



FOUR SEASONS DEVELOPMENT

KAUPAPA E WHA

63 Deal Street, Wigram

T TAILORED
HOMES



Situated in the enchanting heart of Wigram Skies lies the Four Seasons Development. Here, unmatched convenience gracefully intertwines with contemporary elegance. Dive into our curated collection of 15 exceptional two-bedroom residences. Begin your next captivating chapter with us.

- Freehold, Fee Simple Title
- Prime Location: Easy Access to All Amenities
- All Bedrooms with Ensuites
- Sleek, Modern Design for a Premium Lifestyle
- Built to High Standards & Designer Interior
- All Units Come With a Carpark Ready for EV Charger Installation



TABLE OF CONTENTS

FROM THE DEVELOPER	PAGE 1
THE PROJECT	PAGE 2
LOCATION	PAGE 3
THE LANDING	PAGE 5
LANDSCAPE	PAGE 7
PLAN	PAGE 8
FLOOR PLAN UNIT 1-3	PAGE 9
FLOOR PLAN UNIT 4-8	PAGE 10
FLOOR PLAN UNIT 9-11	PAGE 11
FLOOR PLAN UNIT 12-15	PAGE 12
PREVIEW	PAGE 13
PROPERTY INFORMATION	PAGE 14
FIRST HOME BUYERS	PAGE 15
INVESTORS	PAGE 16
STRATA MANAGEMENT	PAGE 17
SPECIFICATION	PAGE 18
RENTAL APPRAISAL	PAGE 19

Please note that the information in this brochure is sourced from project consent files. Despite our efforts to ensure accuracy, details may change without notice and are not guaranteed to be current. This brochure is for informational use only and is not a formal representation or warranty. We advise conducting your own research and consulting with experts before making any decisions based on this information.

From the Developer



At Tailored Homes,

We take pride in our deep-rooted understanding of the uniqueness of each piece of land, community, and neighbourhood. Our strategy is centred around selecting prime locations and partnering with award-winning architects to create homes that resonate with the specific charm and local conveniences of each area.

Our strength stems from the collective experience our team brings to the table. With a history spanning 15 years and a portfolio boasting over 100 residential properties, we possess a profound understanding of the desires of homeowners and tenants alike. We're dedicated to offering affordable housing options that don't compromise on quality.

Our relentless focus on quality means that each home we construct is a model of durability, sustainability, and energy efficiency. Trust, for us, is not just a word; it's the foundation of our reputation. Tailored Homes NZ Limited has become synonymous with dependability in the housing industry, assuring homeowners of our commitment to building superior, enduring homes.

In our pursuit of excellence, we've joined hands with esteemed local agencies. Rempstone Real Estate stands out in this partnership, offering specialised support as a renowned real estate sales company. They remain devoted to addressing any queries or concerns, streamlining the home-buying journey for our clients.

One of our defining qualities is our meticulous attention to detail. We believe in going the extra mile, integrating features into our homes that many might classify as 'premium', showcasing our dedication to not just meeting but surpassing expectations.



This development is constructed by a reputable member of the prestigious Master Builders Association of New Zealand. Each property in this project comes with a 10-year Master Build guarantee, offering assurance and protection for your investment.

HEALTHY HOMES All properties of the Four Seasons Development comply with the Healthy Homes Standards, and a comprehensive compliance report will be provided to you.

THE PROJECT

FOUR SEASONS DEVELOPMENT

63 Deal Street, Wigram

A Symphony of Elegance and Convenience

With over 15 years of expertise in the development and construction industry, Tailored Homes brings to the table the Four Seasons Development, a reflection of their commitment to excellence and understanding of homeowners' aspirations. This project offers residences meticulously crafted to ensure top-notch quality without compromising value.

The Four Seasons Development comprises 15 thoughtfully designed townhouses, each with a 2-bedroom configuration and its own parking space. As a nod to the future, all units are pre-wired for EV charging. These homes come with freehold titles, ensuring ownership without complexities.

Positioned in the heart of Wigram Skies, residents will find themselves amidst unparalleled convenience. Within walking distance is the New World supermarket, an advanced cinema, delightful cafes, and exceptional eateries. Educational institutions like Wigram Primary School and Kinder Care Childhood Centre are within easy reach. For those looking to venture a bit further, Riccarton is just a 10-minute drive, and the bustling city centre a mere 20 minutes away.

The development caters to a wide range of potential homeowners, from first-time buyers, families, investors, to downsizers looking for a more manageable space. Every unit has been designed to maximise natural light, ensuring spaces are bright and welcoming. Contemporary interiors offer an open-plan design, with kitchens transitioning smoothly to private outdoor areas. The sleek kitchen boasts an engineered stone countertop, accompanied by stainless steel Bosch appliances, while each home is thoughtfully equipped with City Council rubbish bins.

This community showcases adaptability and diverse appeal, aiming to enhance the living experience of its residents at every turn.



LOCATION

AT THE HEART OF CONVENIENCE, YOU ARE CLOSE TO ALL AMENITIES

Nestled in the heart of Wigram Skies, the Four Seasons Development offers residents unparalleled convenience. Just 50 metres away, The Landing presents a diverse array of dining, shopping, and essential services, and within a mere 200 metres, residents can access everything this vibrant hub has to offer.

Dine out at family-friendly restaurants, indulge in authentic global cuisines, or grab a quick bite from esteemed eateries. For those with a penchant for sweet or savoury treats, an assortment of cafes and specialty food outlets are at your beck and call. The Landing is home to New World, a renowned supermarket celebrated for its expansive selection of fresh produce, meats, and an extensive range of daily necessities.

Concerning well-being, residents have access to top-tier medical facilities, pharmacies, and even a dedicated centre for the health and grooming of pets. Families are served by outstanding early learning centres, simplifying daily routines. For moments of self-care and pampering, a plethora of salons and wellness hubs await.

Fitness aficionados are catered for with state-of-the-art workout facilities just a stone's throw away. Specialised shops address a multitude of needs, ensuring that both children and adults are well catered for, from educational toys to expert services.

Situated just 10 km and a mere 17-minute drive from the airport, and a convenient 9.5 km from the city centre, everything is within easy reach, further enhancing the appeal of this prime location.

In essence, taking up residence at the Four Seasons Development means embracing a lifestyle where comfort, luxury, and supreme convenience merge. It's not just about securing a home; it's about immersing oneself in the heart of a community that enriches daily life at every juncture.





MEXICALI

The Kingfisher
Restaurant, Bar, Takeaway

HELL

CHINA WOK 鄉約小館 RESTAURANT

HEAD MASTER BARBER

TOM & BRIDGET BOUTIQUE

Smarty Pants smart stuff for smart kids

SUBWAY

THE LANDING AT WIGRAM SKIES



KAIYŌ

MISOLA HAIR & STYLE

PETALS nail salon

THE LANDING

A STEP INTO THE LANDING: YOUR DAILY HAVEN



MAP LEGEND

GROUND FLOOR

1. Hell Pizza
2. The Kingfisher Indian
3. China Wok
4. Headmaster Barber
5. Tom and Bridget
6. Smartypants
7. Subway®
8. Kaiyō
9. Misolahair & Style
10. Petals Nail Salon
11. Muffin Break
12. UBX-Boxing + Strength
13. 7-Tea
14. Fush
15. Unichem Pharmacy
16. Joe's Garage
17. Mexicali Fresh
18. The Good Home

FIRST FLOOR

- A. GSI
- B. Property Transfer Office
- C. Saunders & Co Lawyers

Pedestrian walkway

Pedestrian friendly slow road

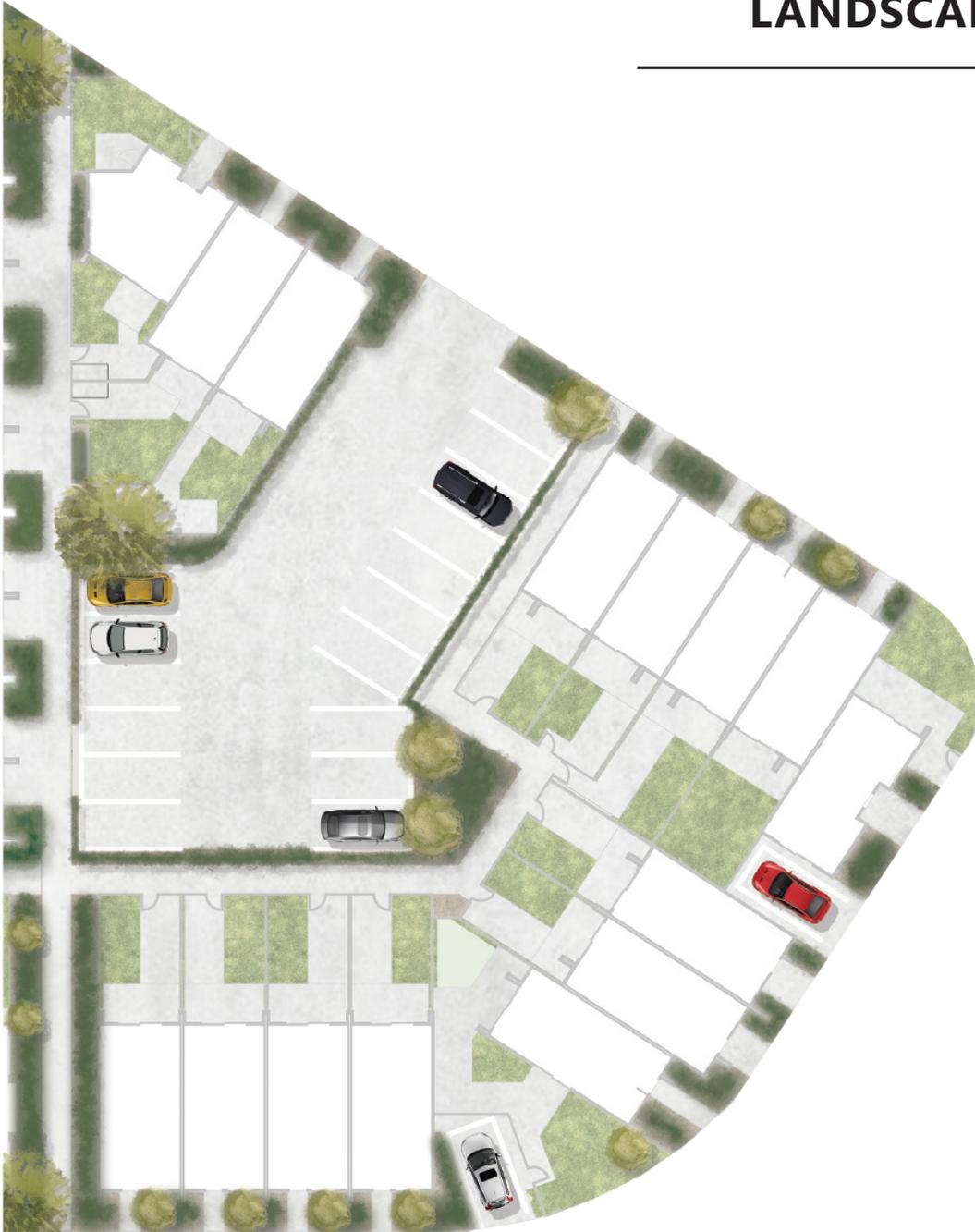
Future town centre development

Please note that the illustrated map is an artist's impression and is to be used as a guide only. Whilst every care is taken to ensure that this plan is correct, it is indicative only and subject to change without notice.

As at June 2021



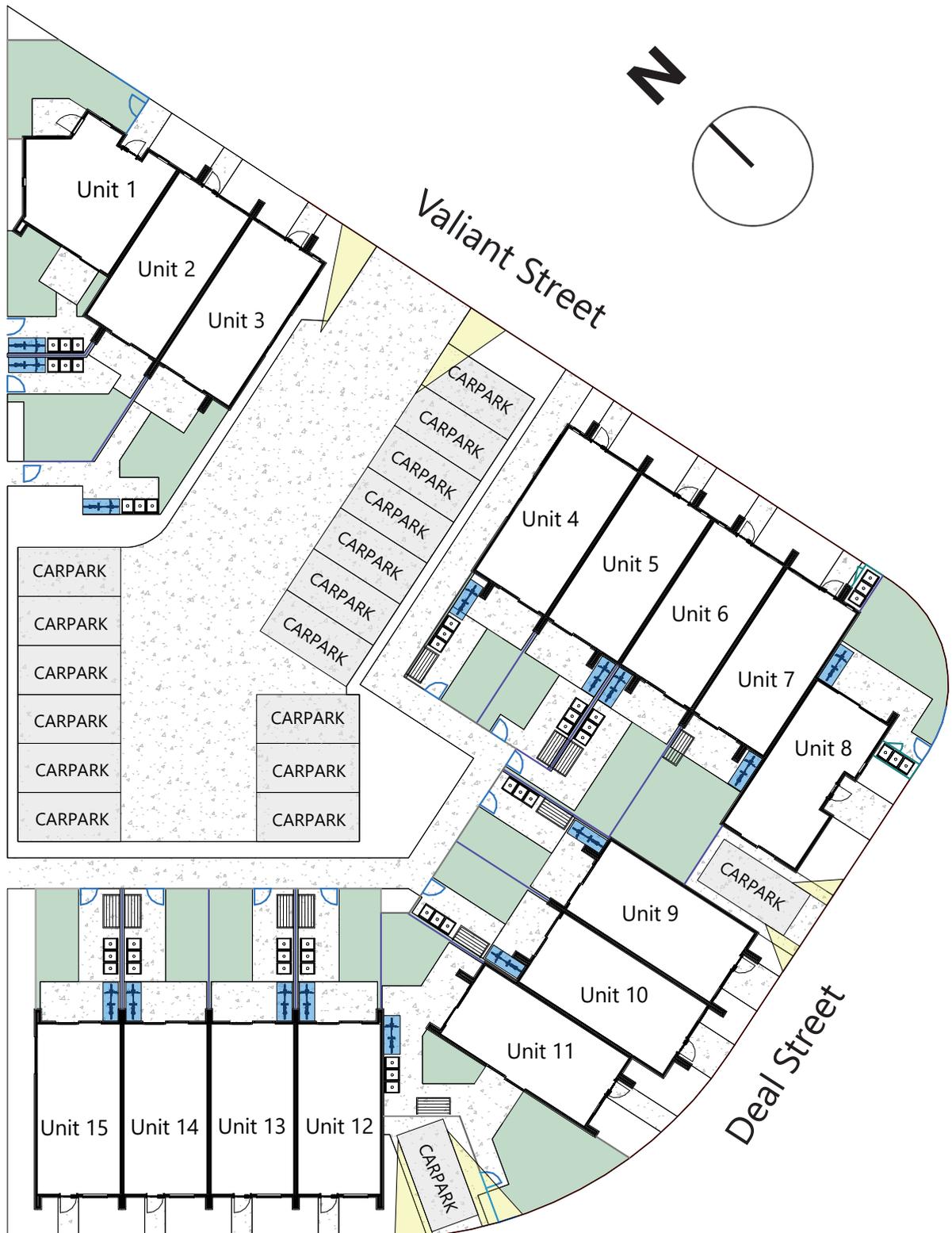
LANDSCAPE



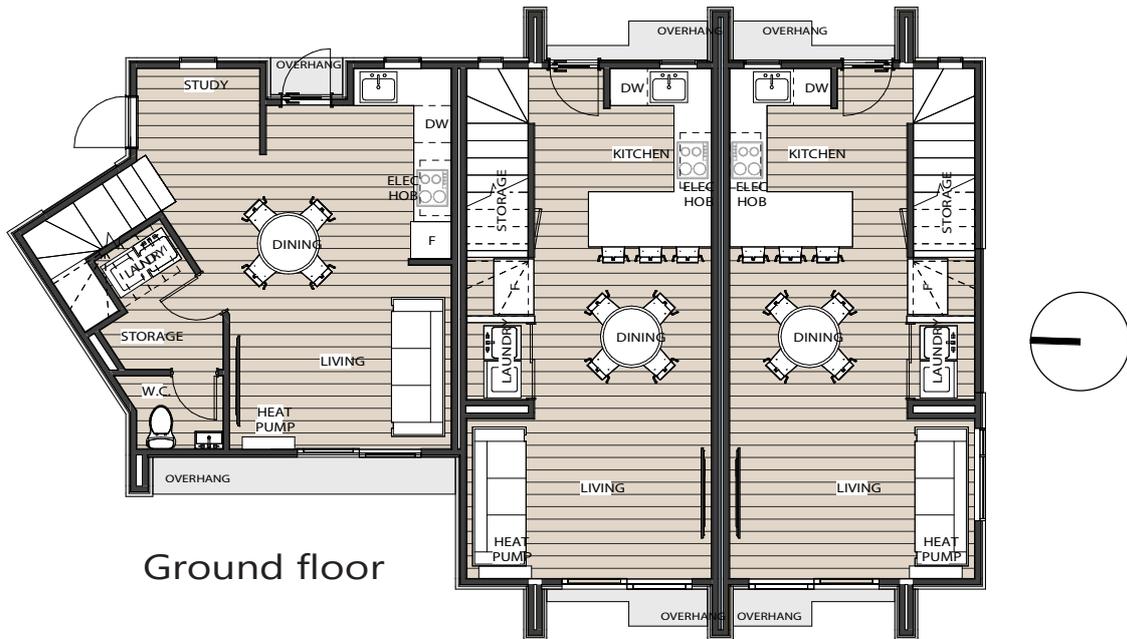
Embark on a journey to this commendable property, beautifully nestled amidst green parks and sprawling greenlands. As you explore the neighbourhood, let nature's soothing embrace provide a gentle respite from the city's hustle, introducing a calm, peaceful haven right at your doorstep. Your future property is more than just a home—it's a sanctuary, skillfully blending modern living with a genuine connection to nature. Enjoy a delightful blend of unmatched comfort and the simple joy of living amidst charming, green panoramas, crafting a refuge where every moment peacefully belongs to you.

PLAN

The comprehensive development project, encompassing 15 meticulously planned townhouses. Each property showcases thoughtful design, ensuring every resident has a designated parking area. The entire layout is seamlessly connected by a central pathway, promoting fluidity and easy navigation throughout the complex. Additionally, the green spaces incorporated into the design provide a touch of nature, enhancing the overall living experience for its inhabitants.



FLOOR PLAN UNIT 1, 2 & 3

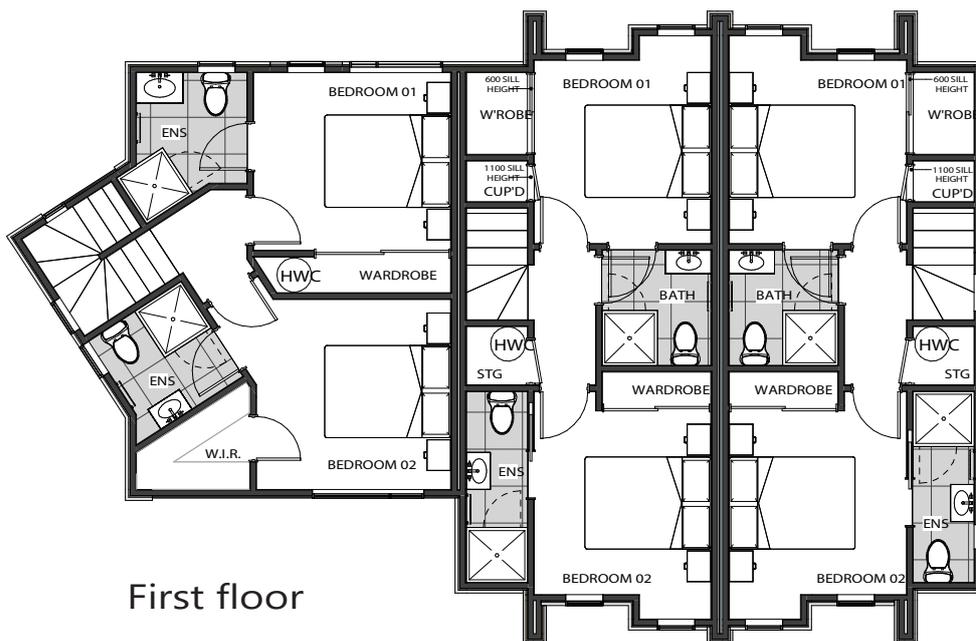


Ground floor

Unit 1

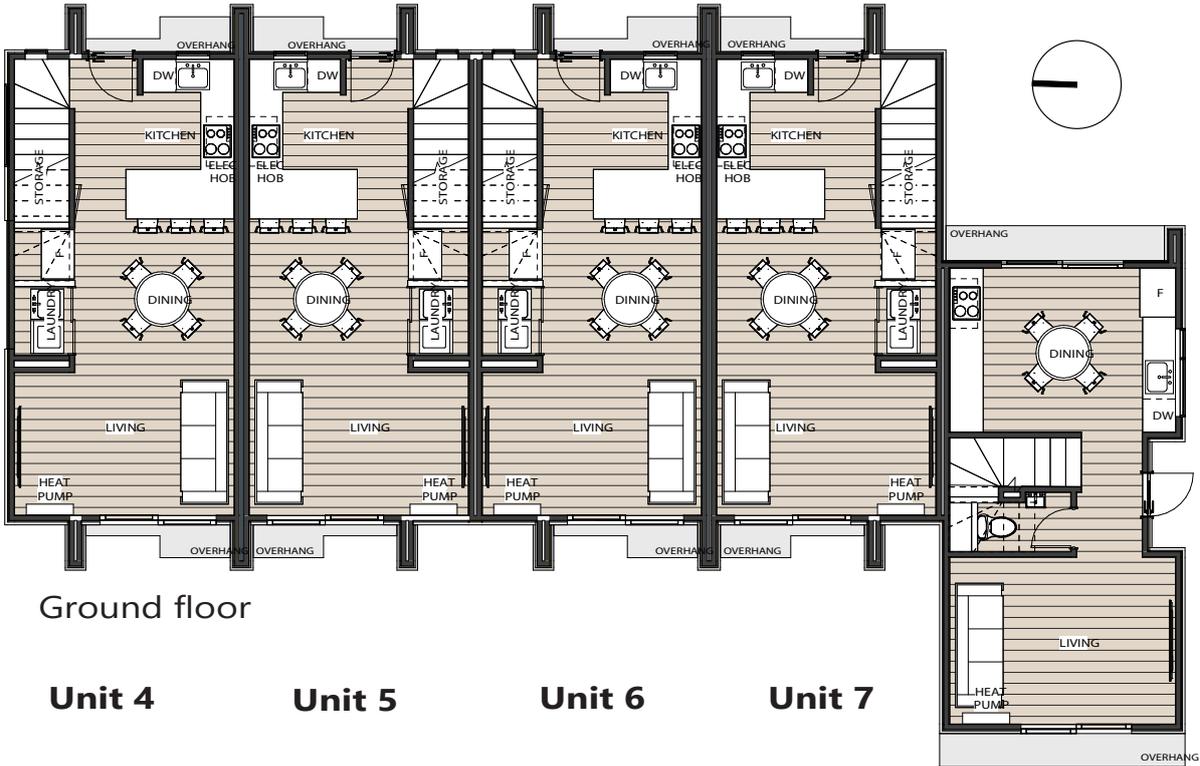
Unit 2

Unit 3



First floor

FLOOR PLAN UNIT 4, 5, 6, 7 & 8



Ground floor

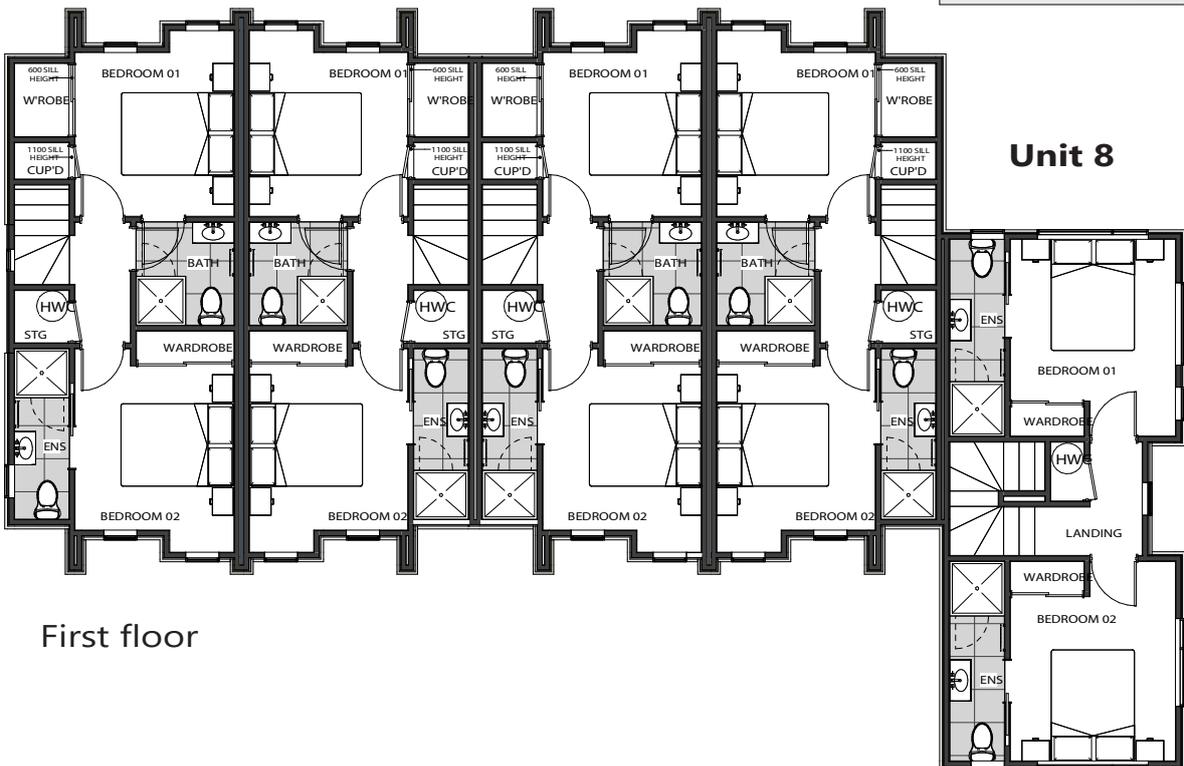
Unit 4

Unit 5

Unit 6

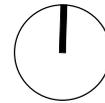
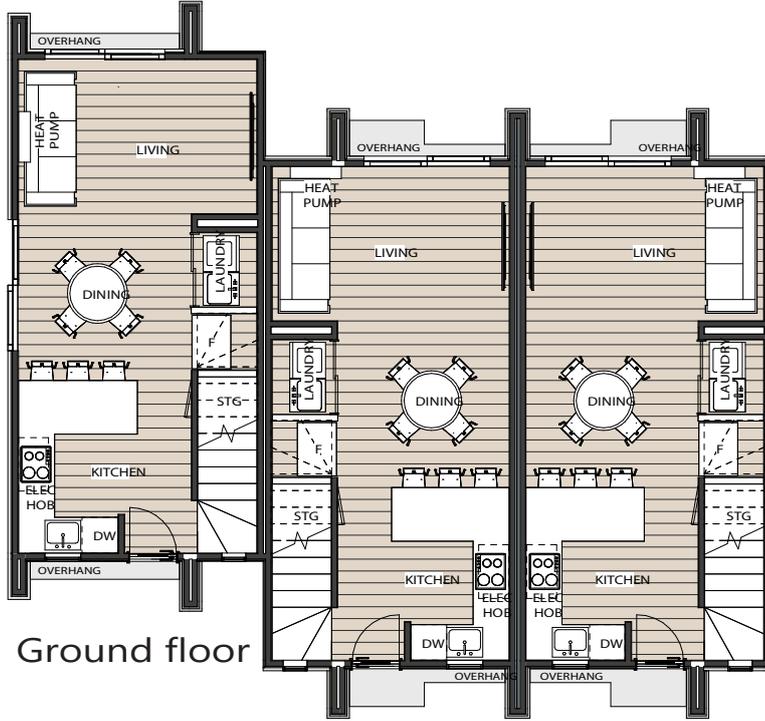
Unit 7

Unit 8

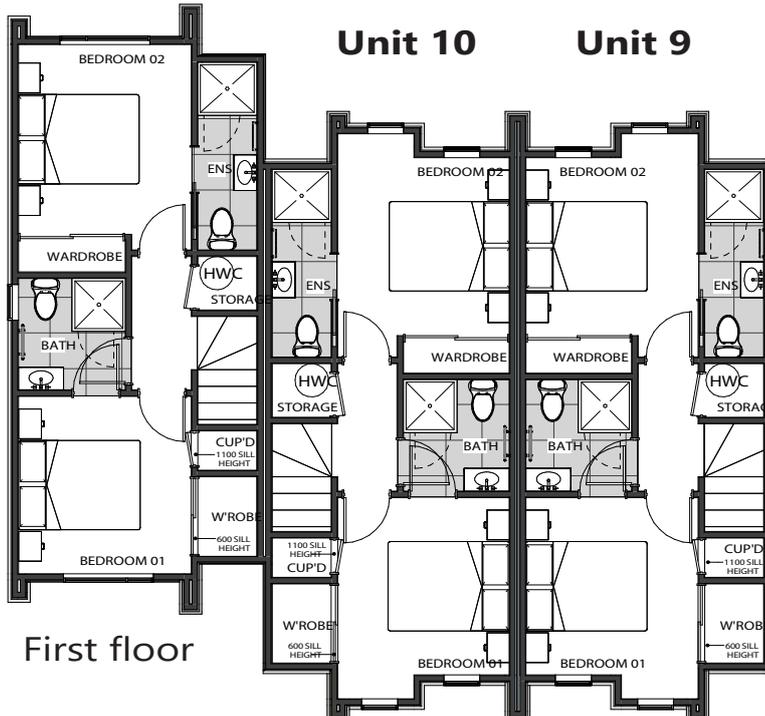


First floor

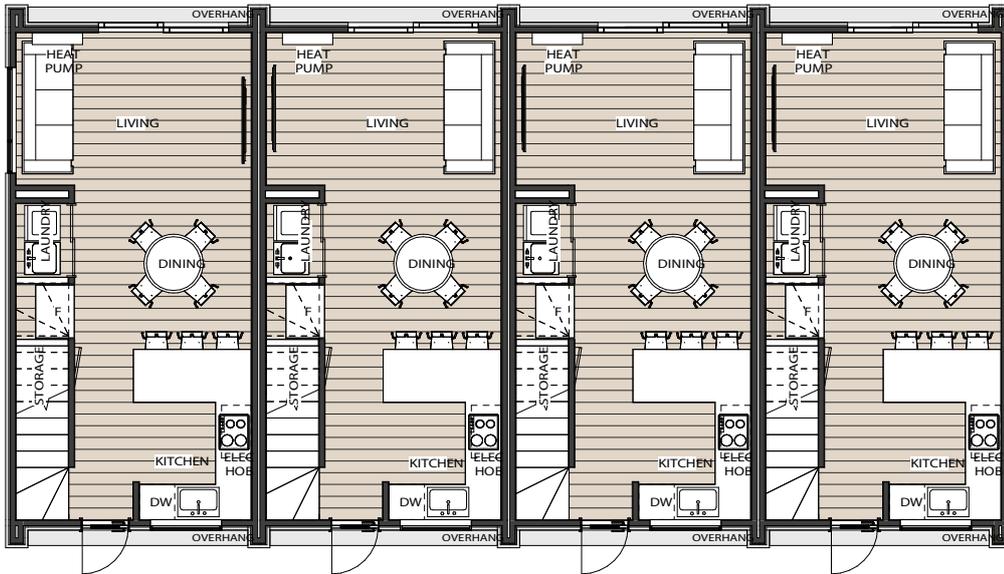
FLOOR PLAN UNIT 9, 10 & 11



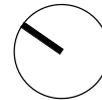
Unit 11



FLOOR PLAN UNIT 12, 13, 14 & 15



Ground floor

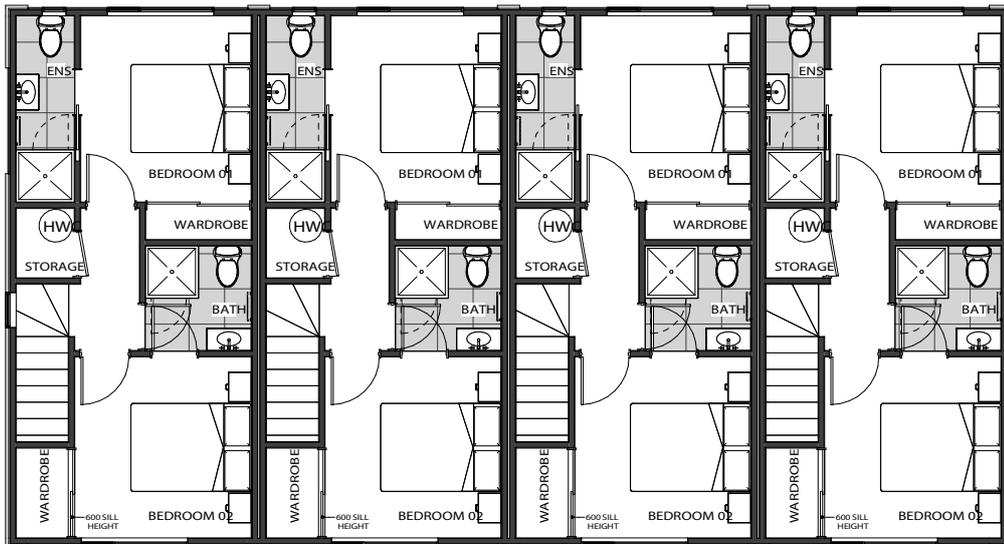


Unit 15

Unit 14

Unit 13

Unit 12



First floor

PREVIEW



PROPERTY INFORMATION

PROPERTY	BEDROOM	BATHROOM	ALLOCATED PARKING	TOTAL FLOOR AREA (m ²)	EV charger grade cable installed
Unit 1	2	2.5	1	77	Yes
Unit 2	2	2	1	75	Yes
Unit 3	2	2	1	75	Yes
Unit 4	2	2	1	75	Yes
Unit 5	2	2	1	75	Yes
Unit 6	2	2	1	75	Yes
Unit 7	2	2	1	75	Yes
Unit 8	2	2.5	1	75	Yes
Unit 9	2	2	1	75	Yes
Unit 10	2	2	1	75	Yes
Unit 11	2	2	1	75	Yes
Unit 12	2	2	1	74	Yes
Unit 13	2	2	1	73	Yes
Unit 14	2	2	1	73	Yes
Unit 15	2	2	1	74	Yes

All information is sourced from official consent plans. Actual property sizes may vary slightly from the figures provided.

FIRST HOME BUYERS

A LIFESTYLE SANCTUARY IN WIGRAM SKIES

Four Seasons Development epitomises contemporary living at its finest, presenting a select collection of 15 elegant townhouses. Within each, you'll discover spacious 2-bedroom, 2-bathroom sanctuaries, with two of these townhouses boasting an additional toilet. Thoughtfully designed to indulge your desires, every townhouse is accompanied by a dedicated car park, all of which have a pre-installed EV charger cable for future installation.

Boasting an enviable location, every essential is right at your doorstep. Enjoy the convenience of being a stroll away from parks, playgrounds, bus stops, shopping centres, and educational institutions. While the vibrant modern life buzzes around, our community ensures you a tranquil retreat in the heart of it all.

Experience the pinnacle of modern design and functionality. Our townhouses are crafted with the utmost quality and feature generous applications of hard flooring in the living areas, ensuring longevity and ease of maintenance.

Four Seasons Development is not merely a place to reside—it's an invitation to a distinguished lifestyle. It's perfectly tailored for the needs of first home buyers, ambitious young professionals, prudent downsizers, and vibrant small families, all in search of urban elegance. Prioritising comfort, convenience, and contemporary aesthetics, we've curated an environment where every individual, from young families to couples, feel an immediate sense of belonging.

Step into Four Seasons Development and elevate your living experience, seamlessly blending elegance, practicality, and cutting-edge design. Here, your dreams find their foundation.

Welcome to a new standard. Welcome home.

Kāinga Ora

Looking at buying your first home but not sure where to start? Kāinga Ora offers several products and resources that can give you a helping hand toward home ownership. Have a look at what could be right for you.

Follow the link for more information: <https://kaingaora.govt.nz>

INVESTORS

INVESTOR'S PARADISE AN EXCEPTIONAL OPPORTUNITY AWAITS

Step into an incomparable investment opportunity at the heart of Wigram Skies. Perfectly positioned near The Landing and a plethora of essential amenities, Four Seasons Development emerges as the prime choice for discerning investors, guaranteeing attractive returns.

Elevating its appeal, the active Residents' Association meticulously manages and beautifies shared spaces, ensuring your investment remains pristine. Their rigorous approach alleviates typical worries about communal property upkeep.

Four Seasons Development proudly complies with New Zealand's Healthy Homes Standards, which mandate rigorous criteria for rental properties encompassing heating, insulation, ventilation, moisture ingress, drainage, and draught proofing. Every rental property within our development adheres to these standards, ensuring they are set for immediate leasing. A comprehensive compliance report will be provided, streamlining your investment journey and ensuring rental readiness.

To assist your decision-making, we provide in-depth rental evaluations, granting you a lucid insight into potential rental returns in a robust market.

In the dynamic landscape of property investment, Four Seasons Development stands out as a beacon of promise. It seamlessly combines prime location, growth opportunities, and tranquil surroundings. Moreover, for those contemplating property management services, the award-winning Rempstone team is on board, offering a substantial discount on management fees. For detailed information on this enticing discount, we urge you to engage with our dedicated agents.

Begin an investment journey where every advantage, from strategic location to hands-free maintenance, converges to promise both ease and growth.

HEALTHY HOMES

HEATING ✓, INSULATION ✓, VENTILATION ✓, MOISTURE INGRESS & DRAINAGE ✓,
DRAUGHT STOPPING ✓

STRATA MANAGEMENT

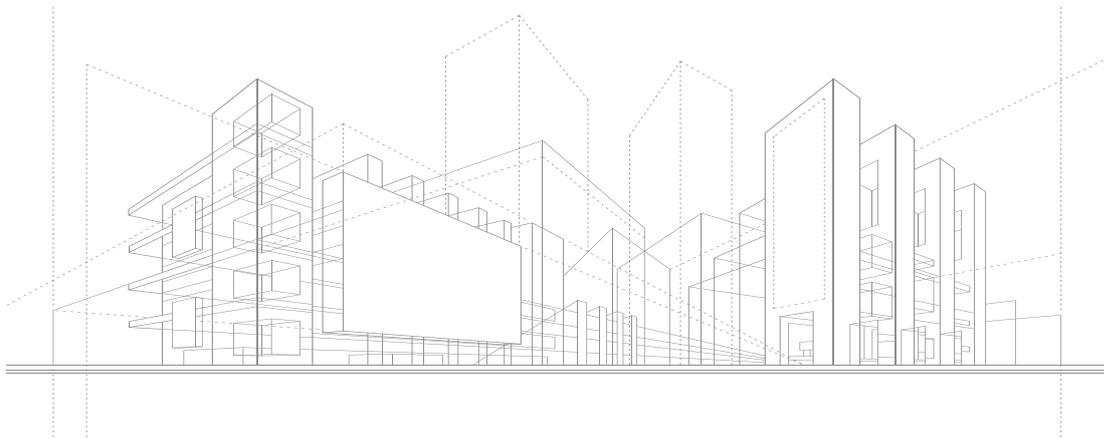
RESIDENTS' ASSOCIATION

EXPERIENCE THE BENEFITS OF A RESIDENTS' ASSOCIATION

At Four Seasons Development, our dedication is to cultivate a united community of property owners, centred on harmony and mutual interests. To ensure the tasteful upkeep of communal and aesthetically significant areas, a Residents' Association has been instituted. This proactive approach not only retains the enduring value of properties within our development but also ensures that all communal spaces, including building exteriors, pathways, fences, and gardens, are maintained immaculately.

Choosing Four Seasons Development offers an enhanced sense of ease. Courtesy of the Residents' Association, concerns related to communal area maintenance and potentially intricate interactions with other property owners are alleviated. This framework fosters open communication, granting every property owner a voice. The annual meetings of the association epitomise this openness, providing owners the opportunity to express concerns, vote on suggested initiatives, and remain informed on financial aspects like levies, fees, and forecasted budgets for forthcoming years.

The agency overseeing the Residents' Association has been chosen for its esteemed reputation and excellence, guaranteeing not only top-tier care for the community but also a competitive fee structure. Prospective property owners can be confident that all pertinent details regarding the Residents' Association will be lucidly detailed in the land covenant. With the Residents' Association active, owners are freed from the nuances of communal area upkeep and any intricate dialogue with fellow owners.



SPECIFICATION

EV CHARGER PRE-CABLED FOR FUTURE INSTALLATION

Embrace a lifestyle where modern convenience aligns with environmental consciousness in our new development. Each property is thoughtfully pre-cabled for EV chargers, catering to the future of transportation and your commitment to a greener planet.



FULLY VINYL FLOORING ON THE GROUND FLOOR

In your newly constructed home, the foundation of your living space is graced with high-quality, full vinyl flooring across the entire ground floor. This premium feature marries luxury with practicality. Durable, easy to maintain, and resistant to the ebb and flow of daily life, our vinyl flooring ensures a lasting elegance and effortless upkeep. It's a deliberate choice for those who seek a high-standard living environment that simplifies maintenance without compromising on style or quality.



SOPHISTICATED LIVING WITH BOSCH APPLIANCES

Experience the fusion of elegance and functionality with Bosch appliances. Outfit your culinary space with a Bosch oven, dishwasher, and induction cooktop, all synonymous with performance and style. The advanced touchscreen security alarm system by Bosch further ensures your home is a sanctuary of safety and modern convenience. These select Bosch features elevate day-to-day living to a new standard of sophistication.



BOSCH

Oven, Dishwasher, Induction Cooktop
& Touchscreen Security Alarm System

- Designer kitchen with an Engineered Stone Benchtop
- Mitsubishi Heat pump (WiFi capable)
- Custom-Made Wardrobe Organizers for All Bedrooms
- Methven Tapware
- Keyless Entry Front Door Lock (elok)



TURNKEY WITH A FIXED PRICE

Step into your future with assurance, as our turnkey solution offers the simplicity of a fixed price for every elegantly designed townhouse. With the signing of the agreement, anticipate a stress-free journey to ownership. There are no hidden fees or unexpected construction woes—just the comfort of knowing your new, polished home will be ready and waiting for you to turn the key and start your new chapter.



10-YEAR MASTER BUILD GUARANTEE

Each residence in our collection is secured with a 10-year Master Build Guarantee, ensuring a lasting safeguard for your investment and offering serenity in the longevity and quality of your home.



- 0800 888 815
- Rempstonepm.co.nz
- 2A/303 Blenheim Road, Upper Riccarton



RENTAL APPRAISAL

Date: 26/10/2023

Property Address: 63 Deal Street, Wigram, Christchurch



Thank you for your request for a rental assessment for the property mentioned above.

Please note that this assessment has been conducted solely based on the information or/ and images provided to me, as no physical inspection of the property has taken place.

To determine the appropriate rent for this property, I have conducted a thorough market comparison with other similar properties that are currently available for rent or have been successfully rented in the past. Additionally, I have referred to the statistics from the Ministry of Business, Innovation and Employment Bond Centre to gather information on properties rented in this suburb over the past 12-month period.

Based on my analysis, I believe that the current rental market rate for this property, rented on an unfurnished basis, and with an appropriate marketing programme, should be within the range of **\$550 to \$580** per week. However, please note that this assessment is only an indication of what the property could potentially be rented for in the current market, and it does not constitute a formal valuation.

If you have any further questions or require more information, please do not hesitate to contact me.

Juliette Sun

021 0294 9588
juliette.sun@rempstonepm.co.nz

