

BROOKSFIELD

23 Marriner Street

Sumner, Christchurch

Seven classically designed homes and two corner stores



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Model








The coach houses do not have chimneys



General Information

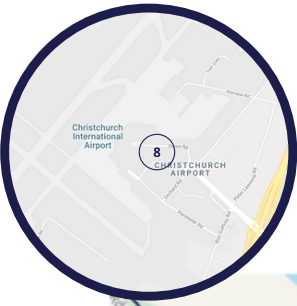
23 Marriner Street, a collection of classically designed homes in Sumner Village

	 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	\$1,300,000
Coach House 2	2	1	Garage	90	\$1,300,000

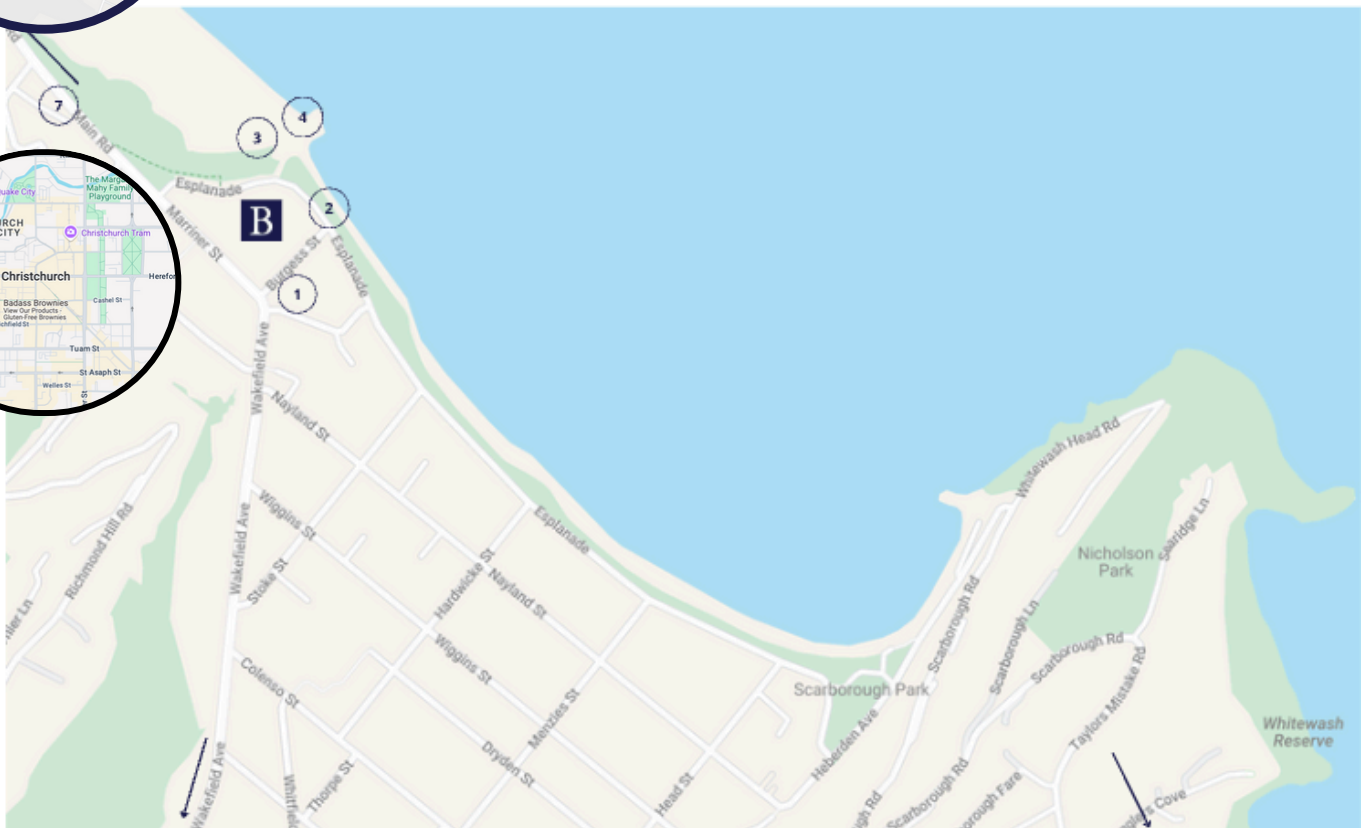
Location

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



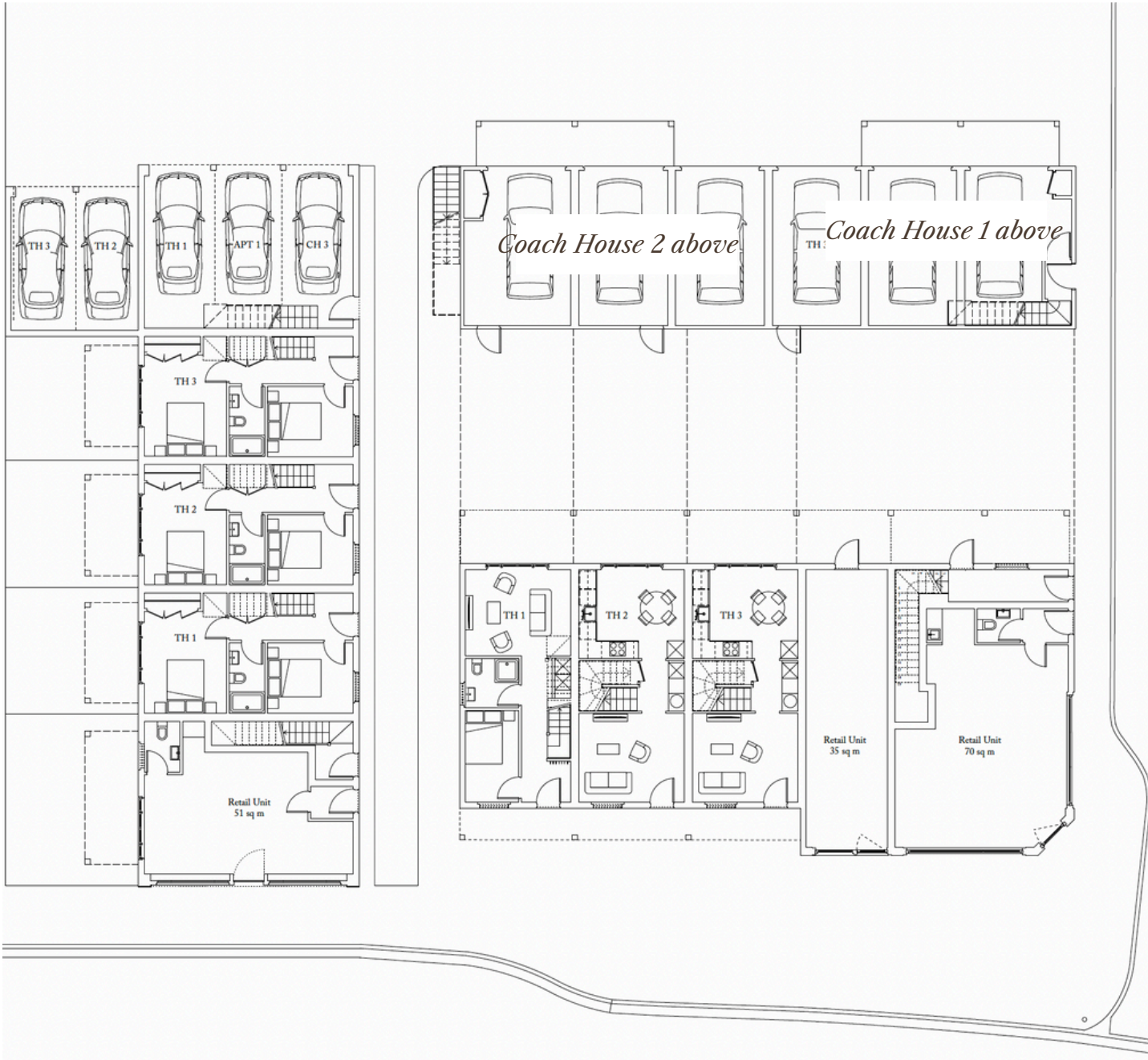
- | | |
|---------------------------|---|
| 1 Not Typical Cafe - 50m | 5 Sumnervale Reserve- 1.8km |
| 2 Sumner Beach - 200m | 6 Taylors Mistake Track - 4.4km |
| 3 Beech Bar Sumner - 300m | 7 Christchurch CBD - 13.2km (19 mins) |
| 4 Cave Rock - 400m | 8 Christchurch International Airport - 22.2km (35min)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



Site Plan

21 Marriner Street

23 Marriner Street



Landscape Plan



OUTDOOR LIVING AREA EXEMPLARS



PLANTING PALETTE

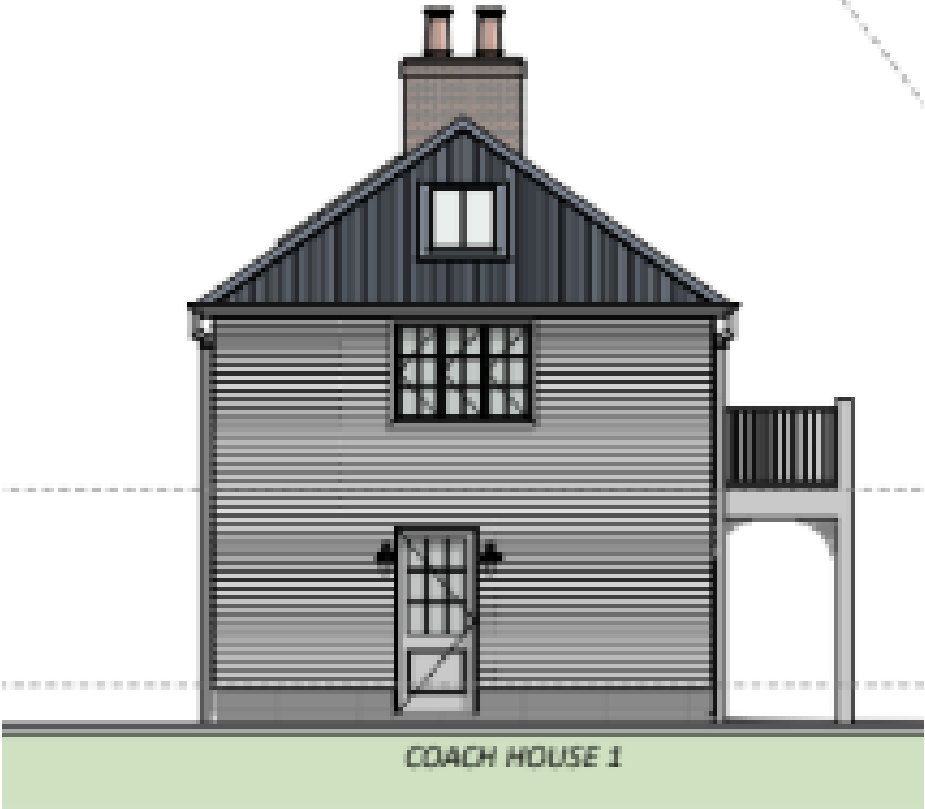


Elevations - Coach House 1 & 2


North Elevation





East Elevation




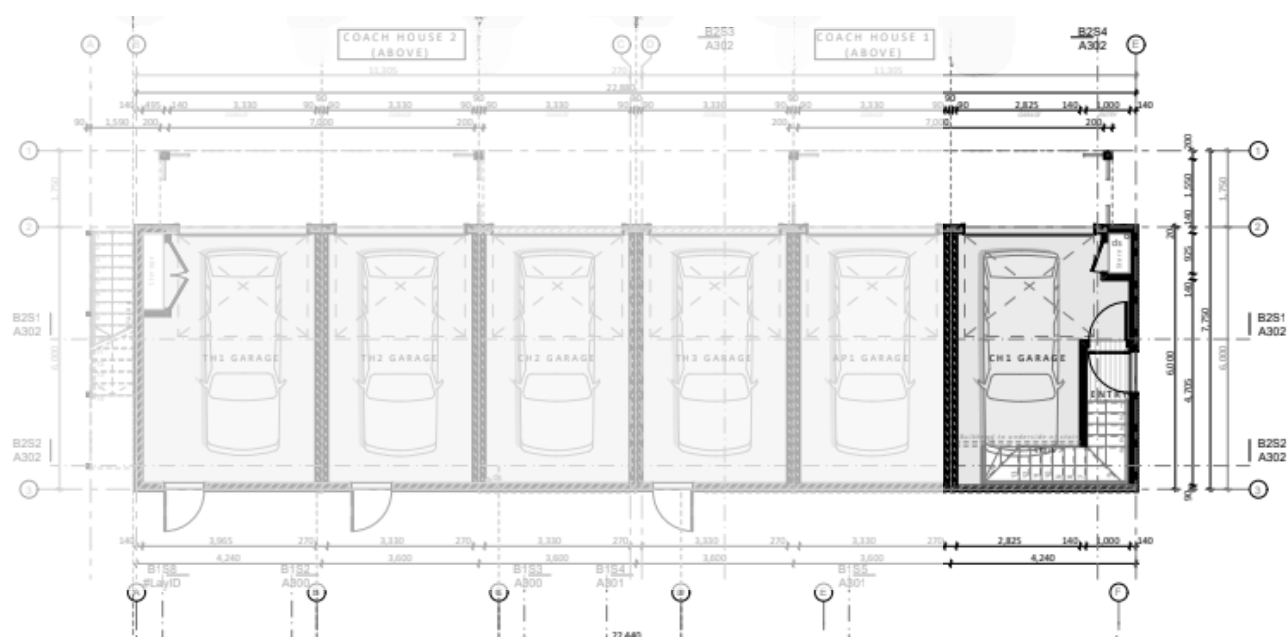
Floor Plans – Coach House 1


2

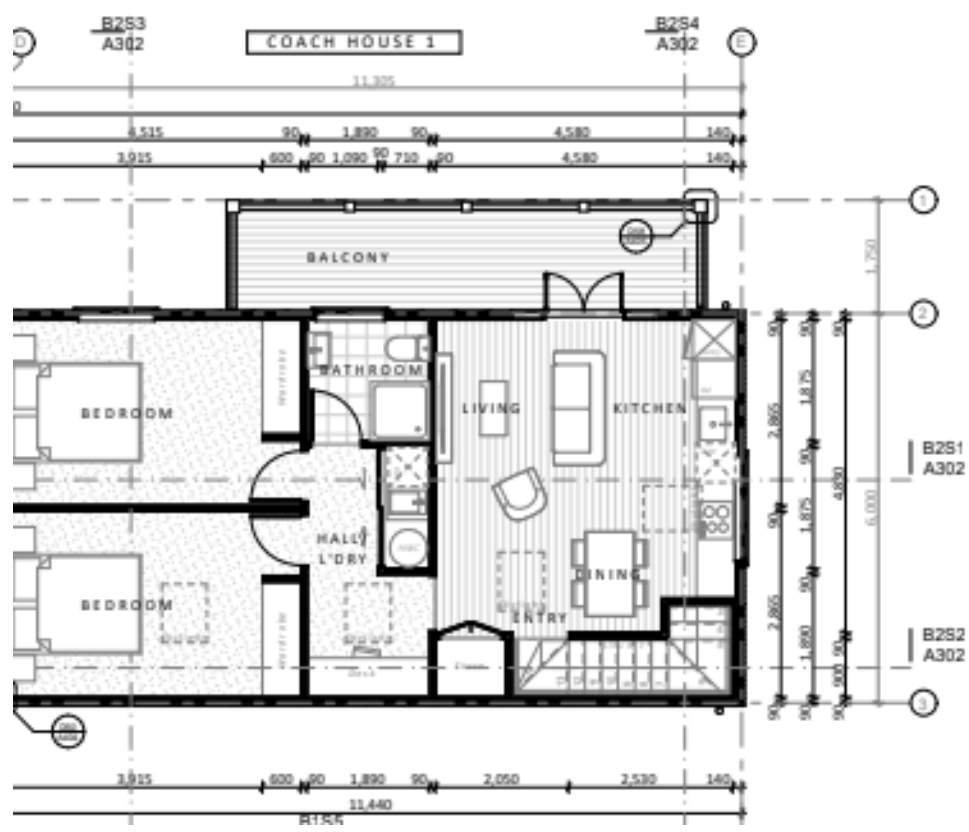

1


Garage


90sqm



Ground Floor




First Floor


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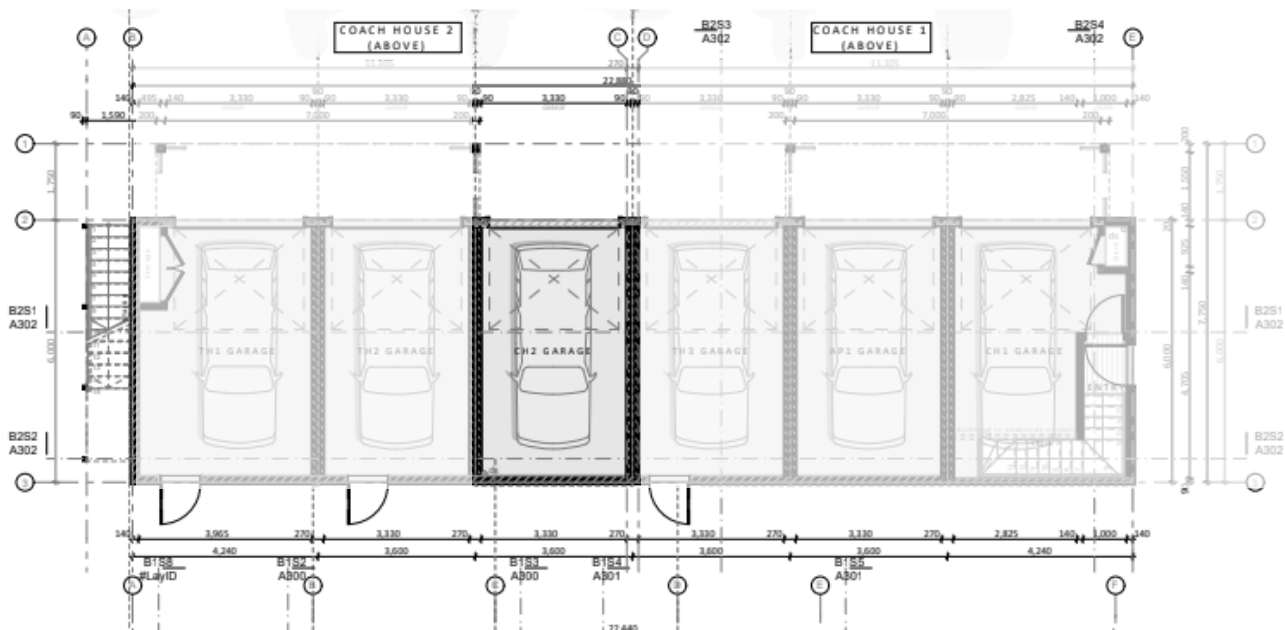
Floor Plans – Coach House 2


2

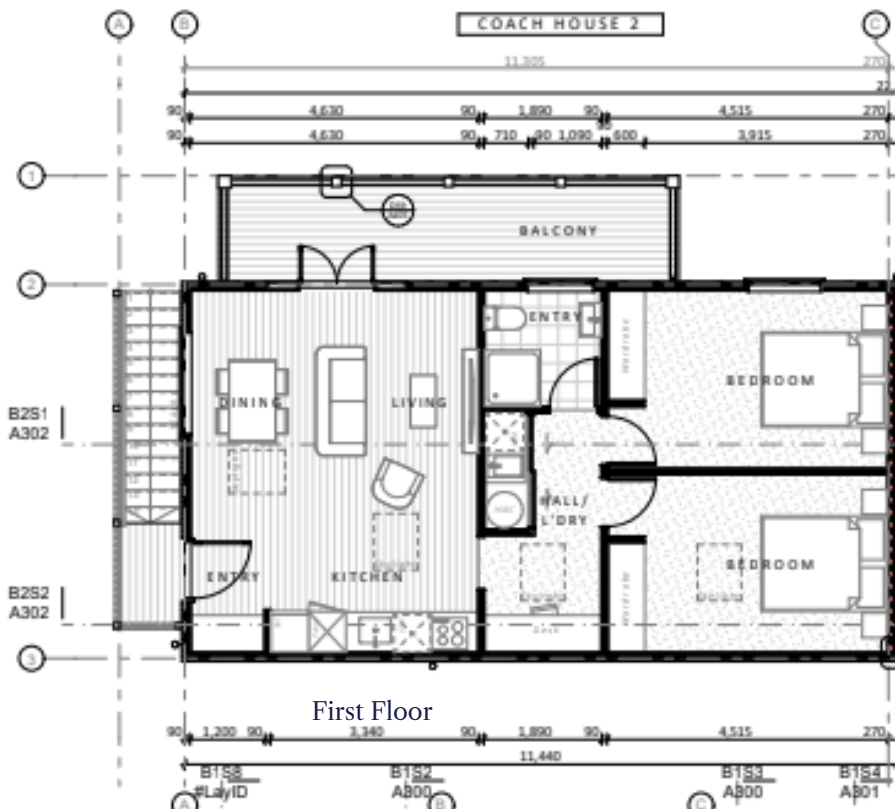

1


Garage


90sqm



Ground Floor



First Floor

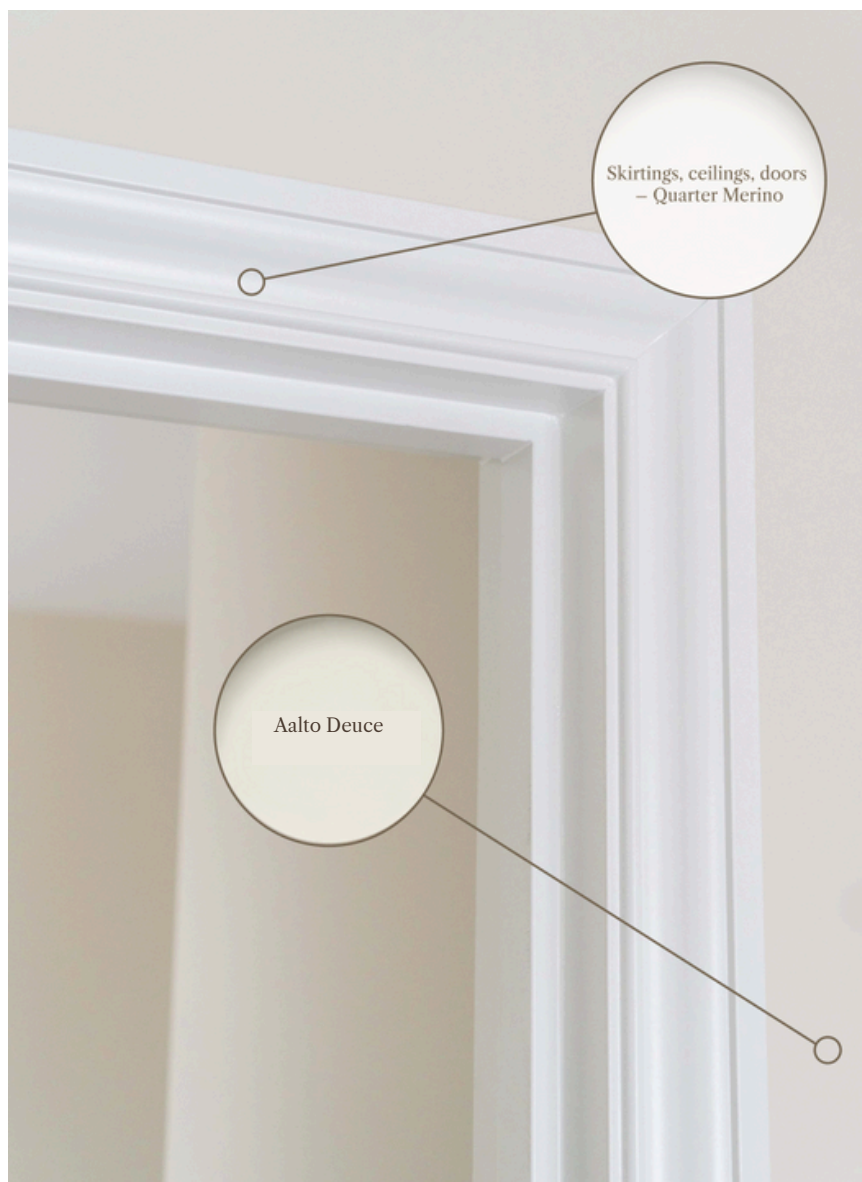
It's all in the details –
Standard Interior Spec
& Upgrade Options



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: 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



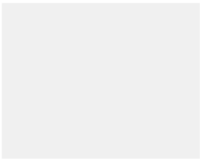
















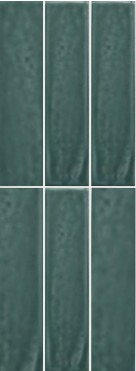
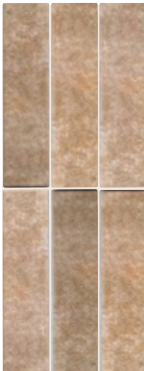






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Kitchen Upgrade Options

Kitchen Cabinetry	
<div data-bbox="36 387 204 645"></div> <div data-bbox="244 387 406 645"></div> <div data-bbox="36 651 111 674"><i>Standard</i></div> <div data-bbox="244 651 343 674"><i>Shaker Style</i></div>	<div data-bbox="489 362 689 517"></div> <div data-bbox="489 524 564 568"><i>White Standard</i></div> <div data-bbox="697 362 896 517"></div> <div data-bbox="697 524 743 546"><i>Taupe</i></div> <div data-bbox="904 362 1099 517"></div> <div data-bbox="904 524 989 546"><i>Sage Green</i></div> <div data-bbox="489 613 689 768"></div> <div data-bbox="489 775 568 797"><i>Light blue</i></div> <div data-bbox="697 613 896 768"></div> <div data-bbox="697 775 780 797"><i>Dusty Blue</i></div> <div data-bbox="904 613 1099 768"></div> <div data-bbox="904 775 979 797"><i>Dark Blue</i></div>
Kitchen Handles/Knobs	
<div data-bbox="164 1043 284 1066"><i>Standard range</i></div>	<div data-bbox="497 969 700 1093"></div> <div data-bbox="563 1106 635 1151"><i>Black Standard</i></div> <div data-bbox="767 969 968 1093"></div> <div data-bbox="807 1106 927 1128"><i>Antique Pewter</i></div> <div data-bbox="1038 969 1240 1093"></div> <div data-bbox="1078 1106 1198 1128"><i>Antique Bronze</i></div> <div data-bbox="1316 969 1511 1093"></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 687 1361"></div> <div data-bbox="541 1364 651 1408"><i>Unlacquered Polished Brass</i></div> <div data-bbox="778 1211 963 1361"></div> <div data-bbox="815 1364 909 1386"><i>Satin Nickel</i></div>
Kitchen Splashback Tiles	
<div data-bbox="127 1559 333 1910"></div> <div data-bbox="132 1928 327 1973"><i>White Gloss Subway Tile Standard</i></div>	<div data-bbox="486 1541 630 1910"></div> <div data-bbox="489 1928 624 1951"><i>Crest White Matt</i></div> <div data-bbox="676 1541 820 1910"></div> <div data-bbox="679 1928 813 1951"><i>Crest Bone Gloss</i></div> <div data-bbox="866 1541 1008 1910"></div> <div data-bbox="852 1928 1021 1951"><i>Crest Sea Foam Gloss</i></div> <div data-bbox="1054 1541 1190 1910"></div> <div data-bbox="1031 1928 1214 1951"><i>Crest Field Green Gloss</i></div> <div data-bbox="1230 1541 1366 1910"></div> <div data-bbox="1225 1928 1372 1951"><i>Crest Jungle Green</i></div> <div data-bbox="1406 1541 1549 1910"></div> <div data-bbox="1401 1928 1552 1951"><i>Redcliffs Terracotta</i></div> <div data-bbox="486 2000 630 2145"></div> <div data-bbox="489 2161 639 2184"><i>Square White Gloss</i></div> <div data-bbox="676 2000 820 2145"></div> <div data-bbox="679 2161 820 2184"><i>Square Bone Gloss</i></div> <div data-bbox="866 2000 1008 2145"></div> <div data-bbox="852 2161 1026 2184"><i>Square Sea Foam Gloss</i></div> <div data-bbox="1054 2000 1190 2145"></div> <div data-bbox="1046 2161 1195 2184"><i>Square Field Green</i></div>



Kitchen Upgrade Options

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

Door Handle Upgrade Options

			
Polished Chrome Standard	Polished Chrome Standard	Unlacquered Brass	Black

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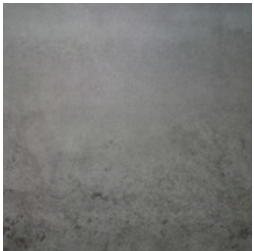




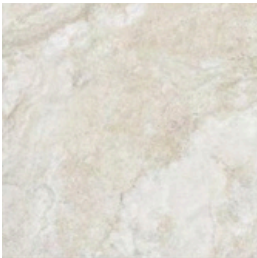


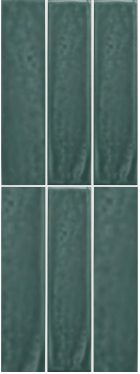


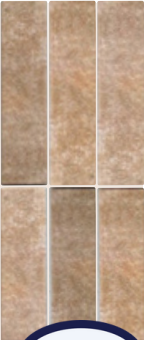
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Flooring Upgrade Options

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>

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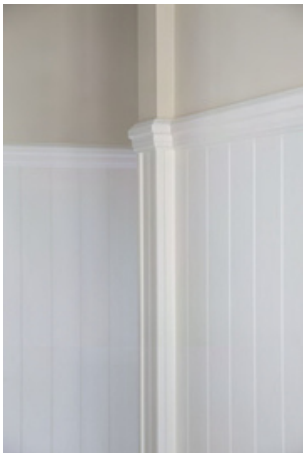



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Bathroom Upgrade Options

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>
				 <div><p>WIN A FREE BROOKSFIELD</p><p>Go in the draw when you buy a Brooksfield.</p></div>

Other Upgrade Options

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

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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



0800 548 454



www.brooksfeld.co.nz



pm@brooksfeld.co.nz

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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