

9 Architecturally Designed Townhouses

116 Cranford Street St Albans Christchurch 8014

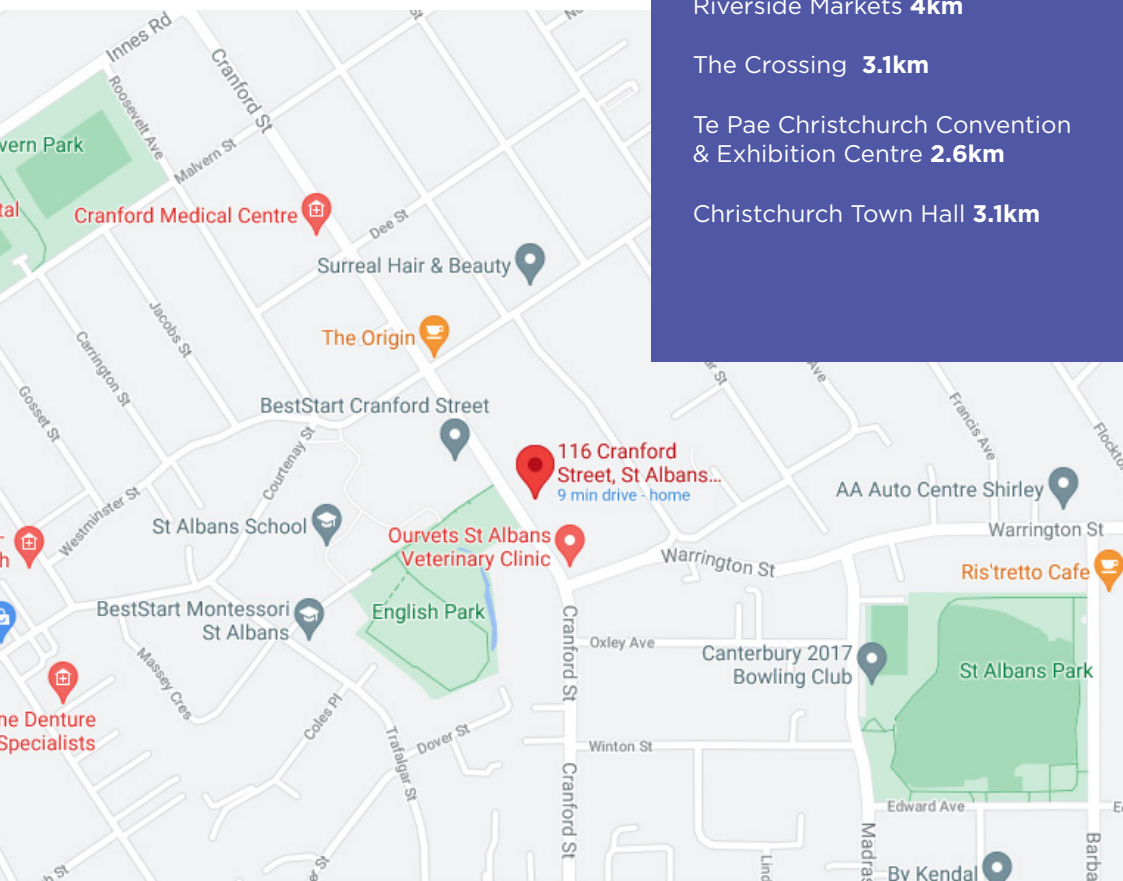




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What's nearby?



St Albans School **800m**

Ara Institute (Polytech) **3.8km**

Riverside Markets **4km**

The Crossing **3.1km**

Te Pae Christchurch Convention
& Exhibition Centre **2.6km**

Christchurch Town Hall **3.1km**



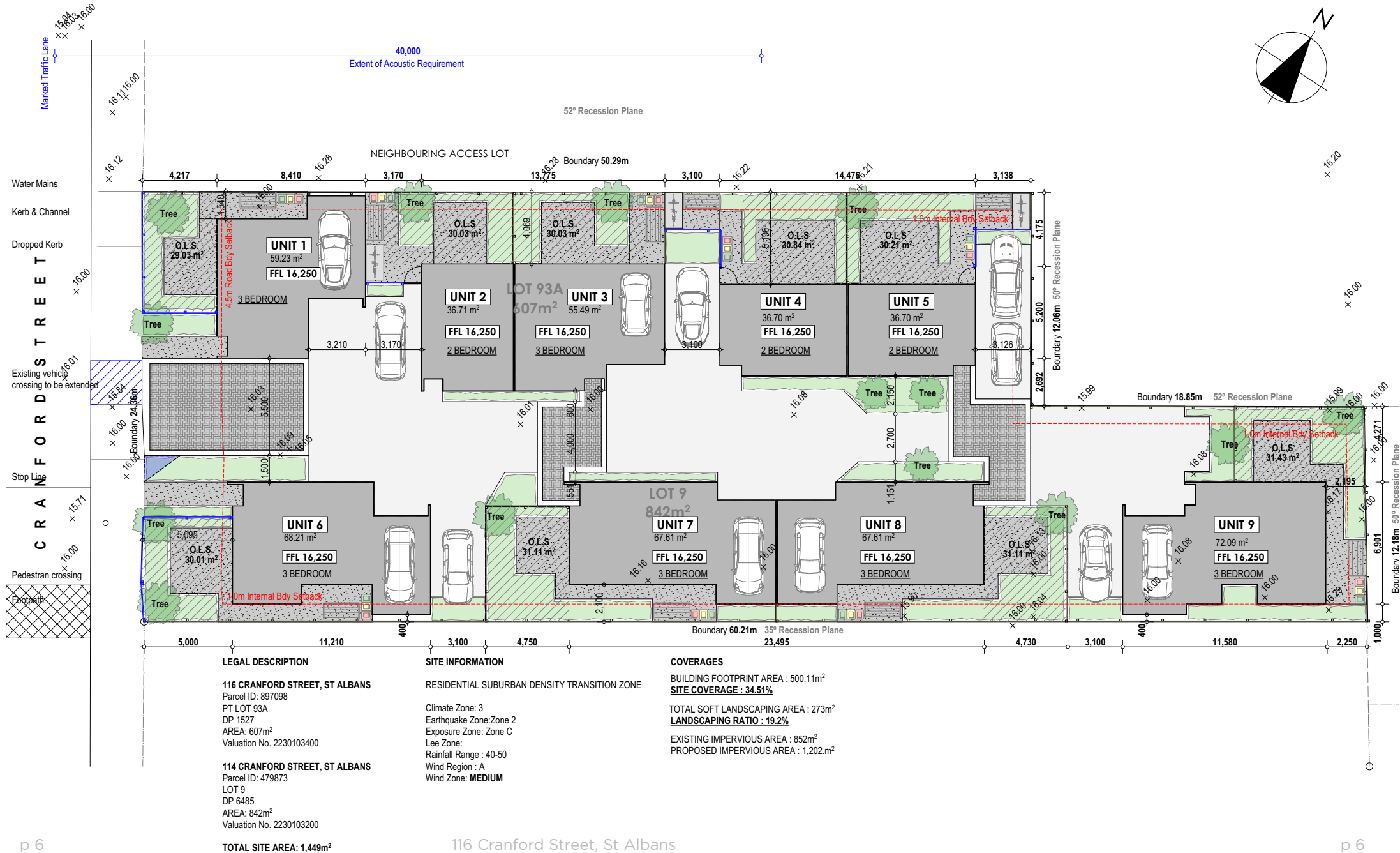
Development Plan View from North West



Development Plan View from South West



Site Plan



Landscape Plan

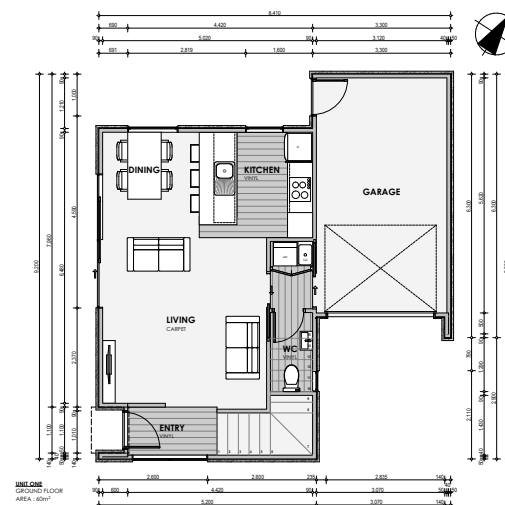


Price List

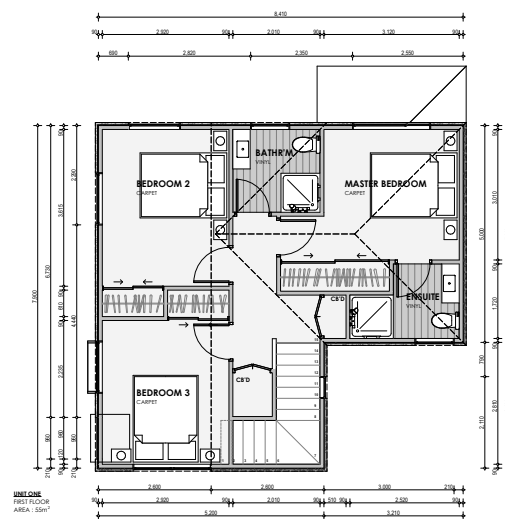
Unit	Beds	Baths	Garage	Car Park	Type	Internal m2	
1	3	2.5	1	0	Stand alone	115m2	SOLD
2	2	1.5	0	1	Duplex	70m2	AVAILABLE
3	3	2.5	1	0	Duplex	107m2	AVAILABLE
4	2	1.5	0	1	Duplex	70m2	SOLD
5	2	1.5	0	Tandem	Duplex	70m2	SOLD
6	3	1.5	1	1	Stand alone	112m2	SOLD
7	3	2	1	0	Duplex	118m2	SOLD
8	3	2	1	0	Duplex	118m2	SOLD
9	3	1.5	1	1	Stand alone	111m2	UNDER OFFER

Floor Plans

Unit 1
SOLD



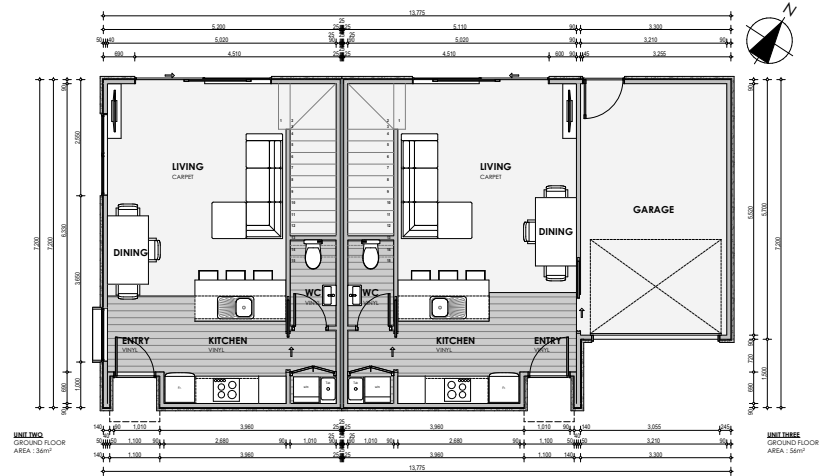
Ground Floor



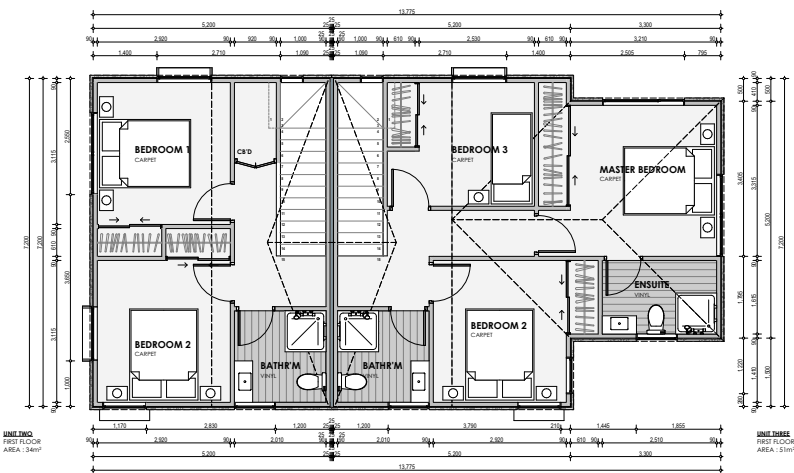
First Floor

Floor Plans

Units 2&3



Ground Floor

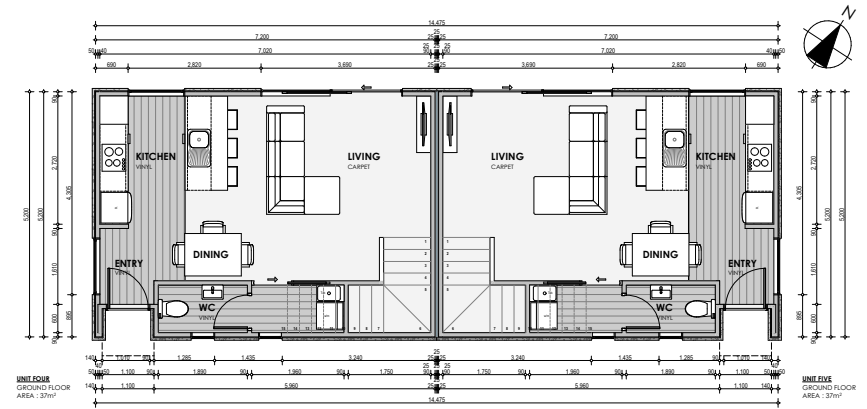


First Floor

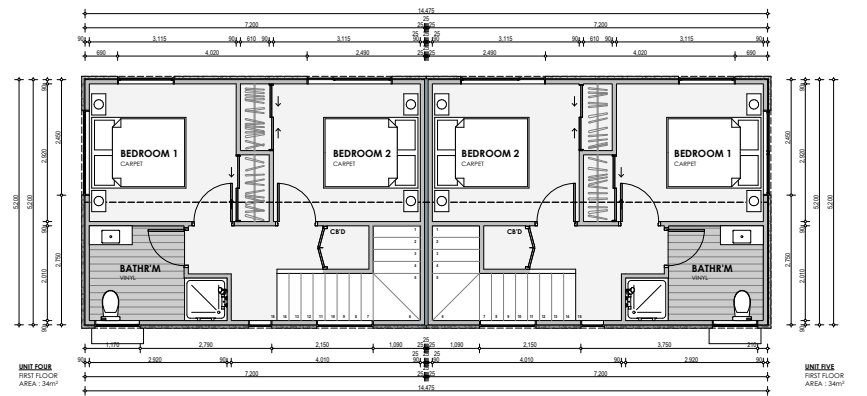
Floor Plans

Units 4&5

SOLD



Ground Floor



First Floor

Floor Plans

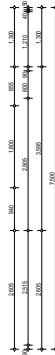
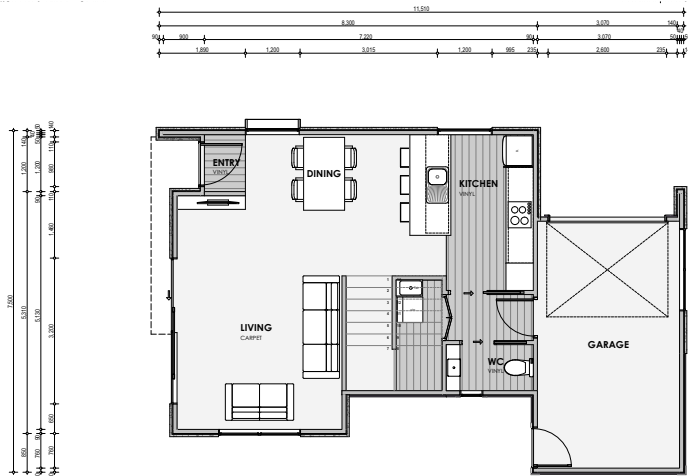
Unit 6

SOLD

Floor Plans

Unit 7

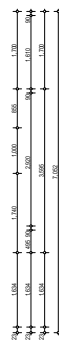
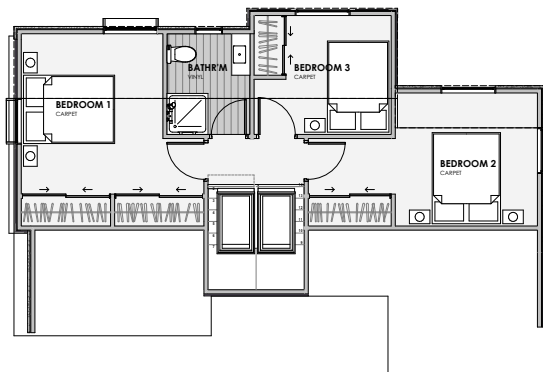
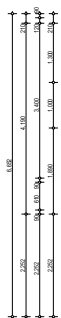
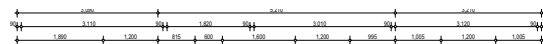
SOLD



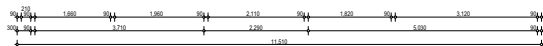
UNIT SIX
GROUND FLOOR
AREA : 68m²



Ground Floor



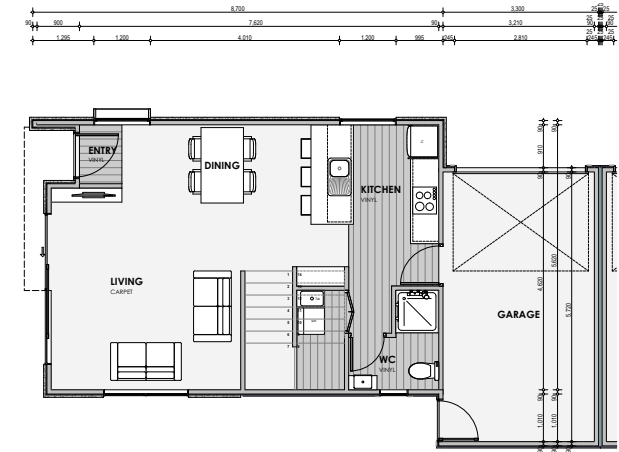
UNIT SIX
FIRST FLOOR
AREA : 46m²



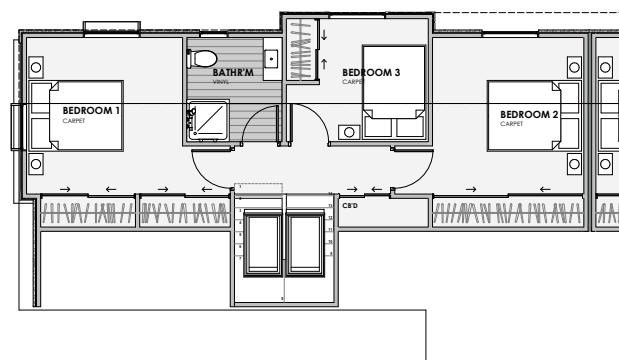
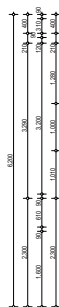
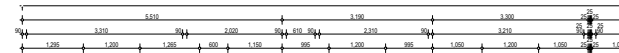
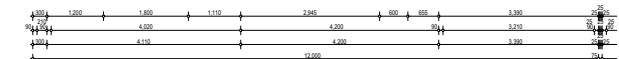
First Floor



UNIT SEVEN
GROUND FLOOR
AREA : 68m²



Ground Floor



UNIT SEVEN
FIRST FLOOR
AREA : 30m²

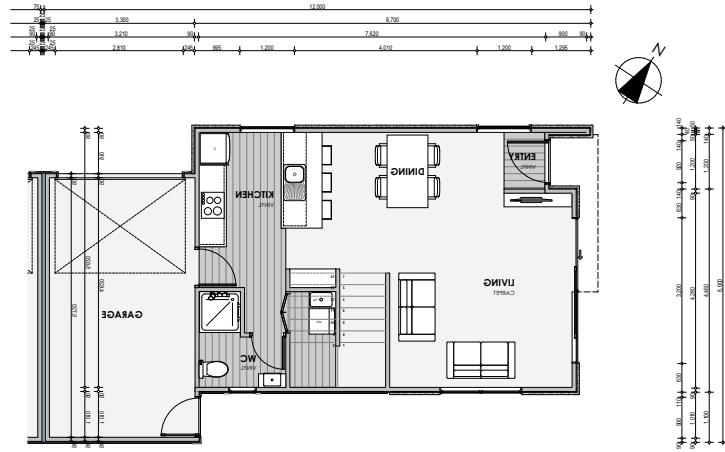


First Floor

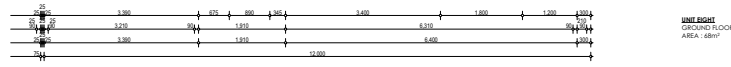
Floor Plans

Unit 8

SOLD



Ground Floor



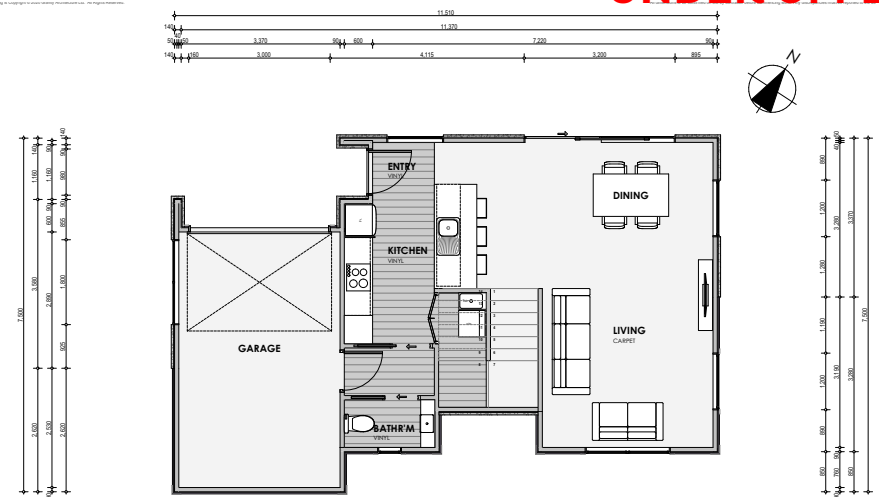
First Floor

UNIT 8
FIRST FLOOR
AREA : 50m²

Floor Plans

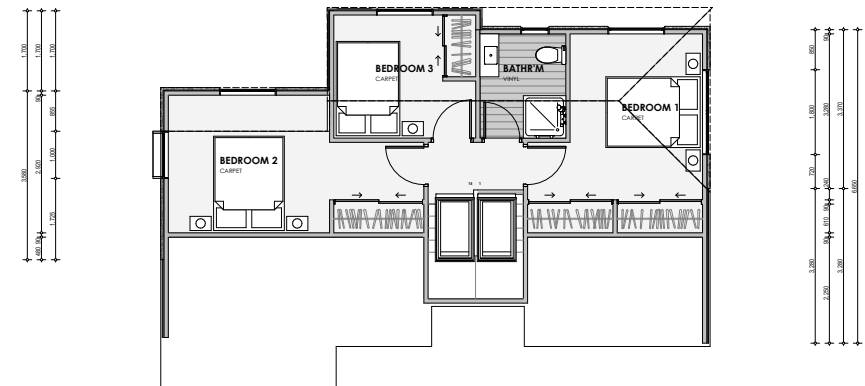
Unit 9

UNDER OFFER



Ground Floor

UNIT 9
GROUND FLOOR
AREA : 72m²



First Floor

UNIT 9
FIRST FLOOR
AREA : 48m²

Bathroom Fittings

PUNCH VANITIES

Punch Vanities are New Zealand made with melamine which carries an Environmental Choice New Zealand accreditation. Punch Vanities are very strong and easy to install.



PUN7501WHITE

- Edged with a highly water & heat resistant PUR edge-banding.
- Square 13 mm Drawer runners with a thin wall profile runner and twin soft close.
- Ceramic basin with centre tap-hole & overflow
- 5 Year Warranty
- White
- Optional upgrade - Black Handles and overflow



Tivoli Wall Hung Vanity

The Tivoli vanity range is a simple, smart addition to any compact bathroom or ensuite. It offers a choice of six unique finishes. The StoneCast basin can be mounted for a left or right hand tap hole.

Features

- Wall Hung
- 1 Door
- Single 50mm Ari Stonecast Basin
- Gloss White: 2-pack urethane on MRF
- Colours: Laminate finish
- Dimensions: H400 x W400 x D220



Bathroom Fittings

CLEARLITE
BATHROOMS

POLISHED EDGE MIRROR

- Flat mirror with polished edge detail
- Supplied with vinyl backing for enhanced safety
- Can be hung either way
- 2 year warranty
- Includes mounting brackets
- Suitable for use with demisters
- Available in 6 sizes

**All dimensions provided in product specifications are nominal*





BTW TOILET SUITE

The Enya BTW Toilet Suite features Hyper Jet Flushing Technology. The innovative design of the Enya toilet features a rear Hyper-Jet water projection rather than the traditional flushing mechanism where water pours down the rim. Through the powerful delivery of water maximum cleaning of the inner bowl is achieved.

- Hand Finished Viterous China
- Slim Soft Close Seat
- 5 Year Warranty / 1 Year on Seat and Spare Parts
- Wels 4 Star

CODE	CLOUR
ENYABTW	WHITE



Bathroom Fittings

HARRISON BLOY
BATHROOMS • KITCHENS • PLUMBING



BauEdge Single-lever basin mixer

Consistent use of lozenge shapes, lends an air of balance and harmony to BauEdge. The modern silhouette of the lever handle is pitched at an angle of seven degrees for comfortable use without compromising the clarity of its form, while a comprehensive range of faucets and showers ensures this sophisticated design meets your design requirements.

Comfortable standard height spout

This tap height is the standard option for all regular basins. You'll find it very comfortable to use, whether cleaning your teeth or washing your face.

Easy to clean thanks to the GROHE StarLight chrome coating

Just wipe the tap down with a dry cloth – the ultra smooth surface finish is scratch resistant and ensures a lasting luminous sheen. You'll save plenty of time cleaning while your tap always looks shiny and new.

Smooth control, built to last

Trust GROHE LongLife cartridge technology to make controlling the water flow and temperature smooth and accurate, for a tap you can rely on for years to come.



GROHE
ENJOY QUALITY.

GERMANY'S NO. 1 BRAND

HARRISON BLOY
BATHROOMS • KITCHENS • PLUMBING



BauEdge Single-lever shower mixer

Consistent use of lozenge shapes, lends an air of balance and harmony to BauEdge. The modern silhouette of the lever handle is pitched at an angle of seven degrees for comfortable use without compromising the clarity of its form, while a comprehensive range of faucets and showers ensures this sophisticated design meets your design requirements.

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Bathroom Fittings

HARRISON BLOY
BATHROOMS • KITCHENS • PLUMBING

New Tempesta Cosmopolitan 100 Shower set 3 sprays

SpeedClean – no limescale build-up on your shower head

Limescale is a no longer an issue with our SpeedClean nozzles: thanks to the integrated anti-lime system, you will find the nozzles of your GROHE shower head super easy to clean. To remove any limescale residue from the flexible silicone nozzles, simply wipe them off with your hand.

Coating protected by Inner WaterGuide

A strong insulation of the water guide inside the shower prevents its surface from heating up, so it will never be too hot for you to touch. At the same time, this serves to protect the finish of your GROHE shower, further enhancing its great durability

Three Spray Patterns

Rain Spray – like summer rain on your skin

GROHE Rain O² Spray – wonderfully soft and soothing

Massage spray for a relaxing head and neck massage



GROHE EcoJoy – good for the environment, and for your wallet

GROHE EcoJoy provides all the comfort you would expect of a GROHE shower while reducing your water consumption by up to 40%. This water-saving technology not only has a positive environmental impact, but will help to reduce your household bill, too.



GROHE
ENJOY QUALITY.

GERMANY'S NO. 1 BRAND



HEIRLOOM

Heiko Robe Hook

HRH



Heiko Toilet Roll Holder

HTRN



The Heiko collection is an elegant design with a clean minimalist style that partners with Heirloom's 209 series tapware. Crafted from 304 grade stainless steel for easy care long life. Its robust mounting system also makes it popular in more demanding environments.

Bathroom Fittings



EVOKE SL115 HEATED TOWEL RAIL



Features

- 55W, IP45, 230-240V
- 201 Grade Stainless Steel (Chrome & Matte Black), 304 Grade Stainless Steel (Brushed Nickel)
- Chrome, Matte Black, Brushed Nickel and Gunmetal finishes
- Multi-connect Wiring Options
- Wiring kits included
- Dimensions: H530 X W600 X D122

serene
living

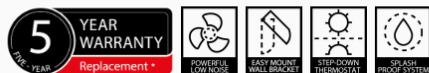
Classic Stainless Steel S2068

Classic S2068 | Compact, Efficient, Elegant and Safe.

Safe 'all-metal' fan, body and grill. Classic S2068 is elegantly designed to deliver a warm, dry and healthy bathroom.

Built to the highest safety standards and finished in Polished 304 stainless steel. 'Airsip' technology and the step down thermostat ensure efficient and safe operation.

Classic S2068 is available in polished Stainless Steel.



Laundry Fittings



Standard Sized Tub with Storage Cupboard

Suitable for most homes, ST3102 is a standard-sized tub with a full-width storage cupboard, internal shelf and floor, and single-lever mixer tap.

FEATURES

- Modern overflow design
- Integrated basket waste
- Seamless stainless steel bowl
- Flexible water hoses for connection to wall plumbing
- Washing machine hose tap connections
- Reversible side apertures
- Powder-coated galvanised steel cabinet
- Adjustable rubber feet
- Satin white finish
- Single-lever mixer tap
- Full-width storage cupboard with shelf and floor
- Reversible door



Electrical Fixtures & Fittings



Internal Switchboard

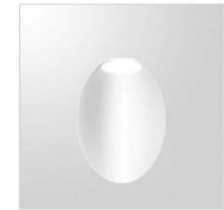


Switchgear: Vynco Home Series



Lighting Direct Orion
Downlight

Lighting Direct ELFA
Tread light



Garage Batten. Thorn
Barry



Vanity Light. Superlux
CH DFA-21

Heat Pump

Mitsubishi 5kW



Kitchen Fittings & Appliances



Fisher & Paykel
85L Wall Oven

Fisher & Paykel
Electric Cooktop



Fisher & Paykel
Integrated rangehood
600mm

Kitchen Fittings & Appliances

HARRISON/BLOY
BATHROOMS • KITCHENS • PLUMBING



BAUEDGE KITCHEN MIXER SWIVEL SPOUT CHROME

Consistent use of lozenge shapes, lends an air of balance and harmony to BauEdge. The modern silhouette of the lever handle is pitched at an angle of seven degrees for comfortable use without compromising the clarity of its form, while a comprehensive range of faucets and showers ensures this sophisticated design meets your design requirements.

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GROHE
ENJOY QUALITY.

GERMANY'S NO. 1 BRAND

Kitchen Joinery



Kitchen Joinery

BENCHTOP

Material:	Engineered stone
Colour:	*Smartstone Gelsomino(similar color to Caesarstone ice snow)
Thickness:	30mm
Edge Profile:	Square Polished Edge

DOOR, PANEL & TOE KICK

Material:	Melamine Finish on MDF
Colour:	Color selected
Thickness:	18 mm
Edging:	2mm PVC Edge
Toe Kick:	Same as Side Panels
Pillars(60mm)	Nil
Cornice:	Nil

CARCASE

Material:	Melamine White MDF Finish
Colour:	Standard White
Thickness:	18 mm
Edging:	2mm PVC Edge

FITTINGS & ACCESSORIES

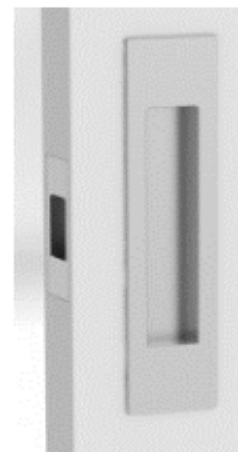
Handle:	*Archant Cobham(similar to Artia flat bowl handle 141.27309.412)
Hinge:	Metalla soft-close
Drawer Runner:	Alto soft-close
Sink Insert:	*Under-mount Pero 800-10(similar to Valore PR 10)
Rubbish Bin:	*One2five double bin
Corner:	Nil
Pullouts:	Nil
Splash Back:	Nil
Cutlery Tray:	Standard White
Cable port:	*Hafele cable outlets(similar to Stephano Orlati Premium)

WARDROBE/STORAGE

PANEL

Material:	Melamine Finish on MDF
Colour:	White
Thickness:	18 mm
Edging:	2mm PVC Edge
Toe Kick:	Same as Side Panels

Interior Door Fittings



Mardeco flush pull handle



Schlage Handle



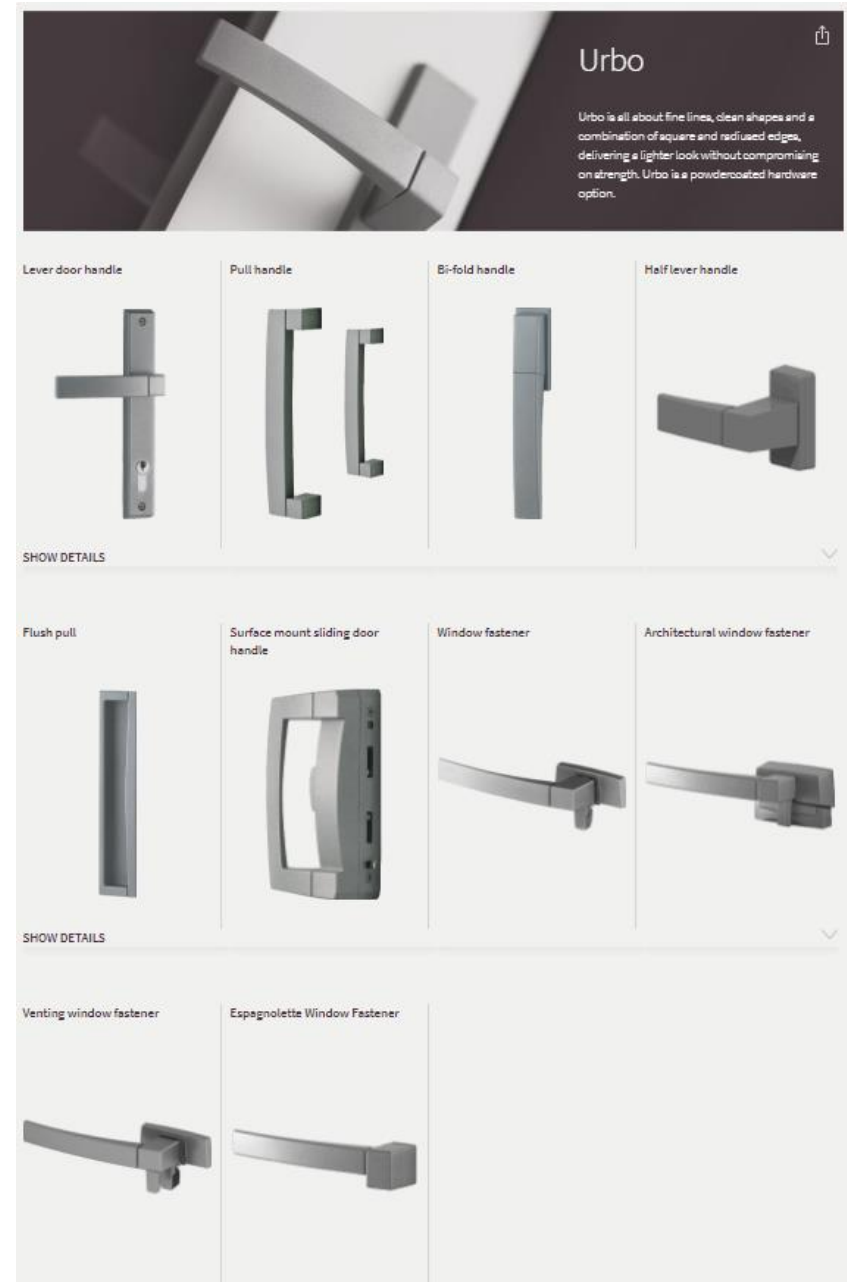
Bailey Door Stop

Aluminium Joinery

APL Residential Suite



- Residential Series
- Standard powder coated frames (35 colours)
- Clear Double Glazing with Single Glazing to Garage, Stippolite obscure to Bathroom.
- Site glazing to selected items
- Colour matched hardware
- Urbo sash handles
- Urbo Lever 4 point locks to hung doors
- Urbo surface mounted locks to sliding doors
- 25mm paint grade H3 treated reveals (gib grooved)
- 810mm wide Latitude LAT00 entry door panel in standard colours, Stainless Steel Icon Lever
- WANZ support bars to all items
- Delivery to site
- Joinery designed to NZ Building Codes NZS 3504, NZS 4211, NZS 4223
- 5 year warranty



Garage Door

Dominator Garage Door



Flooring - Carpet



Pavement 73

Colour Crossovers

Boulevard | Estate Collection Pavement 73

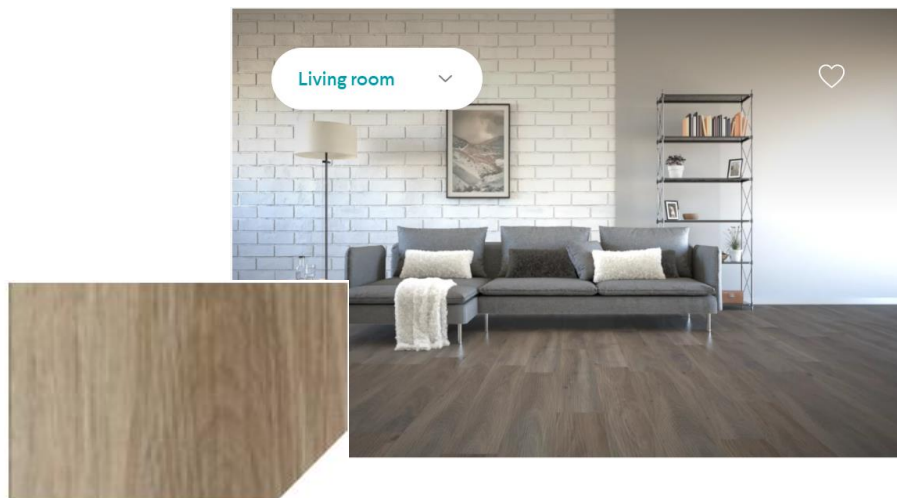
Crescent | Estate Collection Pavement 73

Carpet

Belgotex solution dyed nylon 37oz extra heavy duty carpet

<https://belgotex.co.nz/products/avenue-3/>

Flooring - Vinyl



Specifications:

Construction:	Luxury Vinyl Plank and Tile
Level of Use:	23 – 32
Total Thickness:	2.35 mm
Wearlayer:	0.40 mm
Size & Packaging / Dimensions:	Plank - 3.9 m2/box, 19.6 x 132.0 cm Tile - 3.9 m2/box, 32.9 x 65.9 cm
Slip Resistance:	R10
Warranty:	15 Years Residential 7 Years Commercial

Wall Coverings - Paint & Tile

Paint

Colour swatches online



- Download instructions -

Colours are a representation only. Please refer to the actual paint or product sample. Resene colour charts, testpots and samples are available for ordering online. See [measurements / conversions](#) for more details on how electronic colour values are achieved.

[Search for more colours](#)

Colour name: **Resene Alabaster**

Total colour code: N96-006-099

Chart colour code: 8.5GR12

Tone: White

Colour palette: Neutral

RGB: 242 240 230

Hex values: #F2F0E6

LAB: 94.70 -1.06 5.06

CMYK: 0 1 5 5

Approx. LRV: 91

Colour pencil recipe: 101 - - -

Colour chart/range: Resene Whites & neutrals range (2016)

Complementary colours: Resene Roadster

Resene Half Stack

Resene Midnight Express

Curtain recommendations: Resene Meander - Latte Voile

Colour notes: Resene Alabaster is a near white with a light blackened edge. View on The Range Whites & Neutrals (2014) or the Resene Whites & Neutrals palette W1.



Test your colours

Order online

Colour charts

Testpots

Drawdowns

Tile

BLANCO BRILLO WHITE MATT WALL TILE 300 X 600

