



A TURNKEY FAMILY HOME · ROSEMERRY, LINCOLN

135 HALPIN DRIVE

LINCOLN · CANTERBURY

MCRAE &
KNOWLER

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THE SHORT VERSION

Four bedrooms, two living areas and a triple garage across 217m², on a 740m² north-facing section backing onto a reserve walkway. Turnkey, at a fixed **\$1,049,000** – landscaped, fenced and finished, with no optional extras.



135 HALPIN DRIVE, LINCOLN

A four-bedroom, 217m² family home on a 740m² section in Rosemerryn — built by Summit Developments and offered complete at a fixed \$1,049,000.

This is a turnkey build. Everything set out in the specification from page 14 is included: the exposed aggregate driveway, the fencing and gates, the lawn and planting, the ducted heating, the appliances, the tiling and the tapware. There are no allowances left open and nothing to settle at the end — the price you see is the price of a finished home.

The section sits in the last stage of Rosemerryn, which has now sold out. Living, dining and the master bedroom all face north, and the rear boundary backs onto a reserve walkway, so there are no neighbours behind the house.

Brought to market by McRae & Knowler, a boutique agency based here in Lincoln, and built by Summit Developments Ltd — Registered Master Builders, with a 10-Year Master Build Guarantee behind every home.

WHY WE PUBLISH THE WHOLE SPECIFICATION

A turnkey purchase is only as good as what is written down. Rather than a highlights reel, pages 14 to 19 reproduce Summit's build specification for this home in full, exactly as written — including the items still marked TBC.

BEDROOMS · LIVING · GARAGING

4 · 2 · 3

FLOOR · LAND

217 / 740_{m²}

FIXED ASKING PRICE

\$1,049,000

WHO WE ARE

MCRAE & KNOWLER

Boutique by choice. McRae & Knowler is a Canterbury agency based in Lincoln, working across Selwyn and beyond.

No cookie-cutter campaigns. Every property we take to market is considered on its own merits — the marketing, the pricing strategy and the buyer approach are built for that home, not pulled off a shelf.

Full service, start to finish. You deal with your agent directly, from the first conversation through to settlement day.



A decade of Canterbury building. Summit Developments have been building design-led family homes and townhouses across Canterbury for over ten years — St Albans, Halswell, Rolleston and Lincoln among them.

Designed for the site. Summit design each home individually rather than dropping a standard plan on a section, with an eye to practical layouts, natural light and the quality of the fixtures and finishes.

Turnkey by default. Most Summit homes are delivered as complete packages, landscaped and ready to move into. This one is no exception.

MEET THE BUILDER

If you would like to meet the builder before you buy, just ask. We will arrange a time for you to walk the site with Summit and put your questions to the people actually putting the home up — the finishes, the programme and the way it is being built. Most buyers of a new build never get that. We think you should.

CERTIFIED & GUARANTEED

Registered Master Builders • 10-Year Master Build Guarantee



ARTIST'S IMPRESSION · STREET ELEVATION

PLASTER, TIMBER AND A LONG LOW ROOF

Plaster in Double Sea Fog with a Genia Vertica vertical timber feature in a natural stain, under a Flaxpod coloursteel roof. The triple garage is held to the street with the living wing set back behind it, and up-and-down exterior lighting picks out the entry after dark.

BRAND NEW IN ROSEMERRYN

Welcome to 135 Halpin Drive — a brand-new, master-built home in the final stage of Lincoln's sought-after Rosemerryn subdivision, currently under construction and offered complete.

Set on a north-facing section that backs onto a reserve walkway, this is a home built around light, space and privacy, with no neighbours behind you. Inside, quality finishes and an intelligent layout have been put together for real family life and easy indoor-outdoor flow.

Rosemerryn's last stage has sold out, so the chance to buy new here is all but gone.

KEY FEATURES & HIGHLIGHTS

TURNKEY, AT A FIXED PRICE

Landscaped, fenced and finished, with no optional extras and nothing left open as an allowance — the price is the price.

DESIGNER KITCHEN

Engineered stone benchtops, a walk-in pantry to keep the working end out of sight, and a full Samsung package — induction cooktop, oven, dishwasher and rangehood, all in black.

CONTEMPORARY BATHROOMS

Tiling to both bathrooms and the separate WC, brushed nickel tapware throughout, arched mirrors and heated towel rails.

YEAR-ROUND COMFORT

Ducted Fujitsu heating run from a single control panel, underfloor heating to the ensuite, and heaters and extractors in both bathrooms.

ARCHITECTURAL STREET APPEAL

Plaster in Sea Fog with natural-stained vertical timber under a Flaxpod steel roof, an exposed aggregate driveway, lawn, planting, and private stained slat fencing and gates — all finished before you move in.

TWO SEPARATE LIVING AREAS

An open-plan living, dining and kitchen at the heart of the home, plus a second living room of its own — not a corner of the main space.

FOUR BEDROOMS, ONE QUIET MASTER

A master suite with walk-in wardrobe and private ensuite, set at the far end away from the rest of the home.

A STRIKING ARRIVAL

A three-metre raking ceiling over the entrance, an electronic smart lock on the front door, and up-and-down lighting to the facade.

TRIPLE GARAGING

Two automatic doors with internal access — room for the cars, the trailer and the gear, without giving up the section.

PRIME LINCOLN LOCATION

Lincoln Primary, Lincoln High, the university, village shops and cafés all close by, with central Christchurch a straightforward run.

Whether you're upsizing, buying your first brand-new home, or simply want to skip the stress of building it yourself, 135 Halpin Drive is ready to be handed over — with a 10-Year Master Build Guarantee behind it.

Room sizes and layout are shown on the floor plan on page 09. The full builder's specification, including the items still recorded as TBC, is reproduced from page 14.



ARTIST'S IMPRESSION · NORTH ELEVATION & OUTDOOR LIVING

NORTH-FACING, WITH NOBODY BEHIND

Living, dining and the master bedroom all open north to concrete patios and lawn. The rear boundary backs onto a reserve walkway, so there are no neighbours looking in from behind the house — an aspect that is hard to buy back once a subdivision is finished.

AT A GLANCE

BEDROOMS

4

LIVING AREAS

2

BATHROOMS

2 + separate WC

GARAGING

Triple

FLOOR AREA

217m²

LAND AREA

740m²

ASKING PRICE

\$1,049,000

A fixed asking price for the home as specified in this booklet — landscaped, fenced and finished. There are no optional extras and nothing shown in the renders sits outside the price. Turnkey terms: deposit on signing, balance on completion.

ROOM DIMENSIONS

Living / dining / kitchen	7.60 × 5.13m
Second living	4.21 × 4.61m
Bedroom 1 — master	3.42 × 3.10m
Walk-in wardrobe	3.42 × 1.11m
Bedroom 2	3.01 × 3.21m
Bedroom 3	3.01 × 3.21m
Bedroom 4	2.71 × 3.21m
Garage	9.81 × 5.81m

GOOD TO KNOW

Sale method	Fixed asking price
Payment	Turnkey
Completion	To be confirmed
Builder	Summit Developments
Guarantee	10-year Master Build
Lot	923, Rosemerryn

Talk to Tiaan about the build programme and expected completion date — the section is titled and the specification is settled.

Floor area of 217m² is as advised by the agency. The builder's specification sheet records 218.16m² and the architect's site plan records 217.25m² over founds; the difference is a matter of measurement convention. Areas are approximate and subject to final survey and as-built measurement. All information is provided in good faith from vendor and builder documentation; purchasers should satisfy themselves by independent inspection and advice.

SPECIFIED, NOT SUGGESTED

FEATURES YOU'LL LOVE

OPEN-PLAN HEART

A 7.60 × 5.13m living, dining and kitchen space with a walk-in pantry off it.

TRIPLE GARAGING

9.81 × 5.81m with two doors, two automatic openers and internal access.

NO REAR NEIGHBOURS

The back boundary adjoins a reserve walkway.

DUCTED HEATING THROUGHOUT

A Fujitsu Airstage ducted heat pump run from a single control panel.

ENGINEERED STONE

20mm engineered stone to the kitchen and walk-in pantry benchtops, by Misco Joinery.

BRUSHED NICKEL THROUGHOUT

Uno tapware and Windsor hardware — one finish, carried through the whole house.

A REAL SECOND LIVING ROOM

4.21 × 4.61m, separate from the main space rather than carved out of it.

NORTH-FACING LIVING

Living, dining and the master all face north to patio and lawn.

3M RAKING ENTRY

A 3m raking ceiling over the entrance, with a 2.4m stud height through the rest of the home.

WARM BATHROOMS

Undertile heating to the ensuite, heaters and extractors to both, and two heated towel rails.

SAMSUNG APPLIANCES

60cm induction cooktop, 60cm oven, dishwasher and rangehood, all in black.

LANDSCAPED AND FENCED

Exposed aggregate driveway, spray-on lawn, planting, garden boxing, 1.8m stained slat fencing and gates.

MATERIAL PALETTE

EXTERIOR



PLASTER

RCS – Double Sea Fog



TIMBER FEATURE

Genia Vertica – natural stain



ROOF

Coloursteel – Flaxpod



JOINERY

Aluminium – Flaxpod



GARAGE & FRONT DOORS

Flaxpod – smooth finish



DRIVEWAY

Exposed aggregate concrete

INTERIOR



WALLS & CEILINGS

Double Black Point White



BENCHTOPS

20mm engineered stone – colour TBC



TAPWARE

Uno – brushed nickel



DOOR HARDWARE

Windsor – brushed nickel



CARPET

Carpet Plus, Cable Bay – colour TBC



LAMINATE FLOORING

Carpet Plus, Godfrey Hirst – TBC

STILL TO BE CHOSEN

Several finishes are recorded as TBC on the builder's schedule: the kitchen, laundry and cupboard plans, the benchtop colour, the carpet, laminate and tile selections, the garage door panel finish, the patio concrete finish, and the planting and fence stain. Depending on where the build is up to, some of these may still be yours to choose — ask Tiaan what is open. Changes to the kitchen and joinery beyond the builder's allowance are charged as a variation.

Colour swatches are indicative representations only and will not match the finished product exactly. Refer to physical samples and the builder's specification from page 14.

FLOOR PLAN





Grass: Artist Impression

A DIFFERENT HOUSE · 61 WHITEHORN DRIVE

A SUMMIT HOME, FINISHED

This page and the next show **61 Whitehorn Drive** — a completed Summit Developments home, photographed after handover. It is **not** 135 Halpin Drive. The two homes differ in design, cladding, layout, fixtures and specification.

They are here for one reason: a render can show you a shape, but it cannot show you how a Summit house is actually finished. 135 Halpin Drive will be built to the specification reproduced from page 14 — that document, not these photographs, is what you are buying.

EXAMPLE OF FINISH

INSIDE A COMPLETED SUMMIT BUILD



61 WHITEHORN DRIVE · KITCHEN



61 WHITEHORN DRIVE · LIVING & KITCHEN



61 WHITEHORN DRIVE · SECOND LIVING



61 WHITEHORN DRIVE · MAIN BATHROOM



61 WHITEHORN DRIVE · WALK-IN WARDROBE & ENSUITE



61 WHITEHORN DRIVE · ENSUITE

THESE PHOTOGRAPHS ARE NOT 135 HALPIN DRIVE

Every image on this page is 61 Whitehorn Drive, a previously completed Summit Developments home, shown to illustrate the standard of finish. Fixtures, fittings, colours, flooring, heating and layout all differ from 135 Halpin Drive, which will be built to the specification set out from page 14. Photographs show staging furniture and dressing that are not included in the sale.

WHERE?

LINCOLN, SELWYN

A university town 22km south-west of Christchurch that has grown from around 2,800 people in 2006 to roughly 12,100 today — and still feels like a township rather than a suburb.

Lincoln has what a growing family actually uses within walking or cycling distance: a primary school, a high school, a supermarket and village shops, sports grounds, a golf course and the New Zealand Cricket High Performance Centre at the Bert Sutcliffe Oval. Lincoln University — the oldest agricultural university in the southern hemisphere — and the AgResearch and Landcare Research campuses bring a steady professional population with them.

LINCOLN PRIMARY SCHOOL

In the township · Yrs 1–8

LINCOLN UNIVERSITY

In the township

GOLF COURSE & SPORTS GROUNDS

In the township

CHRISTCHURCH AIRPORT

Approx. 30km

LINCOLN HIGH SCHOOL

In the township · Yrs 9–13

VILLAGE SHOPS & SUPERMARKET

In the township

ROLLESTON

Approx. 15km

CHRISTCHURCH CBD

Approx. 22km

WHY LINCOLN

A FINISHED SUBDIVISION

Rosemerryn's final stage has sold out. Buying here means moving into a completed neighbourhood rather than living beside three years of construction.

RESERVE AT THE BACK

The rear boundary adjoins a reserve walkway, so there are no neighbours looking in from behind the house.

740M² WITH ROOM TO USE

Enough section for a triple garage, two patios, lawn and planting, and still space left over.

SCHOOLS YOU CAN WALK TO

A primary school and a high school inside the township, plus a university.

TWENTY MINUTES TO THE CITY

22km to central Christchurch, with Rolleston, the airport and the ski road all an easy run.

A FIXED PRICE, GUARANTEED

A known number for a finished home, with a 10-Year Master Build Guarantee and Registered Master Builders behind it.

WRITTEN DOWN, NOT PROMISED

The whole build specification is printed from page 14 — so what is being delivered is a document you can hold, not a conversation you have to remember.

Population, school and distance figures are drawn from publicly available sources and are indicative only. School zoning and enrolment should be confirmed independently.

SPECIFICATIONS

The pages that follow reproduce Summit Developments' New Build Specification for 135 Halpin Drive in full, exactly as written.

We include the whole schedule rather than a highlights reel, because a turnkey purchase is only as good as what is written down. Items recorded as TBC remain as written on that schedule — some of them may still be yours to choose. Where a product is named, an equivalent of equal or better quality may be substituted if the specified item becomes unavailable.

The builder notes on the schedule that it **may be subject to change at any time**. Ask Tiaan for the current schedule, the kitchen and lighting plans and the working drawings before you go unconditional.

NO OPTIONAL EXTRAS

Unlike many turnkey offers, nothing shown in the renders on pages 03 and 05 sits outside the \$1,049,000 price. There is no upgrade list attached to this home.

IN THIS SECTION

Build details, roofing, exterior, joinery	15	Appliances, colours & flooring	18
Interior joinery & plumbing	16	Landscaping	19
Electrical & heating	17		

135 HALPIN DRIVE, LINCOLN

BUILD DETAILS

ADDRESS / LOT NUMBER	135 Halpin Drive, Lincoln	Lot 923, Rosemerryn
HOUSE	218.16m ²	As recorded on the builder's specification sheet
LAND	740m ²	

ROOFING

FASCIA	STD · Flaxpod	Quad gutter
ROOFING	Colour steel · Flaxpod	
DOWN PIPES	Round · Flaxpod	Round style

EXTERIOR

EXTERIOR CLADDING	RCS Plaster · Double Sea Fog	As per drawings
EXTERIOR CLADDING FEATURES	Genia Vertica timber · Natural stain	As per drawings

INTERIOR

RAISED CEILING	To main kitchen / living / dining	Refer to drawings
RAISED CEILING	To entrance	Refer to drawings

JOINERY

WINDOWS AND DOORS	First Windows or Fortris · Flaxpod	As per drawings
GARAGE DOOR/S	Dominator or similar · Flaxpod	4 or 5 panel — finish TBC
FRONT DOOR	Plasma Panel · Flaxpod	Smooth finish
FRONT DOOR HARDWARE	Electronic lock · Black	E-lok or Schlage

INTERIOR JOINERY

INTERNAL DOORS	Independent doors, flat panel · Double Black White	2200mm high
DOOR HARDWARE	Windsor · Brushed nickel	Futura or similar
MIRRORS	Arched style	×1 main bathroom, ×1 ensuite, ×1 separate WC
KITCHEN AND PANTRY	Plans TBC	Misco Joinery
LAUNDRY	Plans TBC	Misco Joinery
CUPBOARDS	Plans TBC	Misco Joinery
KITCHEN BENCH TOPS	Engineered stone 20mm · TBC	Misco Joinery
KITCHEN WIP BENCH TOP	Engineered stone 20mm · TBC	Misco Joinery

KITCHEN AND JOINERY

The kitchen, laundry and cupboard plans are recorded as TBC and are being drawn by Misco Joinery. The builder notes that any changes to the kitchen and joinery outside of the allowance will be charged as a variation.

PLUMBING

HOT WATER	HWC — Rinnai 250–300L	
KITCHEN SINK MIXER	Uno sink mixer · Brushed nickel	
SHOWER MIXERS	Uno shower mixer · Brushed nickel	
SHOWER HEAD · SLIDE RAILS	Splash Plus 3 function slide · Brushed nickel	
BATH	Indus or Enya back to wall · White	Uno bath spout
MAIN BATH SHOWER	Tiled · TBC	
ENSUITE SHOWER	Plastic shower · White	
TOILET BASIN MIXER	Uno basin mixer · Brushed nickel	
LAUNDRY SINK MIXER	Uno sink mixer · Brushed nickel	
VANITIES	Soft 1 drawer · TBC	900mm ensuite, 750 main, 400 WC (approx)
TOILETS	Lspec toilet suite · White	×2
EXTERIOR TAPS	STD	×3

ELECTRICAL

DOWN LIGHTS	LED Vynco series · White	Refer electrical plan — TBC
SWITCH GEAR	Vynco series · White	Refer electrical plan — TBC
EXTERIOR LIGHTS	Up / down · Black	Refer electrical plan — TBC
GARAGE DOOR OPENERS	Yes · Dominator or similar	×2
BATHROOM HEATERS	Yes · White or silver	×1 main bathroom, ×1 ensuite — Vynco series
HEATED TOWEL RAILS	Yes · Silver	×2 Newtech series
EXTRACTOR FANS	Yes · White or silver	×2 Vynco series
UNDERTILE HEATING	Yes	To ensuite only
KITCHEN ISLAND LIGHT	Yes · White / black	Bar style light — NITA
KITCHEN ISLAND LIGHT (UNDER BENCH)	Yes	Under mounted if possible · LED
ALARM	No	

HEATING

HEAT PUMP UNIT	Fujitsu Airstage / TBC · White	Ducted heating unit — standard unit controlled by panel
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LIGHTING AND POWER

Down lights, switch gear and exterior lighting are all specified 'refer electrical plan'. Ask Tiaan for the electrical plan so you can see the actual lighting layout room by room before you commit.

APPLIANCES

OVEN	Samsung · Black	60cm
DISHWASHER	Samsung · Black	
COOKTOP	Samsung · Black	Induction 60cm
RANGEHOOD	Samsung or similar · Black	600–900mm TBC
WASTE DISPOSAL	No	

COLOURS

INTERNAL WALLS	STD · Double Black point white
INTERNAL CEILINGS	STD · Double Black point white

FLOORING

CARPET	Carpet Plus — Cable Bay range	Heavy duty solution dyed nylon · See flooring plan · Colour TBC
LAMINATE FLOORING	Carpet Plus — Godfrey Hirst range · TBC	See flooring plan · TBC
TILES	Carpet Plus — \$60–70 per sqm range · TBC	See flooring plan · TBC
TILING MAIN BATH	Yes	To flooring, skirting and behind bath only
TILING ENSUITE	Yes	To flooring, skirting and shower walls only
TILING SEPARATE WC	Yes	To flooring and skirting only

WHAT GOES WHERE

Carpet, laminate and tile are all set out on the flooring plan rather than in this schedule, and the colours are recorded as TBC. Note the tiling scope differs between the main bathroom, the ensuite and the WC — worth reading alongside the plumbing page.

LANDSCAPING

DRIVEWAY	Exposed aggregate concrete	As per plan or similar
PATIOS	Concrete · Finish TBC	Outside master bedroom and living areas
PATIOS	Concrete · Finish TBC	Down the side of garage and service area
DECKING	n/a	
LAWNS	Spray on lawn	As per plan or similar
PLANTING	TBC	Selected grasses and flaxes · Only at front of section / house
TREES	TBC	As per plan or similar
GARDEN BOXING	Yes	To borders of section only
STAINED FENCES AND GATES	Yes · Black / Ebony or TBC by client	Boundary fences
INTERNAL FENCING	Yes · Black / Ebony or TBC by client	1.8m timber slat fence to outdoor living area as per plan
INTERNAL FENCING	Yes · Black / Ebony or TBC by client	1.8m timber slat gate to west side as per plan
WASHING LINE	Yes · Grey	Fold down style to fence (mid size)
MAIL BOX	Yes · Black / Ebony	Post mounted near driveway

ALL OF THIS IS IN THE PRICE

Every line on this page is included in the \$1,049,000. Planting is specified to the front of the section and house only, with garden boxing to the borders.

GUARANTEES & PEACE OF MIND

A turnkey build removes the two things buyers worry about most: cost creep and quality risk.

A FIXED, KNOWN PRICE

\$1,049,000 buys the home as specified in this booklet — landscaped, fenced and finished. There is no optional-extras list and nothing in the renders sits outside the price. Deposit on signing, balance on completion.

REGISTERED MASTER BUILDERS

Summit Developments Ltd is a Registered Master Builder — membership assessed on qualification, workmanship and financial standing.

10-YEAR MASTER BUILD GUARANTEE

Independent cover for ten years from completion, sitting alongside your statutory protections under the Building Act and the Consumer Guarantees Act.

MANUFACTURER WARRANTIES

Appliances, heating, glazing, roofing and hardware all carry their own manufacturer cover, with documentation handed over at settlement.

MEET THE PEOPLE BUILDING IT

Summit are happy to meet buyers on site and answer questions directly. Ask Tiaan to arrange it.

Guarantee and warranty terms are set by the relevant provider. Refer to the guarantee documentation for full terms, exclusions and claim procedures.

COME AND SEE IT

Viewings are by appointment. Walk the site, see the plans in full, and talk through the build programme, the specification and what is still open to choose.

TIAAN KILIAN

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MCRAE &
KNOWLER



WHAT WE CAN SHOW YOU ON SITE

The approved construction drawings

The current builder's schedule

The kitchen and lighting plans

Record of title

AND WHAT WE CAN ARRANGE

A site walk with Summit

A look at a finished Summit home

The build programme and timing

What is still open to choose

McRae & Knowler Real Estate — Licensed under the Real Estate Agents Act 2008. This booklet is a marketing document and does not form part of any contract. Purchasers should rely on the sale and purchase agreement, the builder's specification, the approved construction drawings and their own professional advice. Renders are artist's impressions. Photographs on pages 10 and 11 are of 61 Whitehorn Drive, a different property.

THANK YOU

135 HALPIN DRIVE, LINCOLN

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x


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