

97 Sherborne Street, St Albans, Christchurch

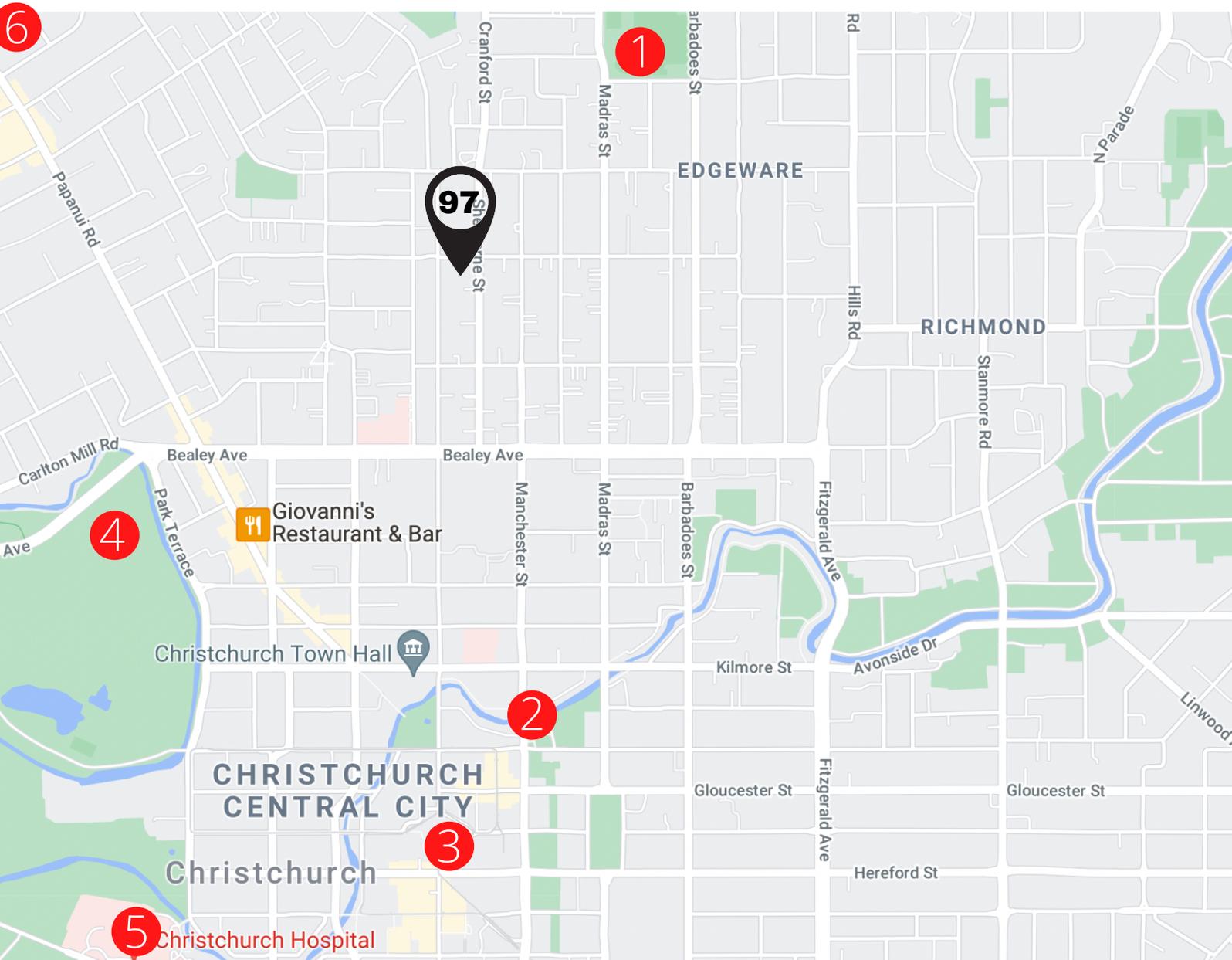
Brooksfield Modern



BROOKSFIELD

Location

These Brookfields homes are located on Sherborne Street, situated only a short distance from St Albans and an easy walk into the City Centre. Below are some of our favourite spots close to your next Home or Investment Property.



1 St Albans Park (950m)

4 Hagley Park (1.5km)

2 Avon River (1.3km)

5 Christchurch Hospital (2.7km)

3 City Centre (1.6km)

6 Airport (10km, 15mins)

BROOKSFIELD

Layout

These 4 homes are thoughtfully laid out across a large section allowing for good size outdoor-living. 97 Sherborne Street comes with established planting that includes Maple trees, conifers, grislinia littoralis hdging and magnolia teddy bears.



PLANT LEGEND



TYPE 1 - MAPLE TREE
"Acer Griseum, Paperbark"



TYPE 2 - CONIFER
"THUJA occidentalis Pyramidalis"



TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - FLOWERING MIX
Hydrangea, Sweet peas, Daisies, Lilies, Lavender, Dahlias or similar



TYPE 5 - MAGNOLIA TEDDY BEAR
"Magnolia grandiflora 'teddy bear'"



BROOKSFIELD

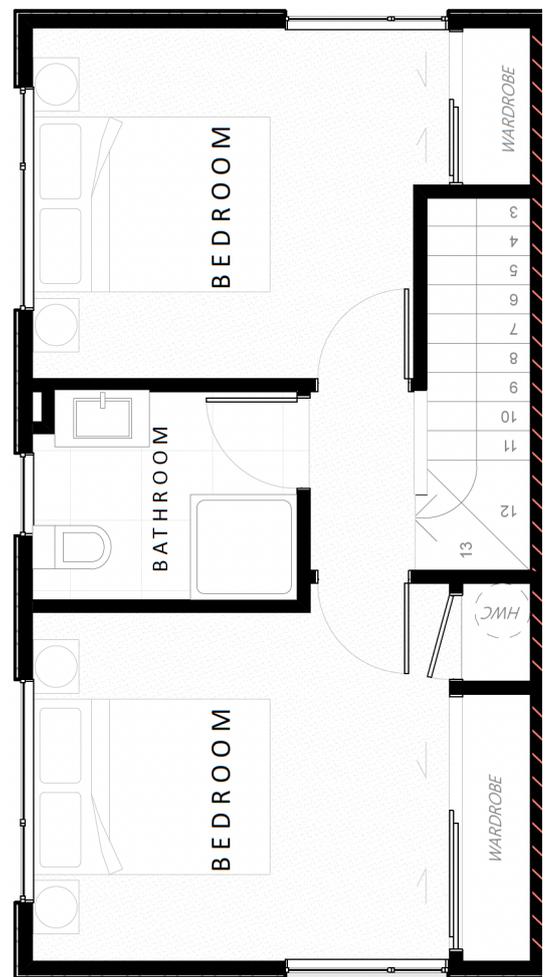
Design And Interior

These plans have a large open plan living, dining and kitchen opening out to the outdoor areas through french doors. Downstairs we have a large under stair laundry with the hot water cylinder and storage. Upstairs is 2 large double bedrooms and a central bathroom.

Ground Floor



First Floor



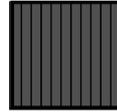
BROOKSFIELD

Modern Colours & Specifications

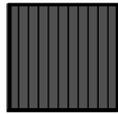
Exterior



Cladding - Painted Brick



Cladding - Eurotray



Roof - Longrun roofing



Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% Wool



Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Kitchen Floor - Natural Cork



Bathroom Wall Tile - Cerene Concrete



Kitchen Cabinets - Bestwood Ranfurly Oak



Bathroom Floor Tile - Cerene Concrete



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

BROOKSFIELD

Modern Plumbing & Electrical

Plumbing



Kitchen Mixer - Brusked Nickel
Mizu Drift 4 Star water rating



Bathroom Vanity - Wall hung stone top - Timber



Toilets - Nova BTW



Shower mixer - Mizu Drift



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Mizu Drift
4 star water rating



toilet roll holder



Robe Hooks - Bathroom



Glass shower tray on tiles

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - round mirror with
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Modern up/down



Bathroom heater - Serene
2068 heater

BROOKSFIELD

Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Eurotech Single ED-SDC60SS



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD

BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment

27th July 2021

- 97 Sherborne St, St Albans



2



1

Modern Fixtures & Appliances
Neutral Colours
Landscaping
Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 97 Sherborne St

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$460 - \$480 unfurnished, for a long term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks

Handwritten signature of Sue Banks.

Sue Banks
Senior Property Manager
Ph: 021 257 7882
Email: sue@brooksfeld.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment

27th July 2021

- 97 Sherborne St, St Albans



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Neutral Colours

Landscaping

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Thanks

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Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: sue@brooksfield.co.nz

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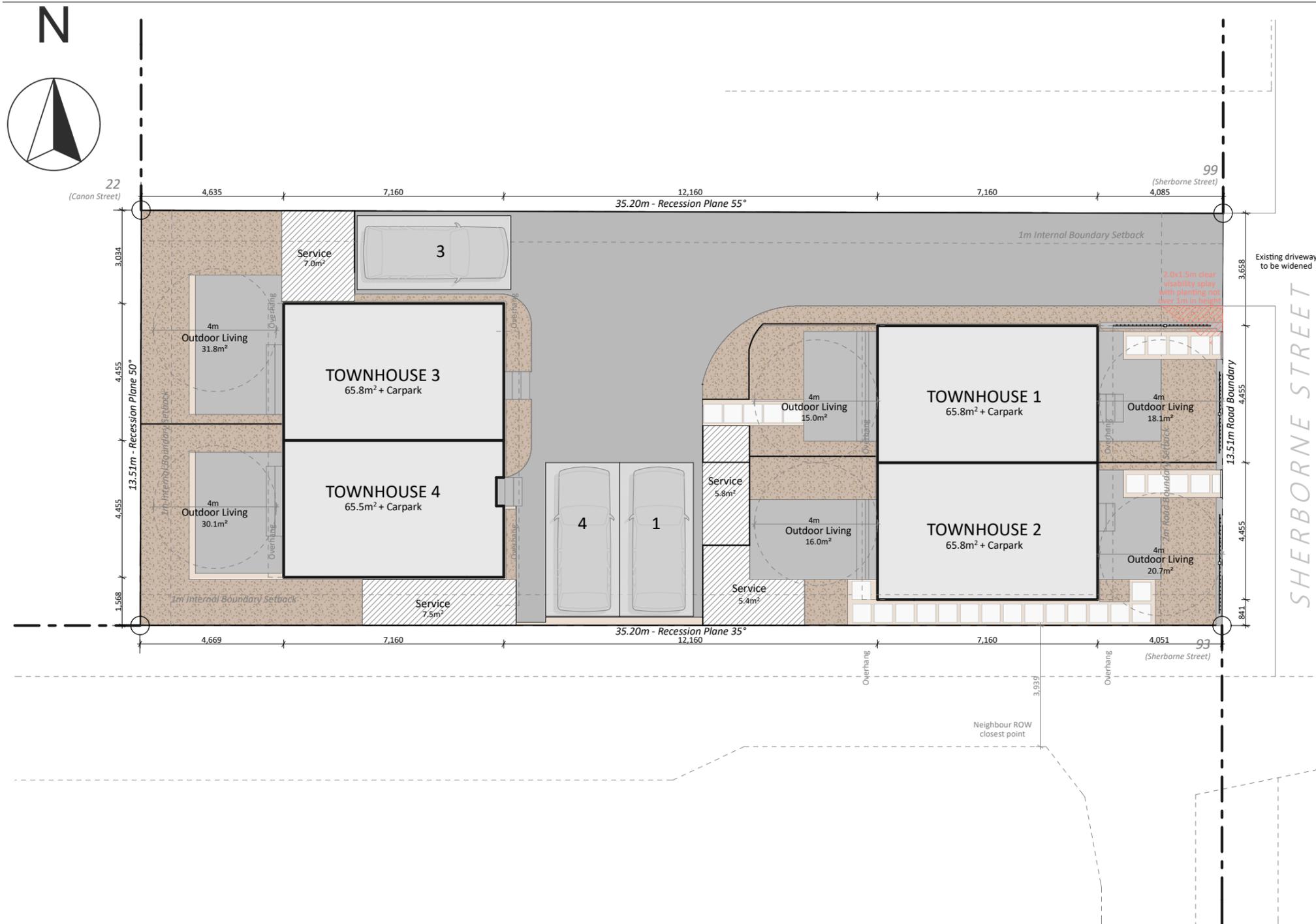
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	FLOOR PLANS
A200	SITE ELEVATIONS
A201	ADDITIONAL ELEVATIONS



BROOKSFIELD
— HERITAGE —

S h e r b o r n e S t r e e t T o w n h o u s e s
9 7 S h e r b o r n e S t r e e t , S t A l b a n s , C h r i s t c h u r c h



SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

PROJECT FIGURES:

Gross Floor Area:	Unit 1 - 65.8m ² (31.6m ² over slab) Unit 2 - 65.8m ² (31.6m ² over slab) Unit 3 - 65.8m ² (31.6m ² over slab) Unit 4 - 65.5m ² (31.3m ² over slab) Total - 262.9m ² (127.3m ² over slab)
Net Floor Area: (from internal wall)	Unit 1 - 61.4m ² Unit 2 - 61.4m ² Unit 3 - 61.4m ² Unit 4 - 61.1m ²
Impervious Areas:	146.5m ² (driveway) 53.2m ² (Patio's) 127.6m ² (buildings over slab) Total - 327.3m ² (69.5% cover)
Landscaping Area:	95.1m ² (20.2%)
Planting Area:	95.1m ² (20.2%)

PROJECT INFO:

Address: 97 Sherborne Street
St Albans
Christchurch

Legal Description: Lot 1 DP 67126
Title: CB39B/703

Site Area: 471m² (more or less)
Building Area: 262.9m² (127.3m² over slab)
Site Coverage: 27.0%

Planning Zone: Residential Medium Density (RMD)
Natural Hazards: Medium Liquefaction Vulnerability

Wind Zone: Low
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC2
Flood management: Yes

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per CCC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation
Refer to Landscape Design for further detail.

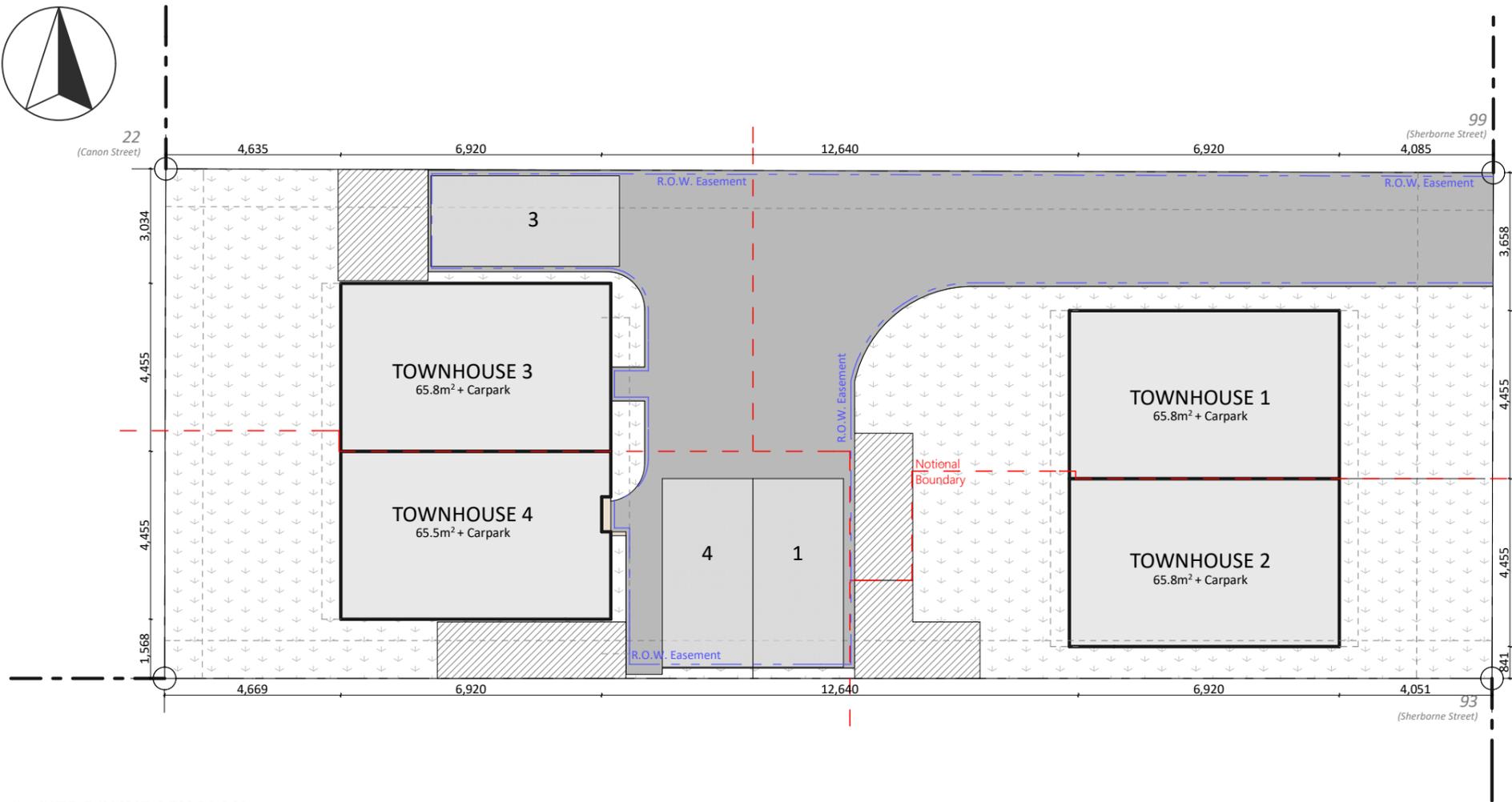
BROOKSFIELD
HERITAGE

PROJECT NAME
Sherborne Street Townhouses

PROJECT ADDRESS
97 Sherborne Street
St Albans
Christchurch

DRAWING NO. A001
REVISION A
DRAWING NO.
SITE PLAN

N



0. SITE BOUNDARY PLAN
SCALE 1:150

SITE BOUNDARY PLAN LEGEND

- - - Property/Notional Boundary Line
- R.O.W Easement
- Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

TOWNHOUSE 1:

Ground Floor Area: 31.6m²
 First Floor Area: 34.2m²
 Total Floor Area: 65.8m²

Property Area: TBCm²

TOWNHOUSE 2:

Ground Floor Area: 31.6m²
 First Floor Area: 34.2m²
 Total Floor Area: 65.8m²

Property Area: TBCm²

TOWNHOUSE 3:

Ground Floor Area: 31.6m²
 First Floor Area: 34.2m²
 Total Floor Area: 65.8m²

Property Area: TBCm²

TOWNHOUSE 4:

Ground Floor Area: 31.3m²
 First Floor Area: 34.2m²
 Total Floor Area: 65.5m²

Property Area: TBCm²

SHERBORNE STREET

BROOKSFIELD
— HERITAGE —

PROJECT NAME
Sherborne Street Townhouses

PROJECT ADDRESS
97 Sherborne Street
St Albans
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN

N



22
(Canon Street)

99
(Sherborne Street)

SHERBORNE STREET

93
(Sherborne Street)

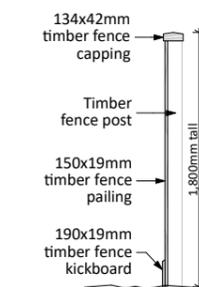


0. LANDSCAPING PLAN
SCALE 1:150

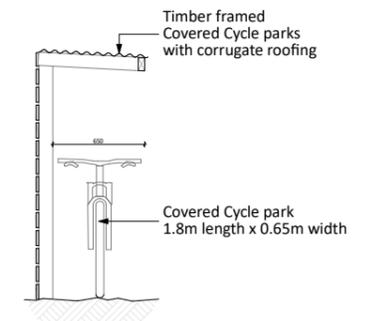
LETTERBOX



- 4x Box Design letterbox on front boundary fence with street number and unit lettering



FENCE DETAIL
SCALE 1:50



COVERED CYCLE PARKING
SCALE 1:50

LANDSCAPING LEGEND

- Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished
- Bark Area
- medium bark chip finished
- Paver
- 600x600 concrete pavers
- Patio
- formed with 100mm concrete slab

Notes:

- All Trees to be 1.5m (min) height at time of planting
- Planting beds to be medium bark chip finished
- Landscaping areas to be 50% trees, 50% shrubs
- For planting refer to **Plant Legend**

PLANT LEGEND



TYPE 1 - MAPLE TREE
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PROJECT NAME
Sherborne Street Townhouses

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97 Sherborne Street
St Albans
Christchurch

DRAWING NO. REVISION

A003 A

DRAWING NO.
LANDSCAPING PLAN

LEGEND - WALLS

-  90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 40mm drained cavity
- 70 series brick
- Studs @400 c/c
-  90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity @450 Vertical crs
- Architectural Roofing Company Snap-Lock vertical wall Cladding
- Dwangs @450 c/c
-  90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
-  Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification.

GENERAL NOTES:

- All entries and exits to be in accordance with NZBC D1/AS1.
- Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.
- Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.
- Kitchen bench top to comply with NZBC G3/AS1.
- Refer to Door and Window schedules for lintel sizes.
- Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.
- Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)
- All exposed fixings to be stainless steel
- Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.
- Contractor to furnish and install all hardware unless noted otherwise.
- Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

BROOKSFIELD
HERITAGE

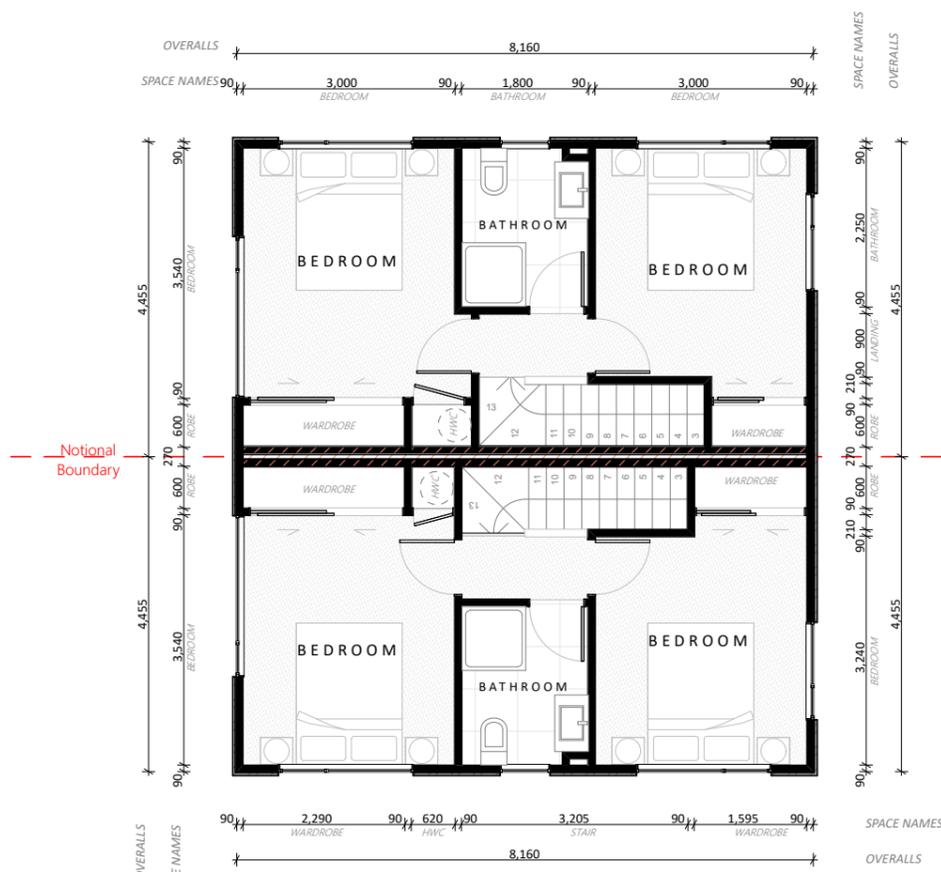
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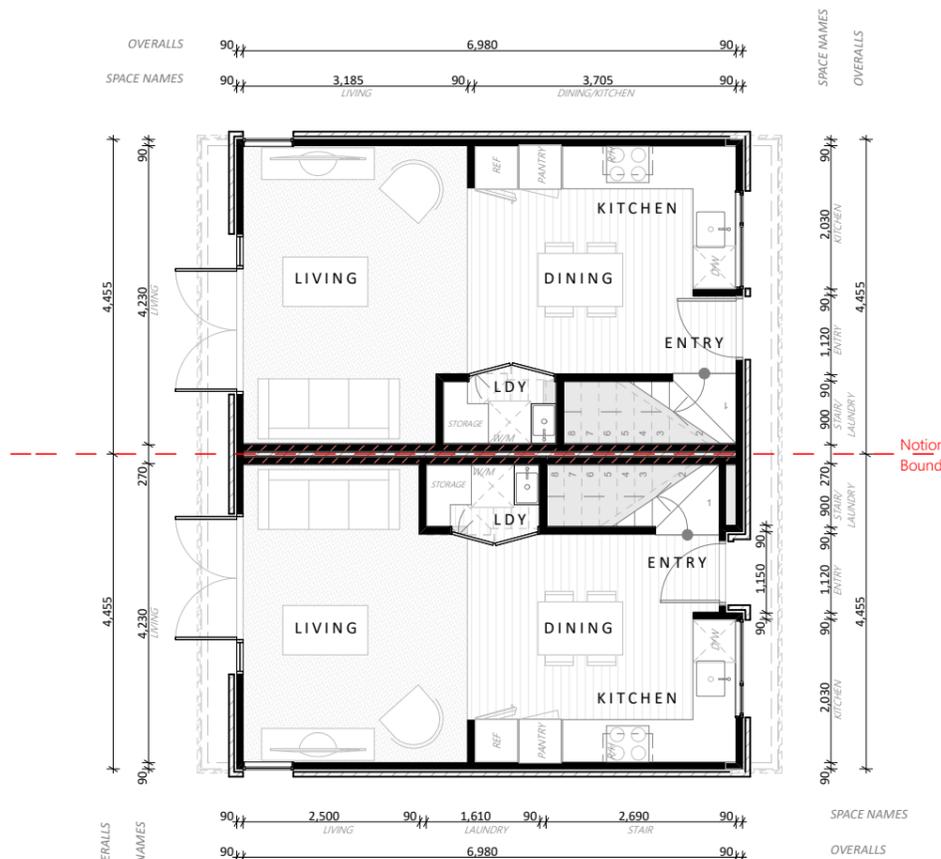
DRAWING NO. REVISION

A100 A

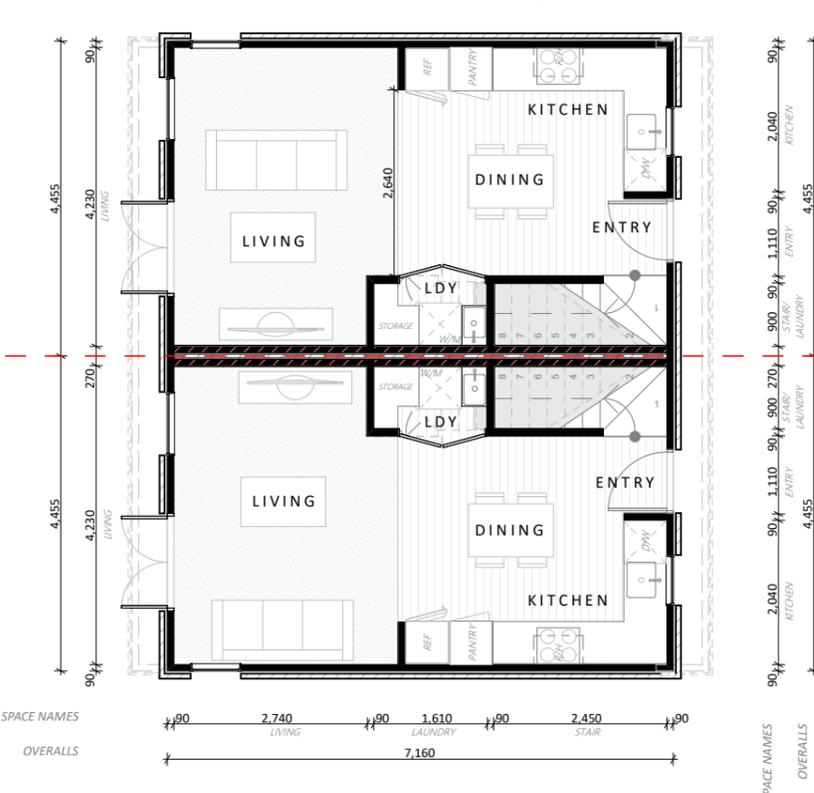
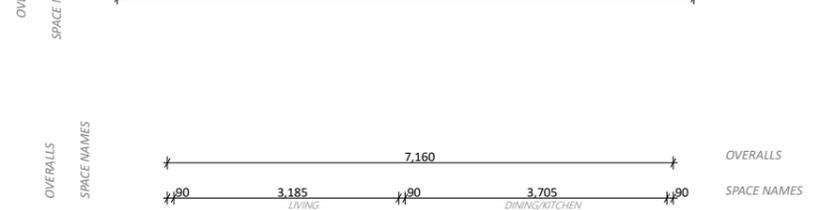
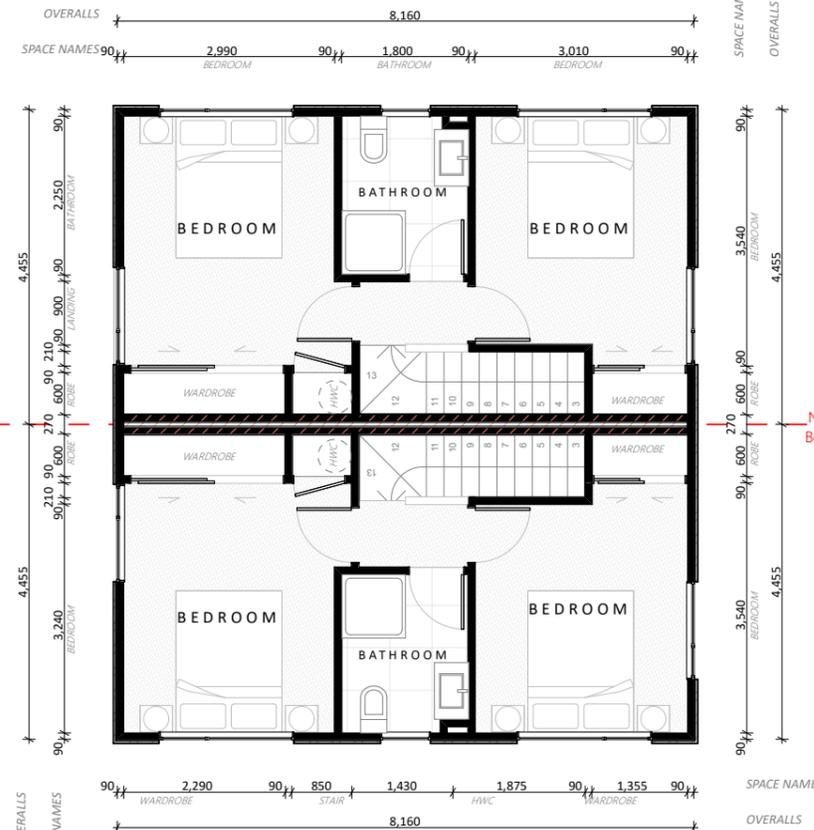
DRAWING NO.
FLOOR PLANS

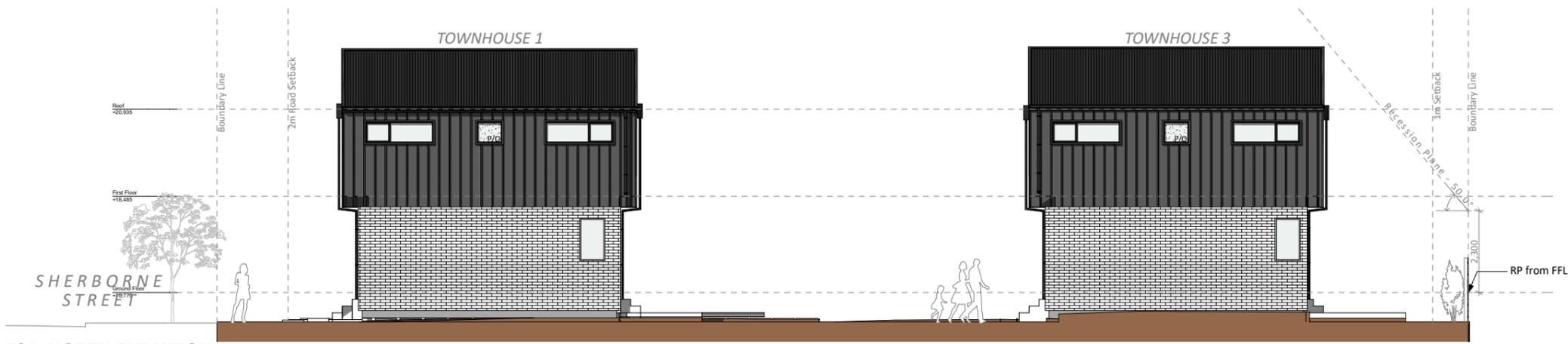


2. FIRST FLOOR
SCALE 1:100



1. GROUND FLOOR PLAN
SCALE 1:100





E01 NORTH ELEVATION
SCALE 1:150

LEGEND

Roof
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Coverttek roof underlay
- Colour to be selected by Brookfield Living.

Brick
70 series brick on 40mm drained cavity.
- Colour to be selected by Brookfield Living.

TARC Snap-lock
TARC Snap-lock cladding system on 20mm drained cavity.
- Colour to be selected by Brookfield Living.

Permanently Obscured Glass
- As required by Christchurch District Plan 14.4.2.8

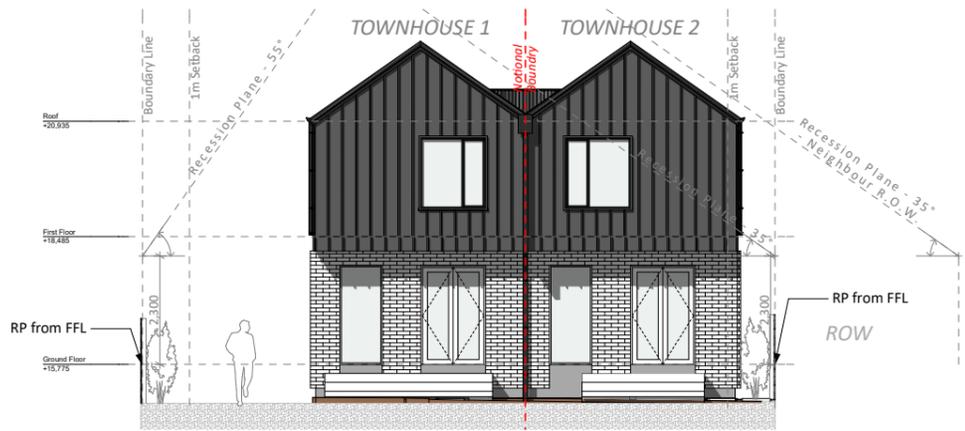
Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

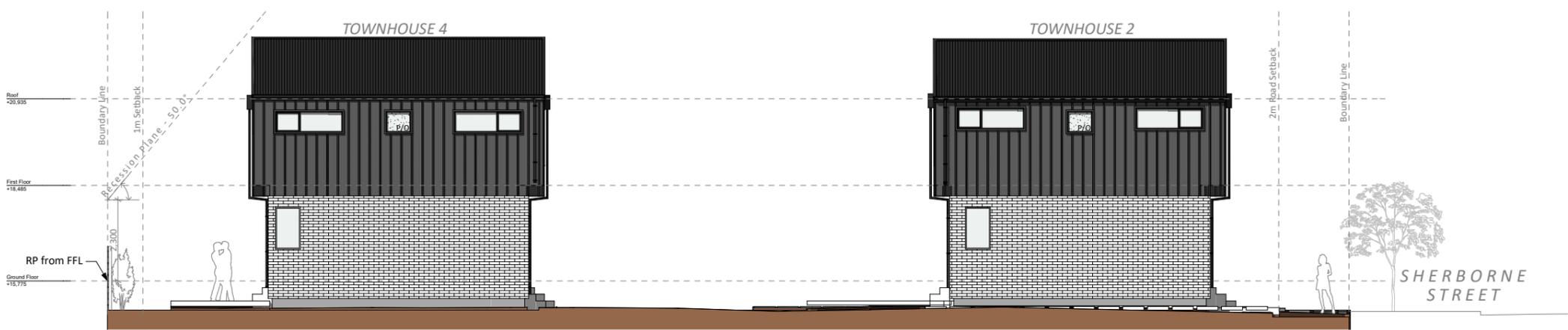
APL powder coated aluminium exterior windows and doors in selected finish
- Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1



E02 EAST ELEVATION TH 1&2
SCALE 1:150



E04 WEST ELEVATION TH 1&2
SCALE 1:150



E03 SOUTH ELEVATION
SCALE 1:150

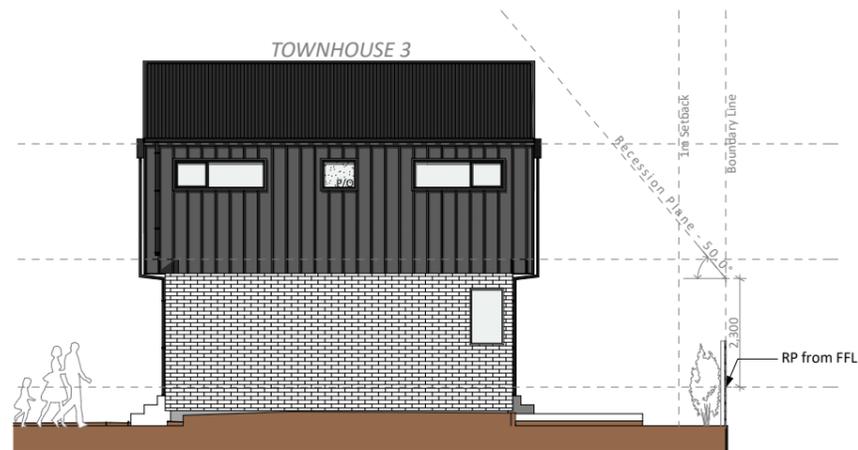
BROOKSFIELD
HERITAGE

PROJECT NAME
Sherborne Street Townhouses

PROJECT ADDRESS
97 Sherborne Street
St Albans
Christchurch

DRAWING NO. REVISION
A200 **A**

DRAWING NO.
SITE ELEVATIONS



E01 NORTH ELEVATION
SCALE 1:150



E03 SOUTH ELEVATION
SCALE 1:150

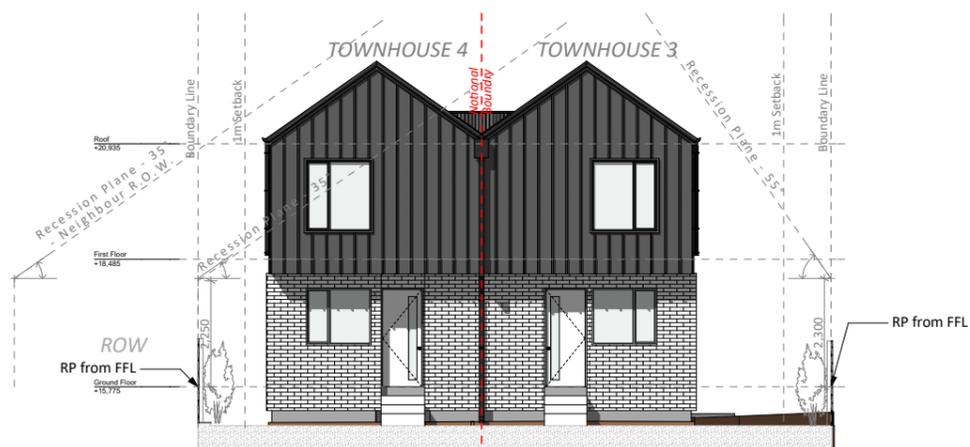
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APL powder coated aluminium exterior windows and doors in selected finish
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E05 EAST ELEVATION TH 3&4
SCALE 1:150



E06 WEST ELEVATION TH 3&4
SCALE 1:150



E07 STREET ELEVATION
SCALE 1:100

BROOKSFIELD
HERITAGE

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DRAWING NO. REVISION

A201 A

DRAWING NO.
ADDITIONAL ELEVATIONS

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1	1 Carpark	68m2	\$649,000.00
House 2	2	1		68m2	\$599,000.00
House 3	2	1	1 Carpark	68m2	\$649,000.00
House 4	2	1	1 Carpark	68m2	\$649,000.00

Expected Start

November 2021

Expected Completion

May 2022

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



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