

# 23 MARRINER STREET

Sumner, Christchurch

Seven Classically designed homes and Two Corner Stores



# BROOKSFIELD

0800 548 454 | [brooksfeld.co.nz](https://brooksfeld.co.nz)

# ABOUT US

Brooksfield

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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

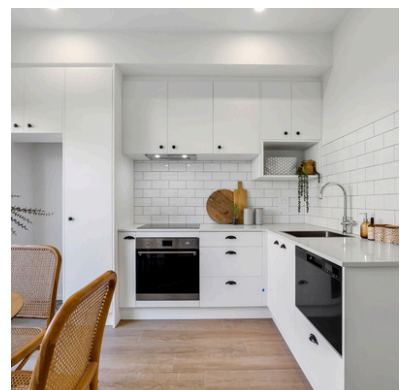
## THE BROOKSFIELD DIFFERENCE

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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.

Recently completed development at Hastings Street West

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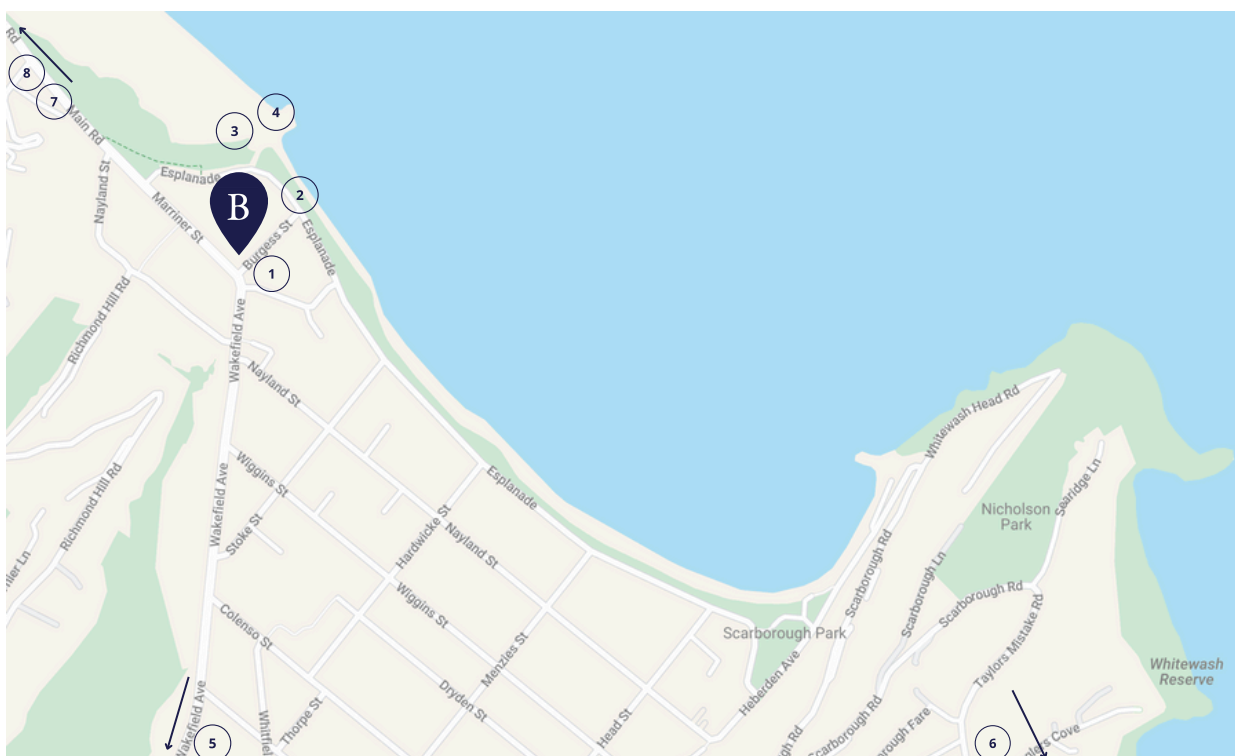
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# LOCATION

23 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 23 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 | Taylors 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) |

**BROOKSFIELD**

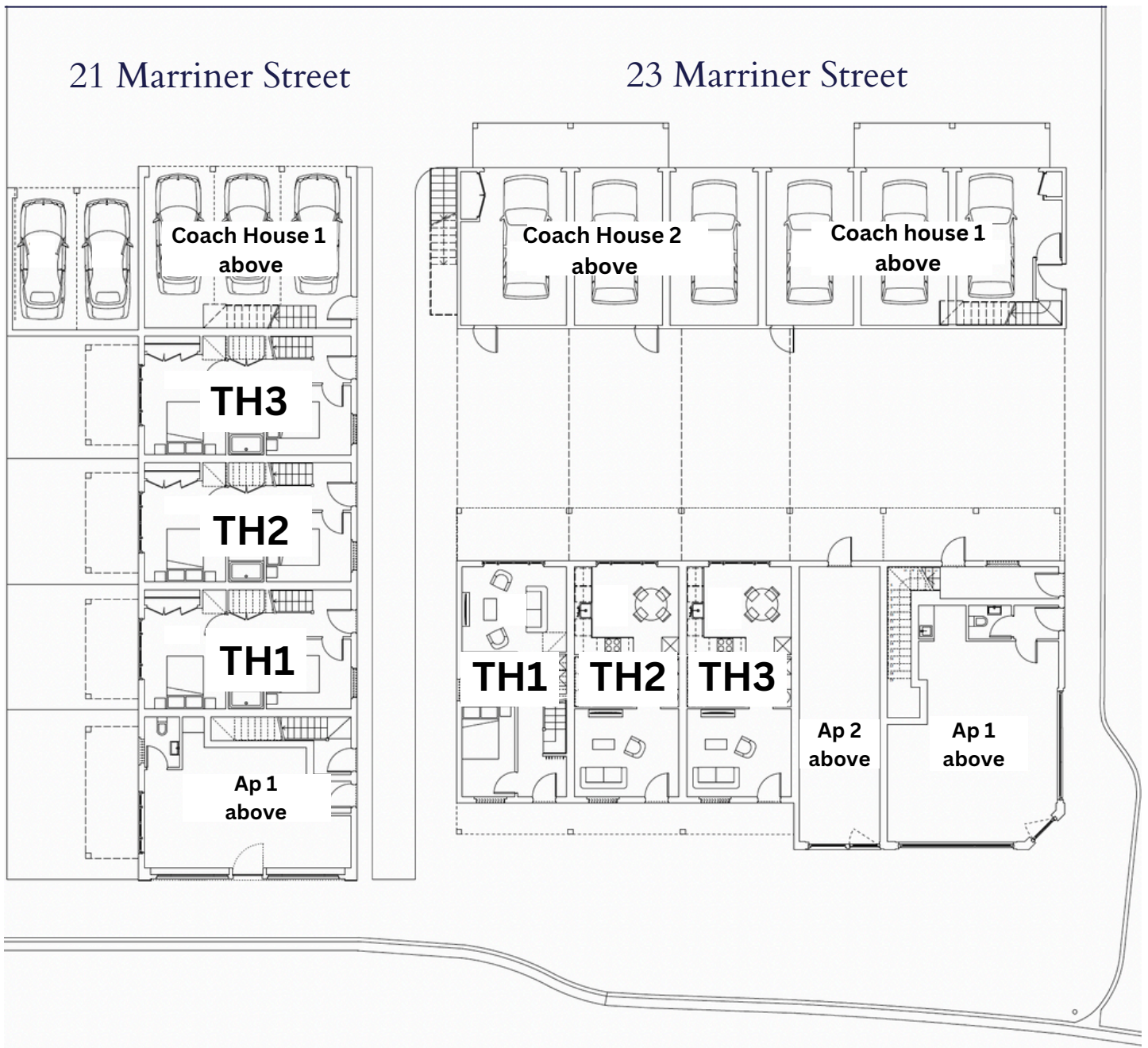
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# LAYOUT

23 Marriner Street, Sumner

These 7 homes are thoughtfully laid out and designed with ample space and living areas well positioned to capture all-day sun and take advantage of beach views. Each townhouse, coach house and apartment 1 feature a garage.



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# RENDERS

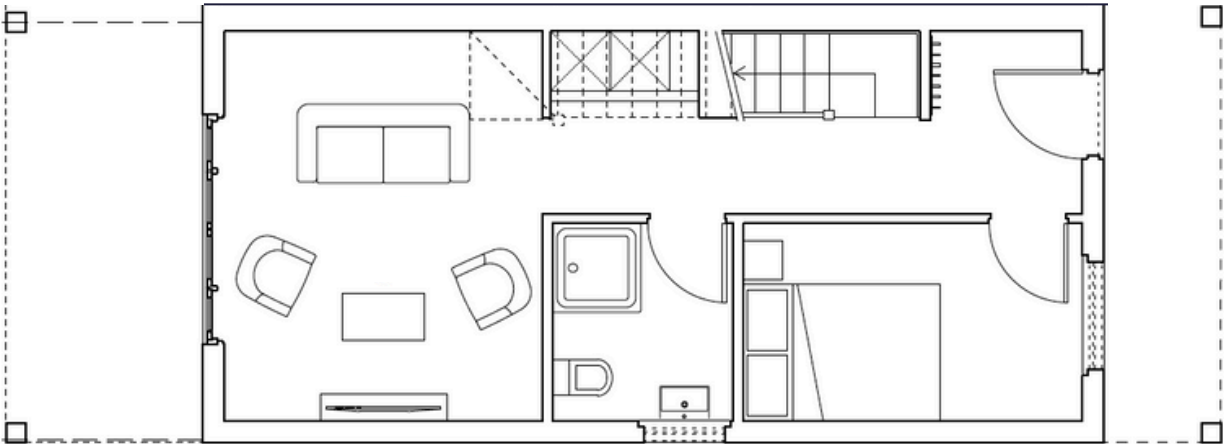
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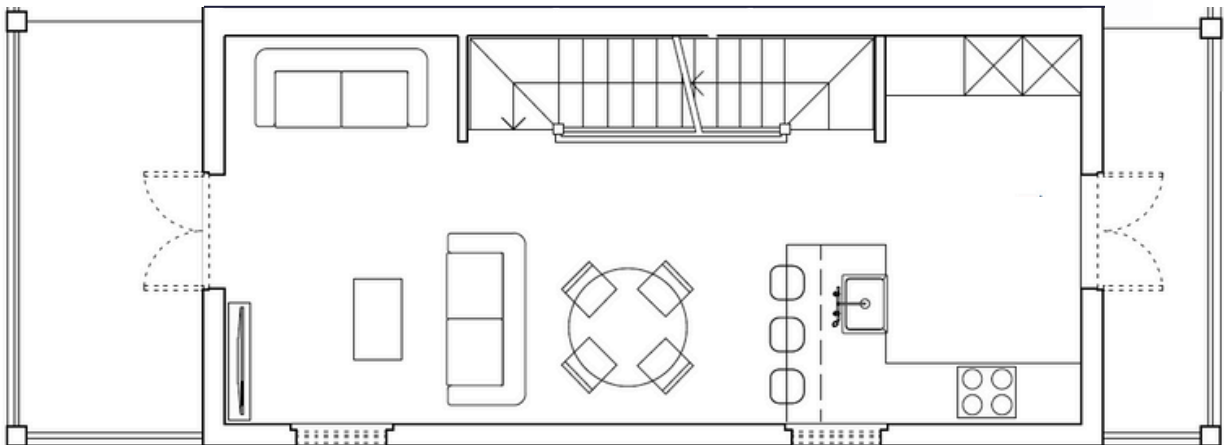


# FLOOR PLANS- HOME 1

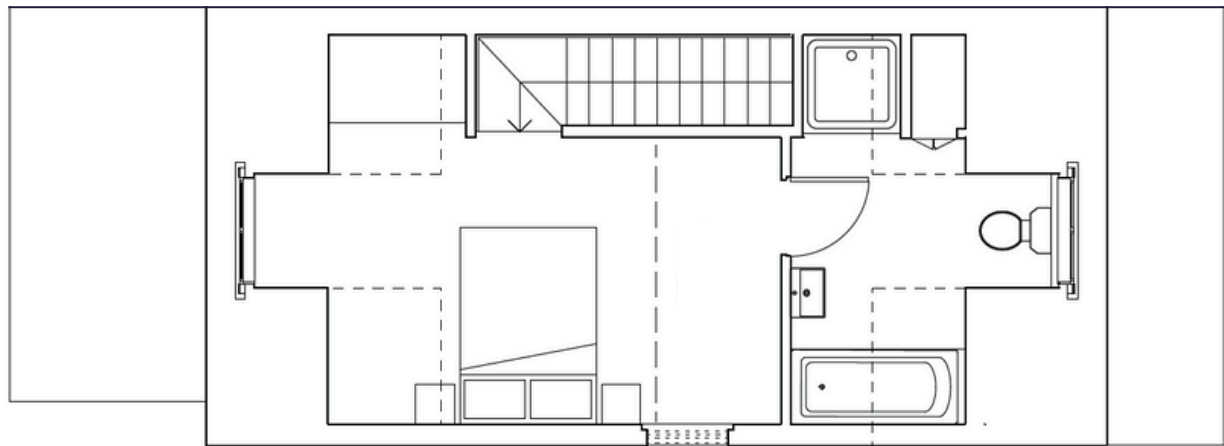
23 Marriner Street, Sumner



Ground floor



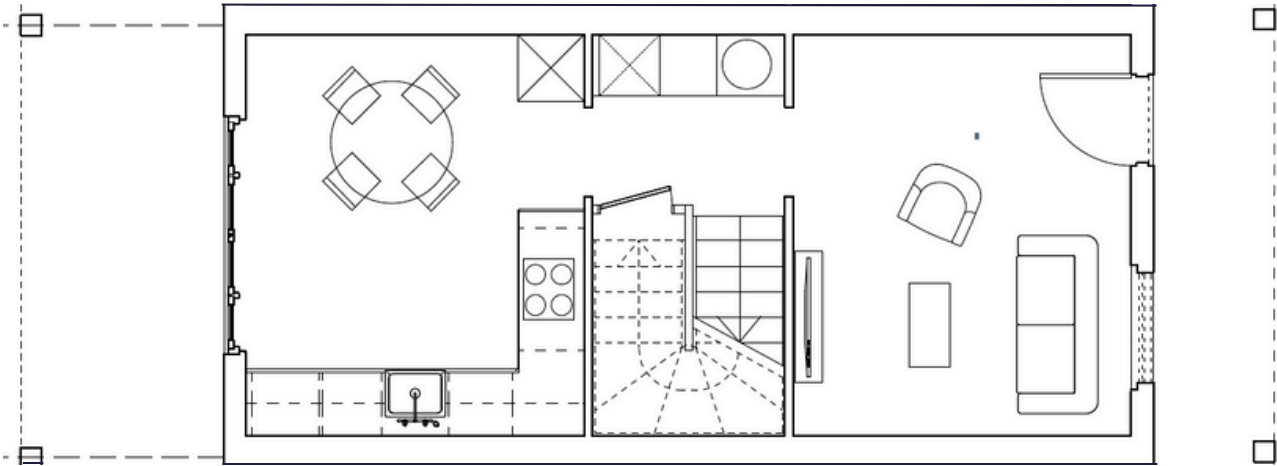
First floor



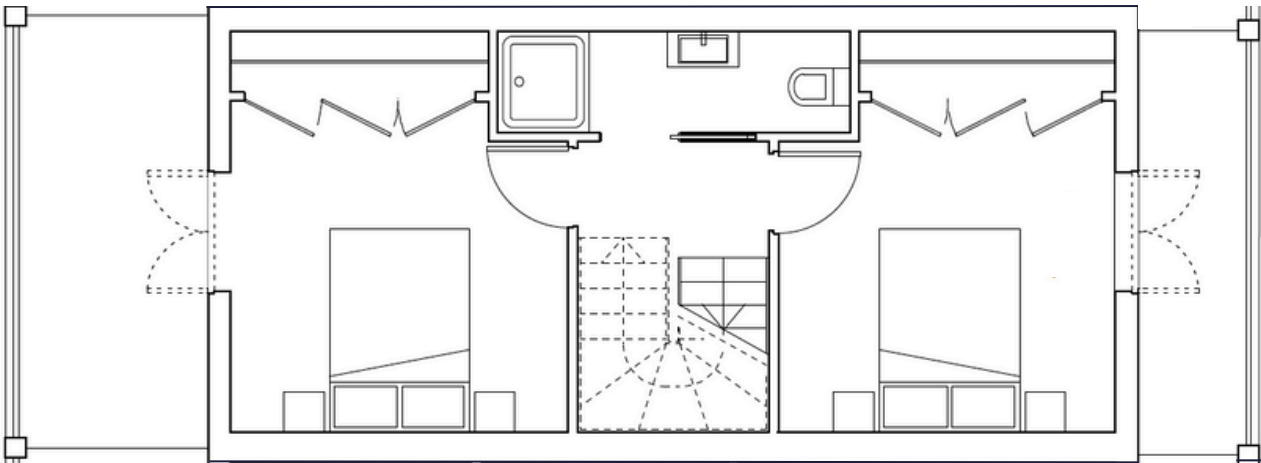
Second floor

# FLOOR PLANS- HOME 2 & 3

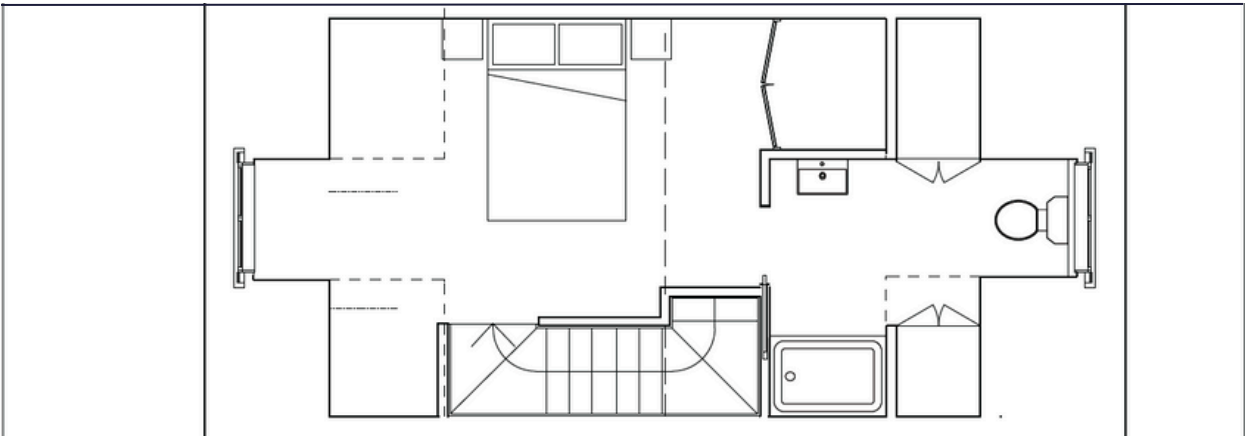
23 Marriner Street, Sumner



Ground floor



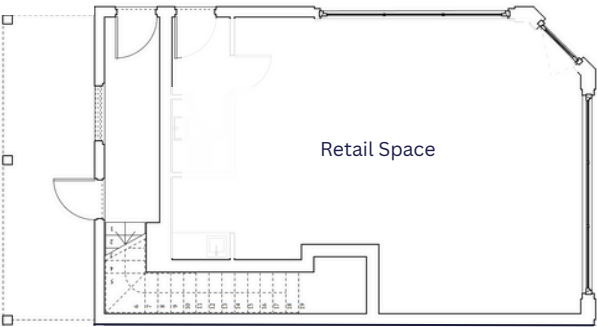
First floor



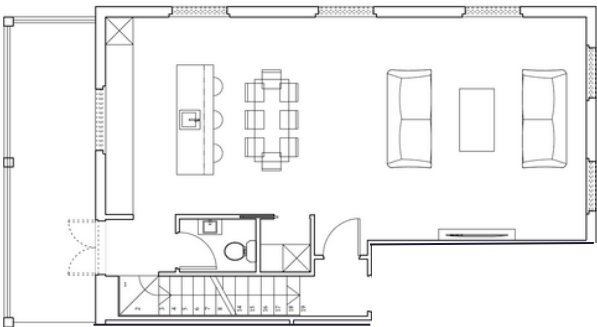
Second floor

# FLOOR PLANS - APARTMENT 1

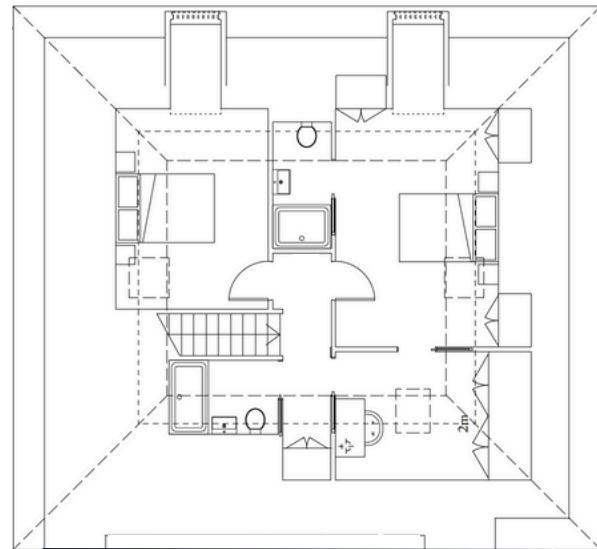
23 Marriner Street, Sumner



Ground floor



First floor



Second floor



# FLOOR PLANS - APARTMENT 2

23 Marriner Street, Sumner



1



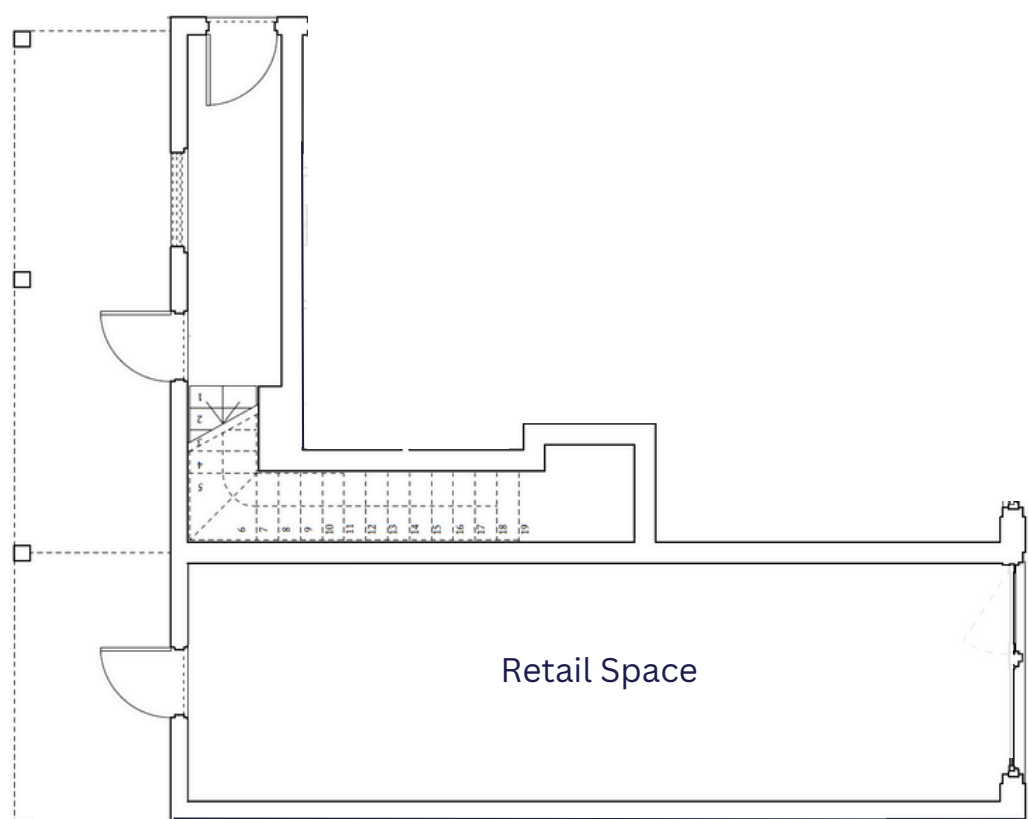
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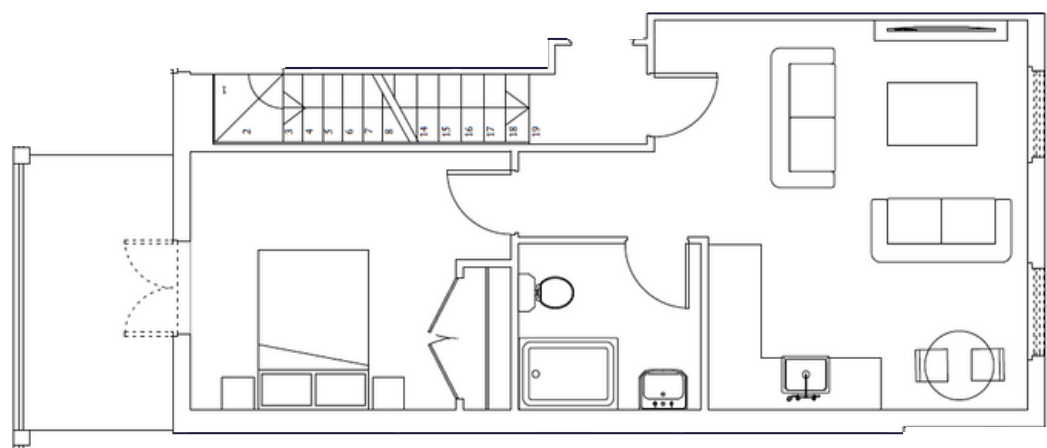
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47



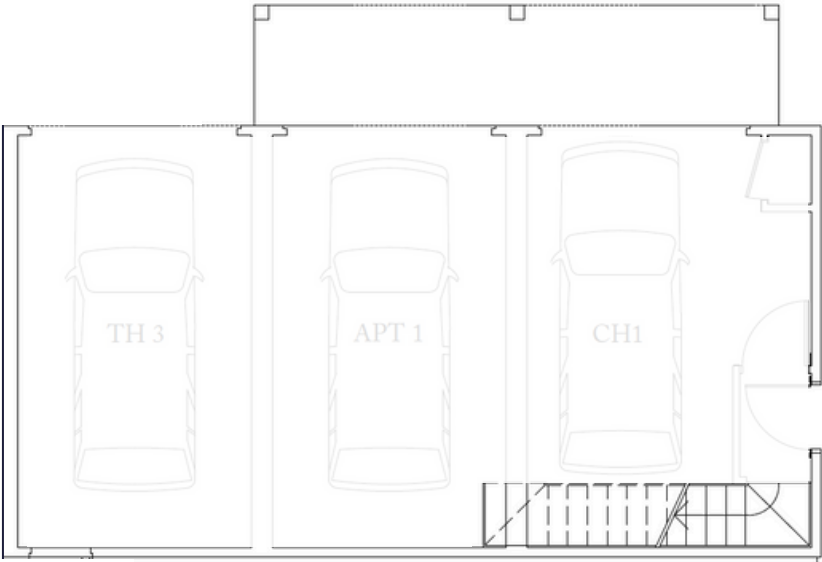
Ground floor



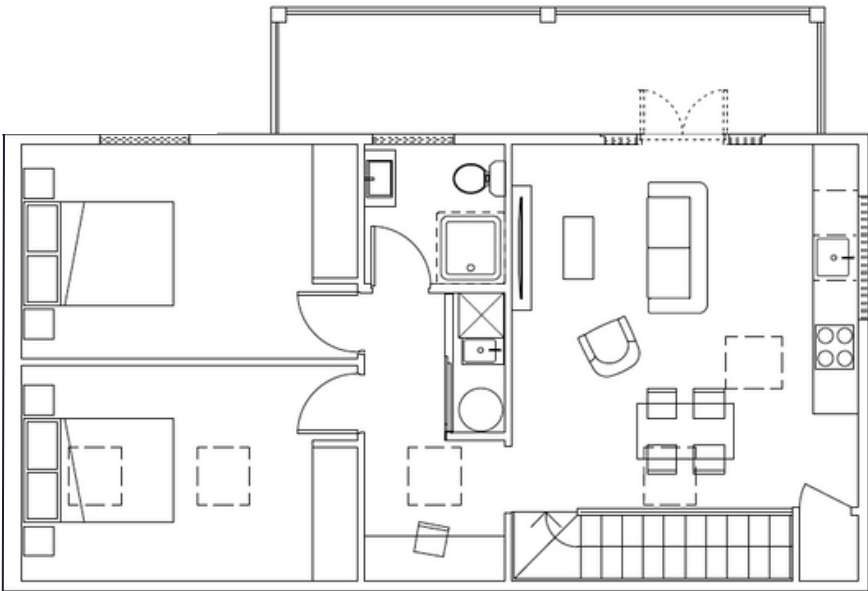
First floor

# FLOOR PLANS - COACH HOUSE 1

23 Marriner Street, Sumner



Ground floor



First floor

# FLOOR PLANS - COACH HOUSE 2

23 Marriner Street, Sumner



2



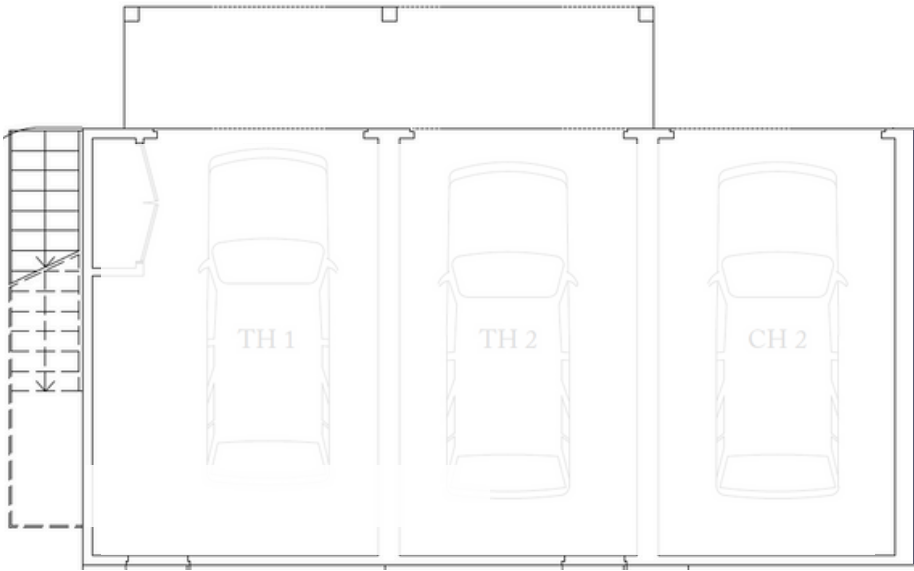
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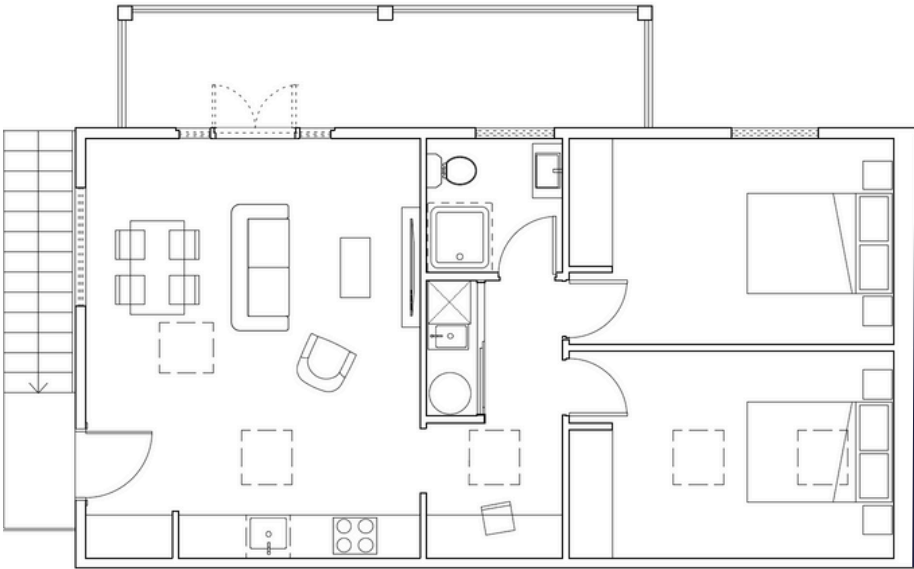
1



90



Ground floor



First floor

# KITCHEN RENDERS

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# 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 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

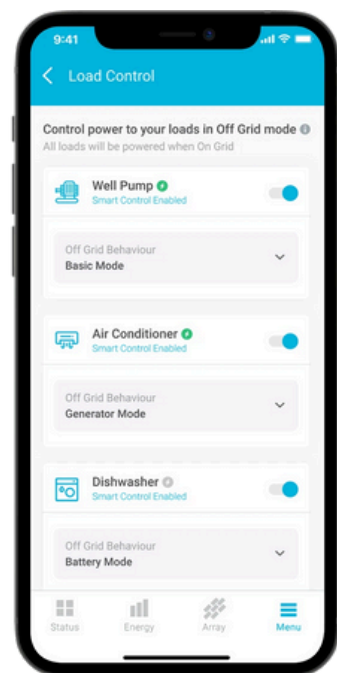
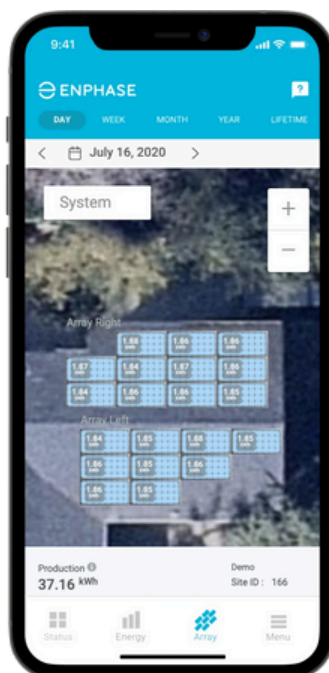
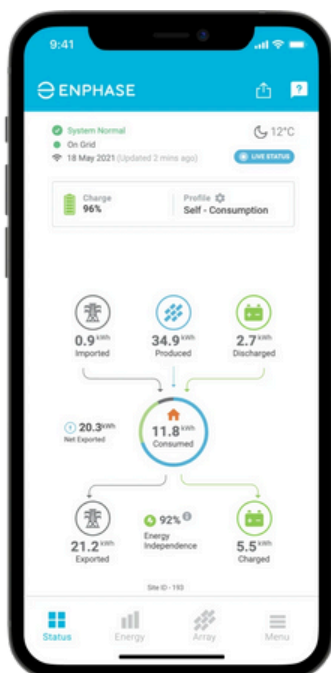


Jinko Solar Panels  
25 Year Product Warranty



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

23 Marriner Street, Sumner

HOUSE NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE	GARAGE/ CARPARK	PRICE
Townhouse 1	3	2.0	120m <sup>2</sup>	1	\$1,250,000
Townhouse 2	3	2.0	120m <sup>2</sup>	1	\$1,200,000
Townhouse 3	3	2.0	120m <sup>2</sup>	1	\$1,200,000
Apartment 1	2	2.5	145m <sup>2</sup>	1	\$1,300,000
Apartment 2	1	1	47m <sup>2</sup>	0	\$699,000
Coach House 1	2	1	90m <sup>2</sup>	1	\$950,000
Coach House 2	2	1	90m <sup>2</sup>	1	\$950,000

Estimated start

Estimated completion

Title type

November 2023

June 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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

































# PRICE LIST

## 21 MARRINER STREET, SUMNER

APARTMENT	 2	 1.5	 1	 83	 \$950,000
TOWNHOUSE 1	 3	 2	 1	 100	 \$1,150,000
TOWNHOUSE 2	 3	 2	 1	 100	 \$1,150,000
TOWNHOUSE 3	 3	 2	 1	 100	 \$1,150,000
COACH HOUSE	 2	 1.5	 1	 83	 \$950,000

## 23 MARRINER STREET, SUMNER

APARTMENT 1	 2	 2.5	 1	 145	 \$1,300,000
APARTMENT 2	 1	 1	 0	 47	 \$699,000
TOWNHOUSE 1	 3	 2	 1	 120	 \$1,250,000
TOWNHOUSE 2	 3	 2	 1	 120	 \$1,200,000
TOWNHOUSE 3	 3	 2	 1	 120	 \$1,200,000
COACH HOUSE 1	 2	 1	 1	 90	 \$950,000
COACH HOUSE 2	 2	 1	 1	 90	 \$950,000



## Your Rental Appraisal

11 June 2024



2



1



1

ADDRESS: Coach Houses, 23 Marriner Street, Sumner

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, I believe a fair market rent would be between **\$550 - \$570 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,

Ngaire Baker  
Senior Property Manager



0800 548 454



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[pm@brooksfield.co.nz](mailto:pm@brooksfield.co.nz)



## Your Rental Appraisal

11 June 2024



2



2



1

ADDRESS: Apartments 1, 23 Marriner Street, Sumner

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, I believe a fair market rent would be between **\$570 - \$590 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,

Ngaire Baker  
Senior Property Manager



## Your Rental Appraisal

11 June 2024



2



1.5



1

ADDRESS: Townhomes 1 - 3, 23 Marriner Street, Sumner

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, I believe a fair market rent would be between **\$650 - \$700 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,

Ngaire Baker  
Senior Property Manager



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[pm@brooksfield.co.nz](mailto:pm@brooksfield.co.nz)