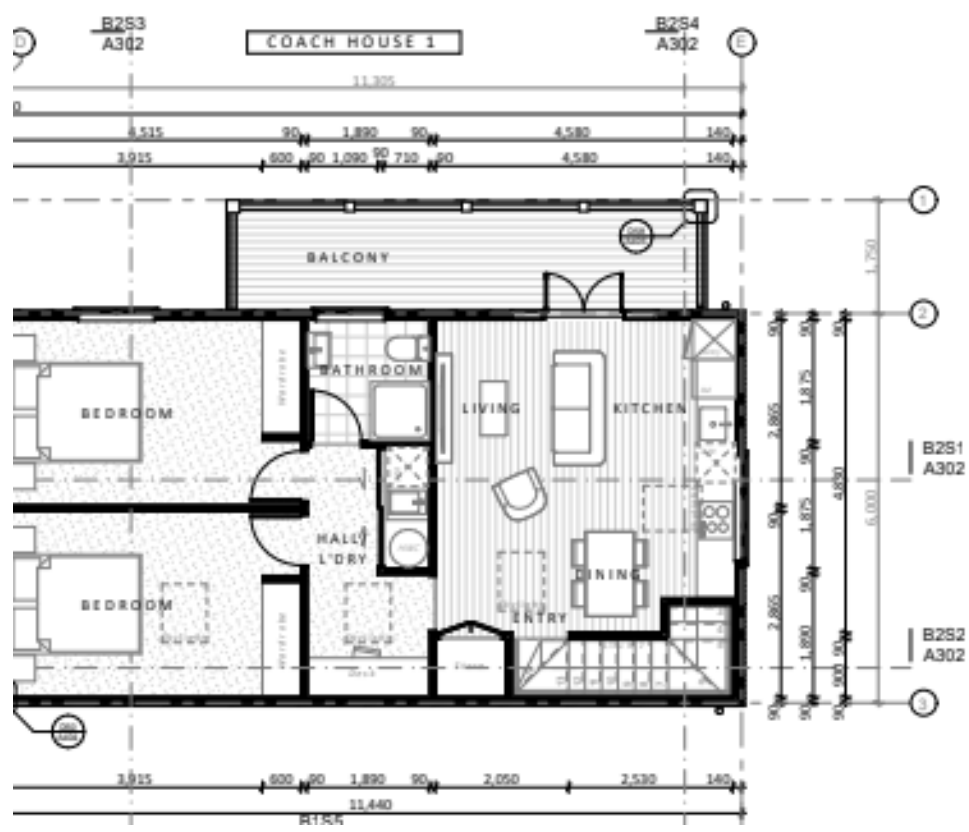

1


Garage


90sqm



Ground Floor




First Floor


WIN A FREE
BROOKSFIELD





Go in the draw when you buy a Brooksfeld.

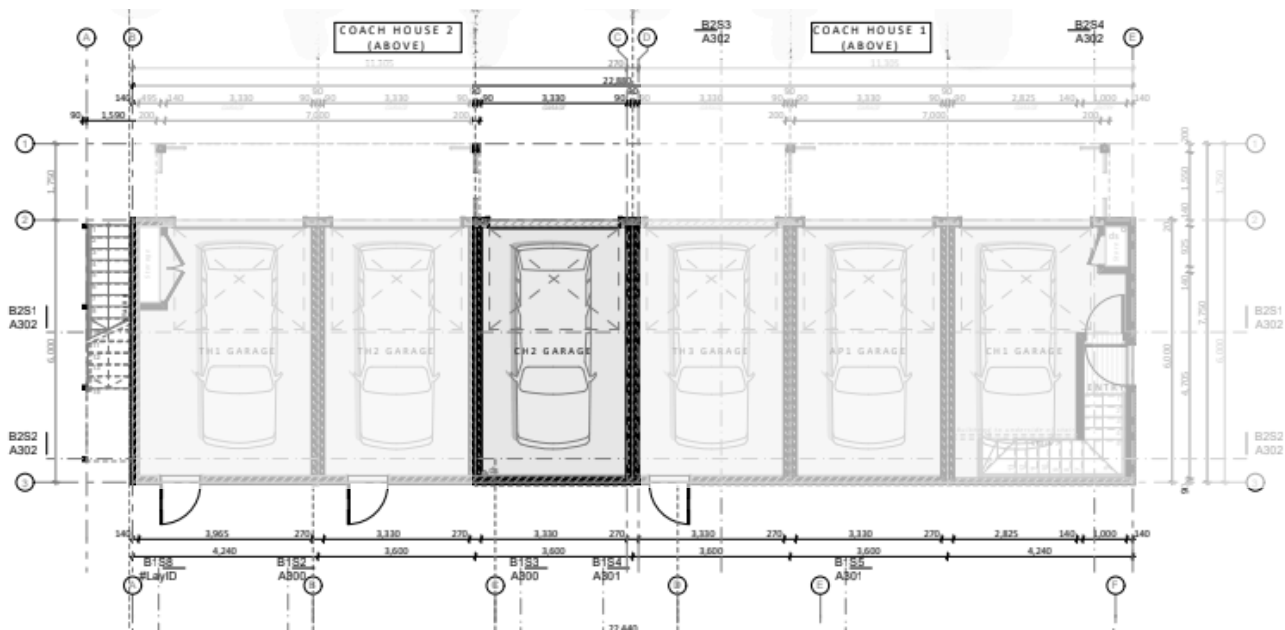
Floor Plans – Coach House 2


2

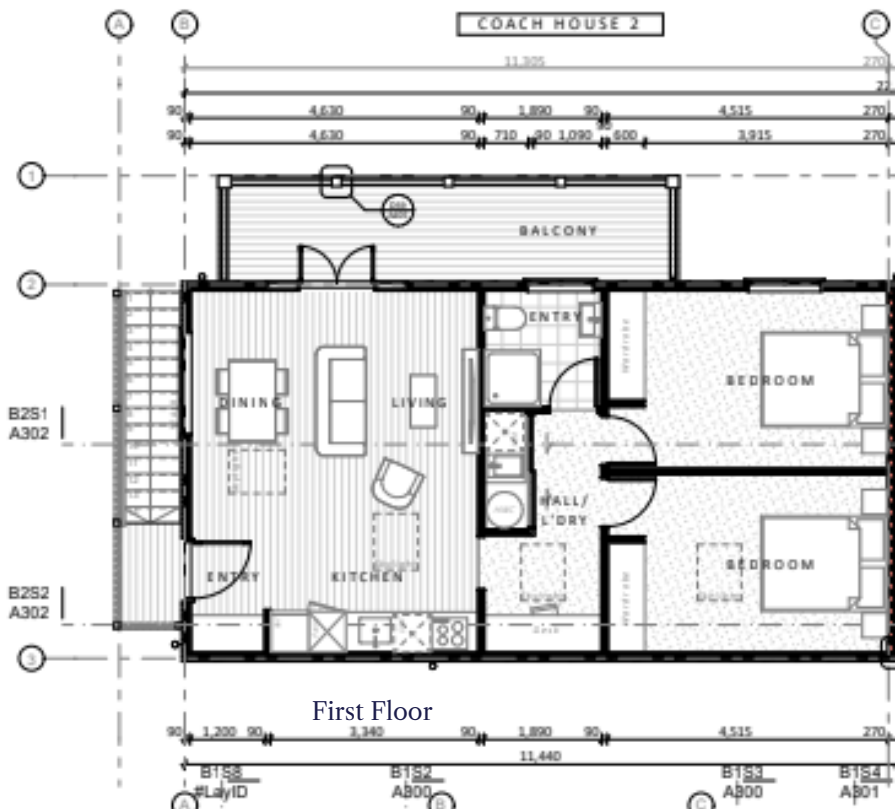

1


Garage


90sqm



Ground Floor



First Floor

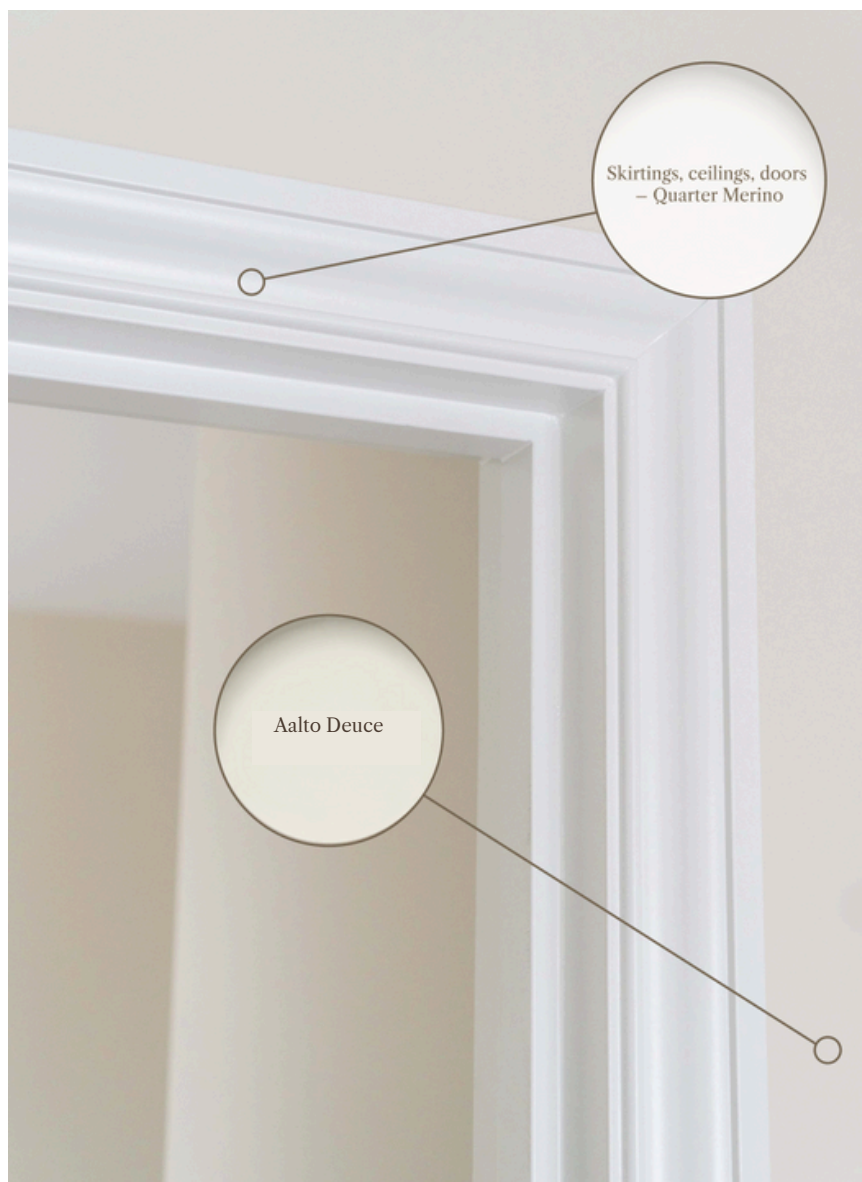
It's all in the details –
Standard Interior Spec
& Upgrade Options



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/Entranc 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: 7.5kW Fujitsu/Daikin with Wi-Fi Control
- 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



BROOKSFIELD

Standard Spec



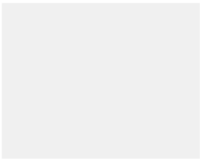
















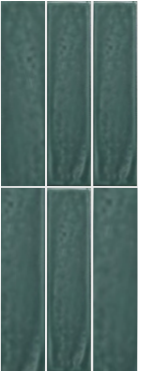
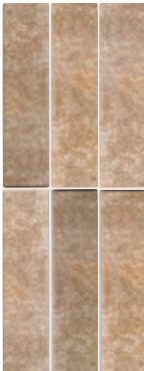






WIN A FREE
BROOKSFIELD












Go in the draw when you buy a Brooksfeld.

Kitchen Upgrade Options

Kitchen Cabinetry	
<div data-bbox="36 383 204 645"></div> <div data-bbox="240 383 408 645"></div> <div data-bbox="36 651 111 674"><i>Standard</i></div> <div data-bbox="240 651 343 674"><i>Shaker Style</i></div>	<div data-bbox="489 360 689 517"></div> <div data-bbox="489 524 564 568"><i>White Standard</i></div> <div data-bbox="697 360 896 517"></div> <div data-bbox="697 524 743 546"><i>Taupe</i></div> <div data-bbox="904 360 1104 517"></div> <div data-bbox="904 524 989 546"><i>Sage Green</i></div> <div data-bbox="489 613 689 770"></div> <div data-bbox="489 777 568 799"><i>Light blue</i></div> <div data-bbox="697 613 896 770"></div> <div data-bbox="697 777 780 799"><i>Dusty Blue</i></div> <div data-bbox="904 613 1104 770"></div> <div data-bbox="904 777 979 799"><i>Dark Blue</i></div>
Kitchen Handles/Knobs	
<div data-bbox="164 1043 284 1066"><i>Standard range</i></div>	<div data-bbox="497 965 700 1088"></div> <div data-bbox="563 1106 635 1151"><i>Black Standard</i></div> <div data-bbox="767 965 970 1088"></div> <div data-bbox="807 1106 927 1128"><i>Antique Pewter</i></div> <div data-bbox="1038 965 1241 1088"></div> <div data-bbox="1078 1106 1198 1128"><i>Antique Bronze</i></div> <div data-bbox="1316 965 1519 1088"></div> <div data-bbox="1385 1106 1447 1128"><i>Chrome</i></div>
<div data-bbox="169 1285 279 1308"><i>Upgrade range</i></div>	<div data-bbox="501 1211 689 1357"></div> <div data-bbox="541 1364 651 1408"><i>Unlacquered Polished Brass</i></div> <div data-bbox="778 1211 967 1357"></div> <div data-bbox="815 1364 906 1386"><i>Satin Nickel</i></div>
Kitchen Splashback Tiles	
<div data-bbox="126 1559 335 1910"></div> <div data-bbox="132 1928 327 1973"><i>White Gloss Subway Tile Standard</i></div>	<div data-bbox="486 1541 632 1910"></div> <div data-bbox="489 1928 624 1951"><i>Crest White Matt</i></div> <div data-bbox="676 1541 821 1910"></div> <div data-bbox="681 1928 812 1951"><i>Crest Bone Gloss</i></div> <div data-bbox="866 1541 1011 1910"></div> <div data-bbox="852 1928 1019 1951"><i>Crest Sea Foam Gloss</i></div> <div data-bbox="1054 1541 1200 1910"></div> <div data-bbox="1031 1928 1214 1951"><i>Crest Field Green Gloss</i></div> <div data-bbox="1228 1541 1374 1910"></div> <div data-bbox="1225 1928 1370 1951"><i>Crest Jungle Green</i></div> <div data-bbox="1406 1541 1551 1910"></div> <div data-bbox="1401 1928 1552 1951"><i>Redcliffs Terracotta</i></div> <div data-bbox="486 2002 632 2148"></div> <div data-bbox="489 2159 639 2181"><i>Square White Gloss</i></div> <div data-bbox="676 2002 821 2148"></div> <div data-bbox="676 2159 820 2181"><i>Square Bone Gloss</i></div> <div data-bbox="866 2002 1011 2148"></div> <div data-bbox="847 2159 1027 2181"><i>Square Sea Foam Gloss</i></div> <div data-bbox="1048 2002 1193 2148"></div> <div data-bbox="1045 2159 1195 2181"><i>Square Field Green</i></div>



Kitchen Upgrade Options

Kitchen Fixtures	
Standard range	<div><p>Waterway Roman Gooseneck Standard</p></div> <div><p>Modern Chrome</p></div> <div><p>Modern Brushed Brass</p></div> <div><p>Modern Black</p></div> <div><p>Modern Brushed Nickel</p></div>
Upgrade range	<div><p>Pull Out Spray Chrome</p></div> <div><p>Pull Out Spray Brushed Brass</p></div> <div><p>Pull Out Spray Black</p></div> <div><p>Pull Out Spray Brushed Nickel</p></div>

Door Handle Upgrade Options

<div><p>Polished Chrome Standard</p></div>	<div><p>Polished Chrome Standard</p></div> <div><p>Unlacquered Brass</p></div> <div><p>Black</p></div>
-------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

WIN A FREE BROOKSFIELD












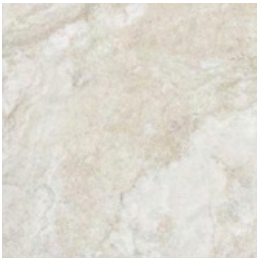


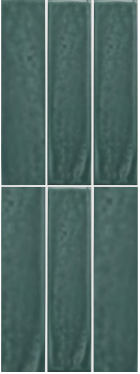


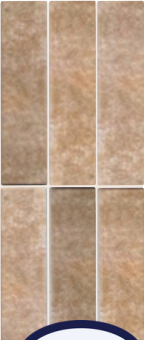
Go in the draw when you buy a Brooksfield.

Flooring Upgrade Options

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



















Bathroom Upgrade Options





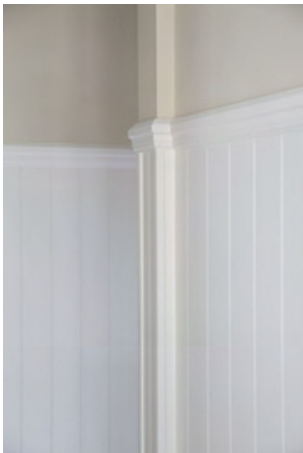

Bathroom Floor Tiles	
	<div><p>Artisan Gris Matt <i>Standard</i></p></div> <div><p>Artisan Sage Matt</p></div> <div><p>Palm Beach Navy</p></div>
	<div><p>Pacific White Lappato 600x600</p></div> <div><p>Gunmetal 660x600</p></div> <div><p>Olympia Shell 600x600</p></div> <div><p>Redcliff's Terracotta Herringbone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



Bathroom Upgrade Options

Vanity fixture				
 <p>Waterworks Liberty Basin Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
Vanity Handles				
	 <p>Chrome <i>Standard</i></p>	 <p>Antique Bronze</p>	 <p>Black</p>	 <p>Black Iron</p>
Shower fixture				
 <p>Liberty Slide Shower Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
<i>Upgrade Range</i>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>
				 <p>WIN A FREE BROOKSFIELD</p> <p>Go in the draw when you buy a Brookfield.</p>

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.



Benefits you should know about

Solar panels. Save 50% of your power bill*

**These homes feature
our pre-installed system
which will save you roughly
50% (+/-) on your power bill.*

The system we install in Brooksfeld 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.

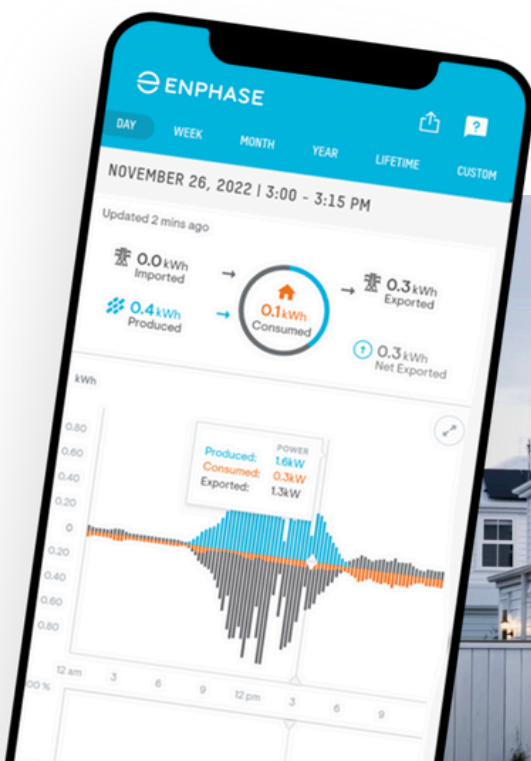
The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

You can 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.

Each part of the system comes with a product warranty:

Green Catch Solar Diverter
Jinko Solar Panels
Enphase IQ7A Microinverter

5 years
25 years
10 years



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

0800 548 454

www.brooksfield.co.nz

vinny@brooksfield.co.nz