

Lot 277 Earlsbrook

Stage 2, Earlsbrook, Lincoln



Artist impression only – refer to concept plan.

House & Land Package:

\$764,900

Family sized home featuring four bedrooms, master with ensuite, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

Home area:	157m ²
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Section area:	362m ²
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Features:

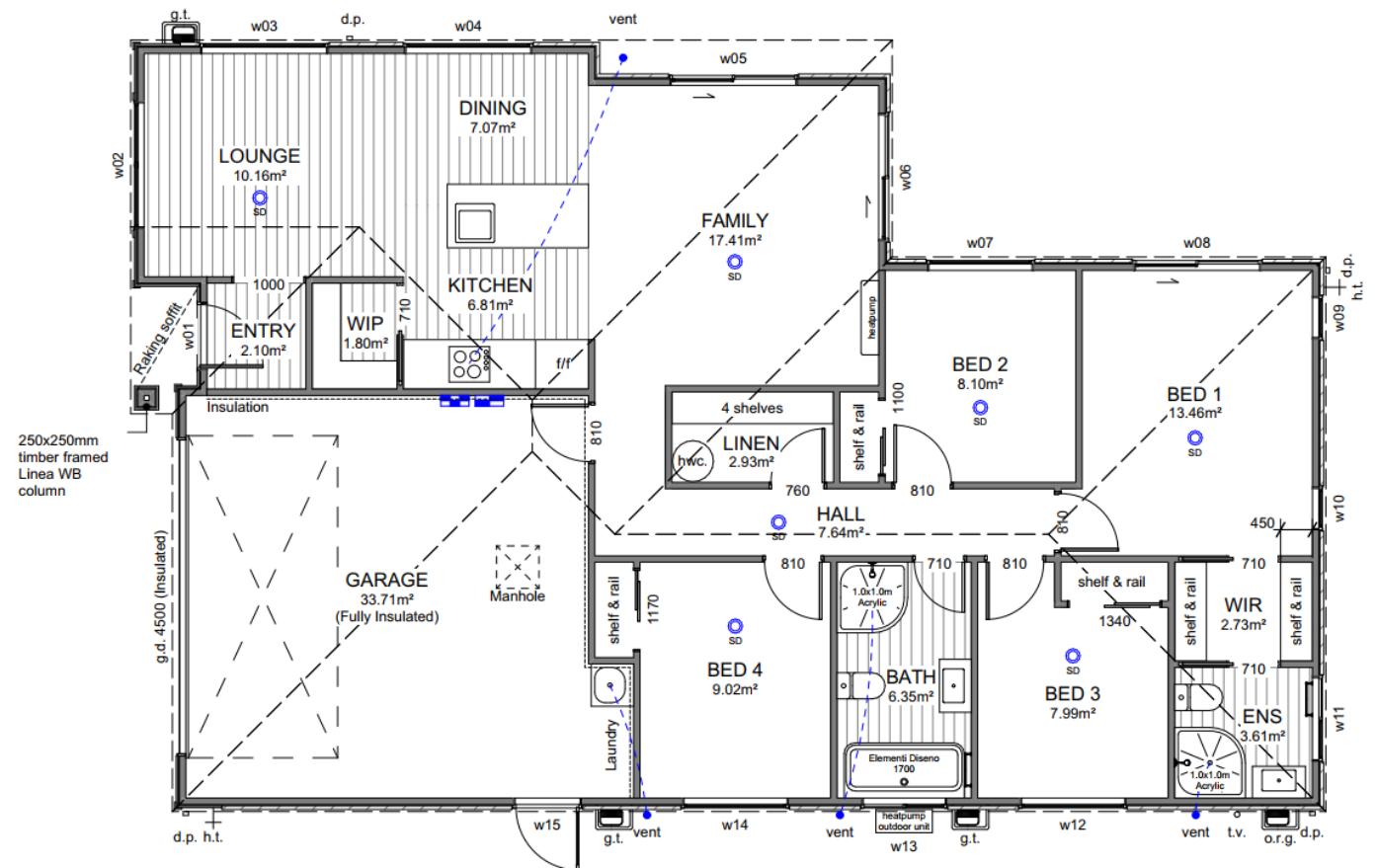
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

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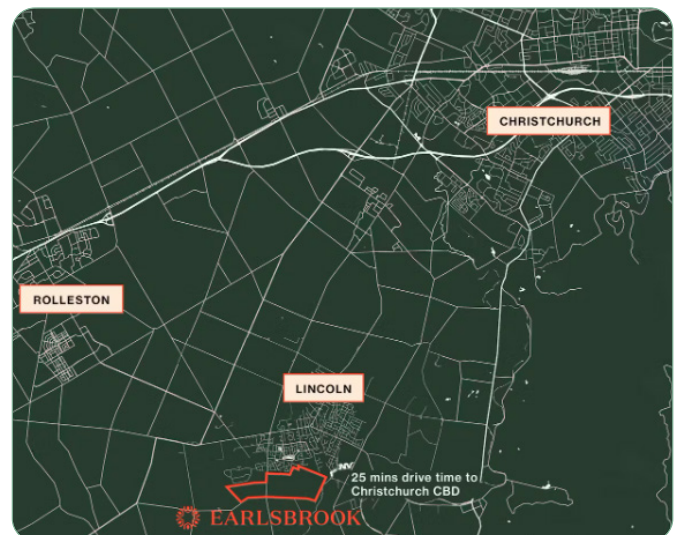
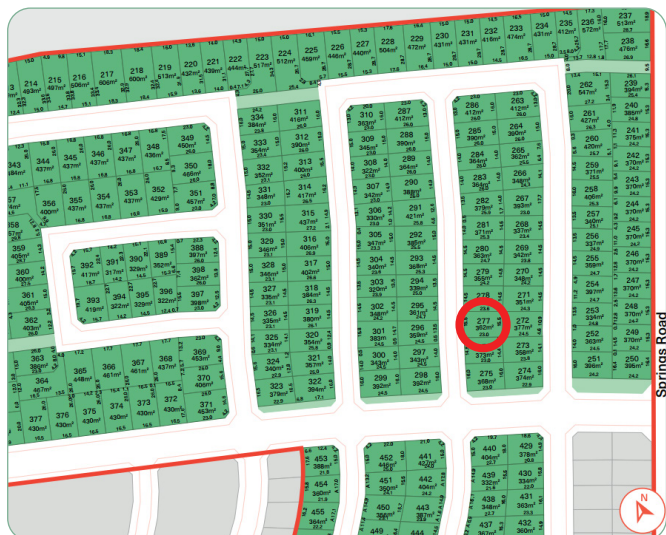
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Floor Layout



Site Location



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OAKRIDGE
HOMES



Specification

General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty	1 year from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior			
Foundation:	TC1 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	25° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	James Hardie Linea	Entry door:	APL 860mm Latitude with urbo lever
Window joinery:	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain 4.5m
Dwelling Interior			
Insulation:	As per Building Code. Including entire garage envelope - internal & external walls	Plasterboard:	Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009	External corners:	Square stop
Hinged doors:	1980mm (horizontal V groove)	Wardrobe sliders:	2200mm Horizontal V groove
Wardrobe shelving:	MDF shelf and rail	Cupboard shelving:	MDF shelves x4
Door hardware:	Windsor Futura – Apex brushed nickel	Skirting board:	60mm bevel
Electrical:	As per plan	Heatpump:	Fujitsu SET-ASTH22KNTA 6.0/6.5kw
Extractor:	Inline extractor fan & extractor duct through soffits & fascia grille	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splash-back full length of back bench/wall.	Window coverings:	Windowware Everyday Vinyl Collection – Mystic. Excluding garage & bathrooms
Landscaping			
Driveway and patio:	Exposed aggregate – sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	As per plan

Specification

Kitchen and Laundry *Refer to plans and colour scheme

Kitchen tapware:

Elementi Uno Gooseneck



Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink



Oven:

Bosch HBF133BSOA



Kitchen handles:

Stefano Orlati 4062— Titanium



Powerpack:

Bosch DHL755BAU



Ceramic cooktop:

Bosch PKE611K17A



Laundry tub:

Aquatica Laundra Studio

*dependent on supply, similar fitting to be used if unavailable



Dishwasher:

Bosch SMU2ITS01A



Bathrooms

Vanities:

Elementi Novara, 2 drawer 750mm, French Oak



Mirrors:

Polished edge direct fix—1000×750mm



Showers:

Arena curved with moulded wall



Toilets:

Elementi Uno back to wall



Bath:

Elementi Diseno back-to-wall 1700mm



Towel rails:

Newtech 5 bar square—heated



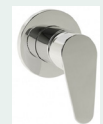
Basin mixers:

Elementi Cura



Shower / bath mixers:

Elementi Cura



Shower slides:

Elementi Rayne



Bath spout:

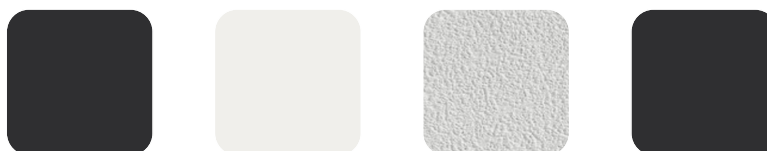
Elementi Uno



Colour Schedule

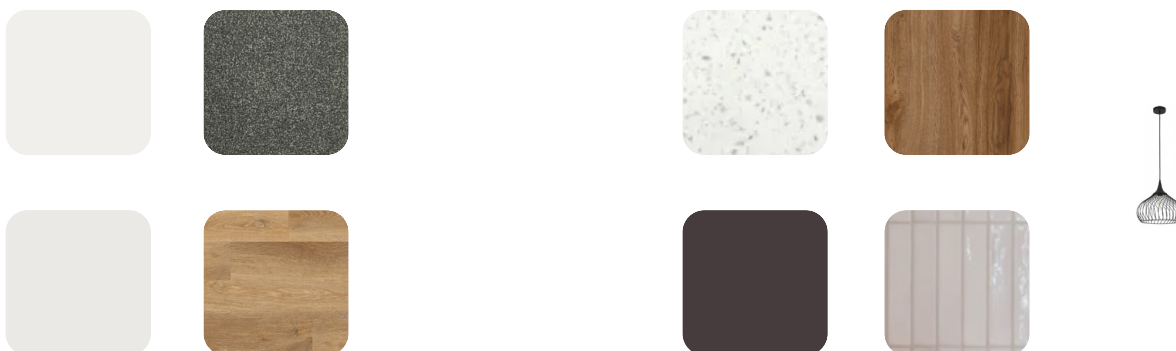
Exterior Colours

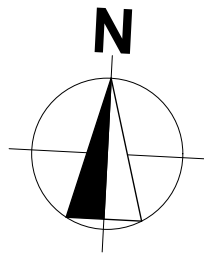
Colour Scheme			
EXTERIOR			
Roof:	Flaxpod	Garage door:	Flaxpod
Fascia, gutter & downpipes:	Flaxpod	Garage door frame:	Flaxpod
Window joinery:	Flaxpod	Soffits:	Half black white
Front door:	Flaxpod	Exterior cladding (Main):	Black white
Front door frame:	Flaxpod	Exterior cladding (Feature): Boxed Corners:	Element Black white



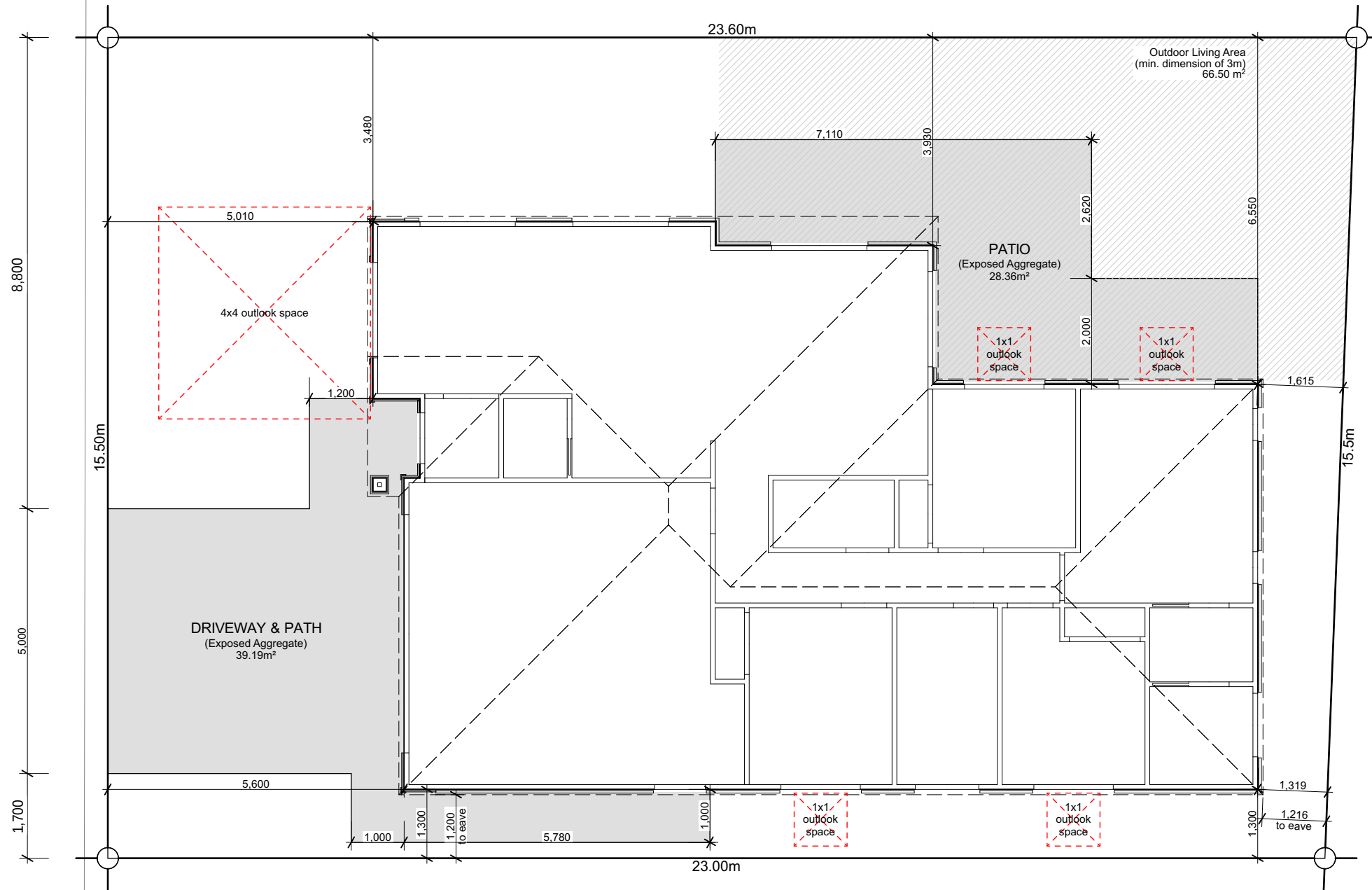
Interior Colours

Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Antarctic Snow
Walls:	Black white	Kitchen back wall & island back panel:	Carbon
Interior doors:	Black white	Kitchen front island panel & boxed ends:	Southern oak
Skirting:	Black white	Kitchen splashback:	Mallorca White Gloss 50×250—vertical stack with misty grey grout
Carpet:	Iron	Feature pendant:	Elba 365 black
Vinyl plank:	Natural		





NEW ROAD



Site Info

Site Address	Earlsbrook Lincoln
Legal Description	Lot 277
Site Area	362m²
Building Area	157.33m²
Roof Area*	170.88m²
Site Coverage	47.20%

Design Basis

Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

General Notes

All dimensions shown are to face of foundation unless noted otherwise.

Refer to Foundation Plan for foundation setout.

Refer to Drainage Plan for specific drainage info.

Refer to Sediment Control in Specification & implement where required.

Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.

All sealed driveway and patio areas to be min. 1:100 fall away from building.

Site bearings, dimensions & north point to be confirmed.



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LOT 277 EARLSBROOK
LINCOLN

Issue
Concept Design

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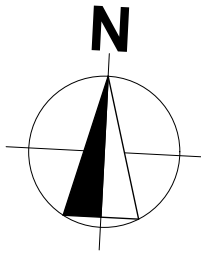
Site Plan

Scale 1:100 @ A3

Revision 1
Date 12/05/2026
File No. 26105

Sheet No.

1



Building Area

Over Frame	153.73m ²
Perimeter	55.48m
Over Cladding	157.33m ²
Perimeter	55.99m
Roof Area*	170.88m ²
Perimeter	56.70m

*Roof area includes fascia & gutter

General

Main Cladding	RCS Graphex
Feature Cladding	James Hardie Linea Weatherboard
Roof Pitch	25°
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m High
Wardrobe Door	2.20m High
Cooktop	Ceramic Cooktop

Note 1: Kitchen layout indicative only, refer to Kitchen Design for details.

Note 2: Bath, Ens & Laundry to have mechanical ventilation through fascia grille.

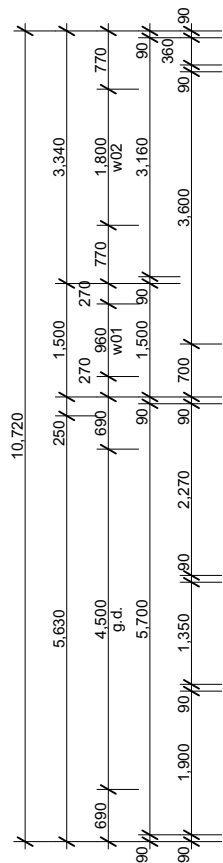
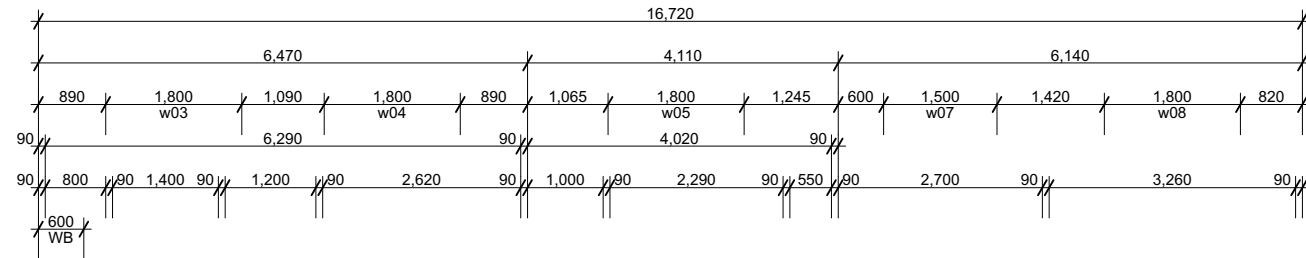
Legend

	Distribution Board & Smart Meter Box
	Data Box
	Smoke Detector 10 year long-life battery-operated & interconnected

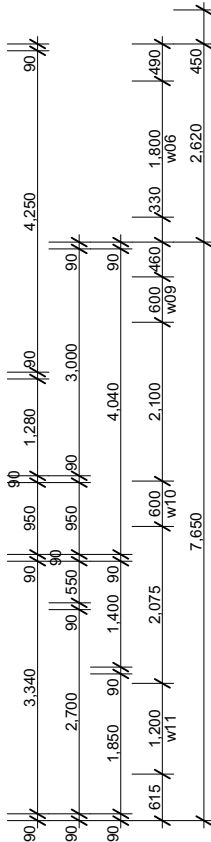
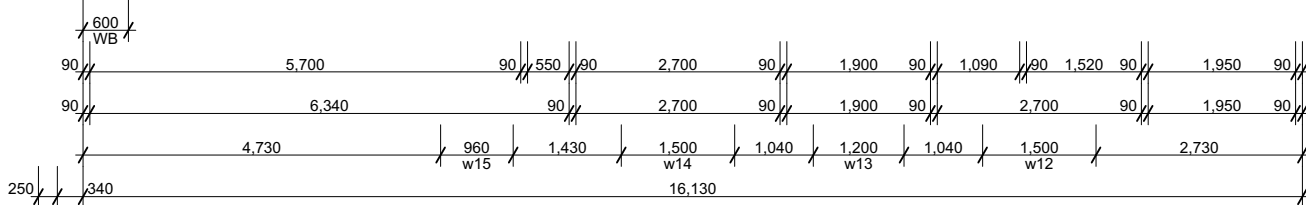
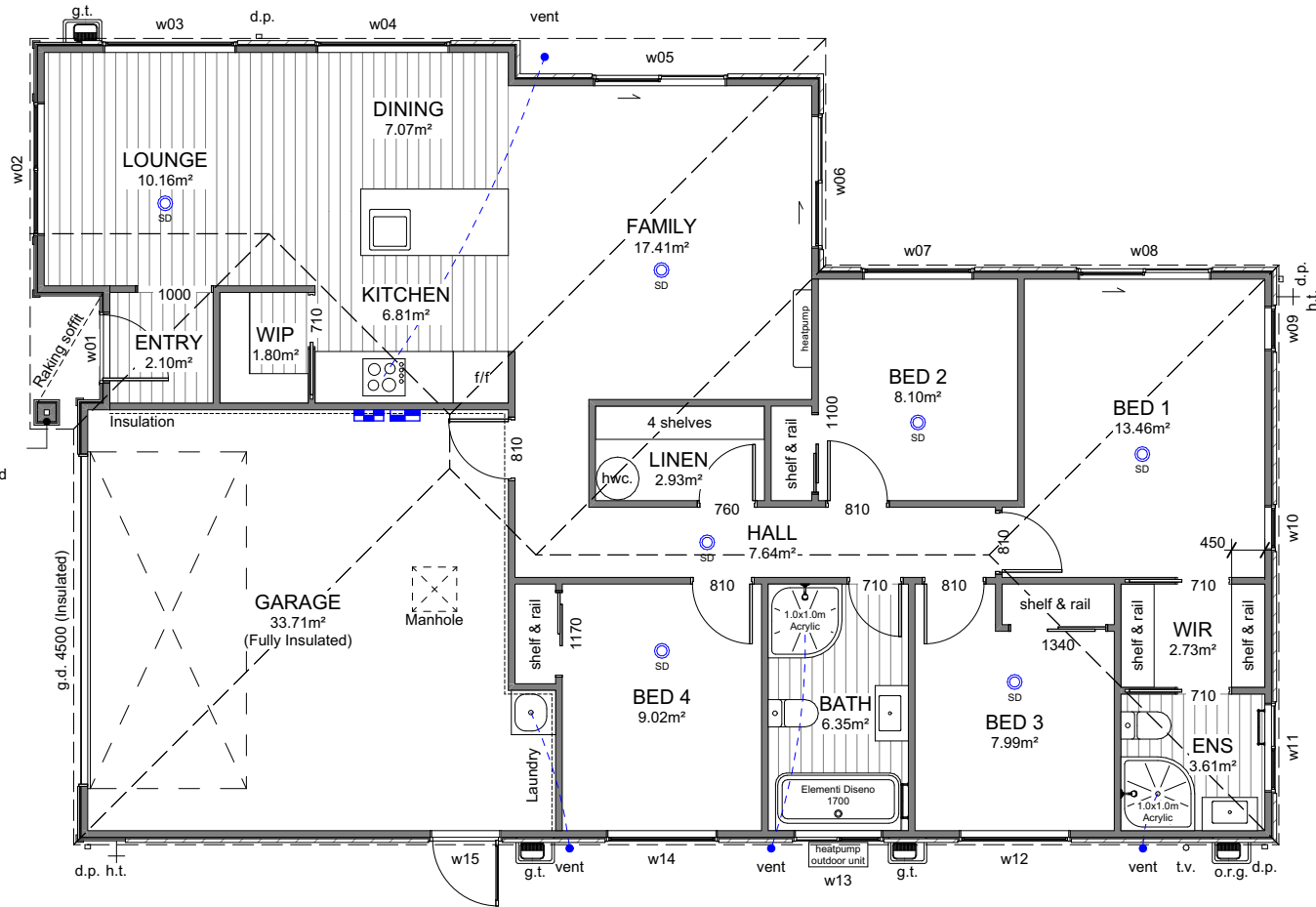
Floor Covering

	Carpet (excl. Garage)
	Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	2,130	1,800
w03	1,400	1,800
w04	1,400	1,800
w05	2,130	1,800
w06	2,130	1,800
w07	1,400	1,500
w08	2,130	1,800
w09	1,400	600
w10	1,400	600
w11	1,100	1,200
w12	1,400	1,500
w13	1,100	1,200
w14	1,400	1,500
w15	2,130	960



250x250mm timber framed Linea WB column



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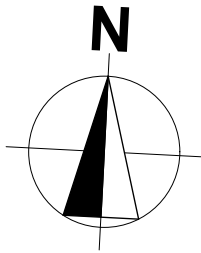
Floor Plan

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Roof Cladding

25° Colorsteel corrugate roofing over
Covertex 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm
Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall
brackets.

Roof Penetrations

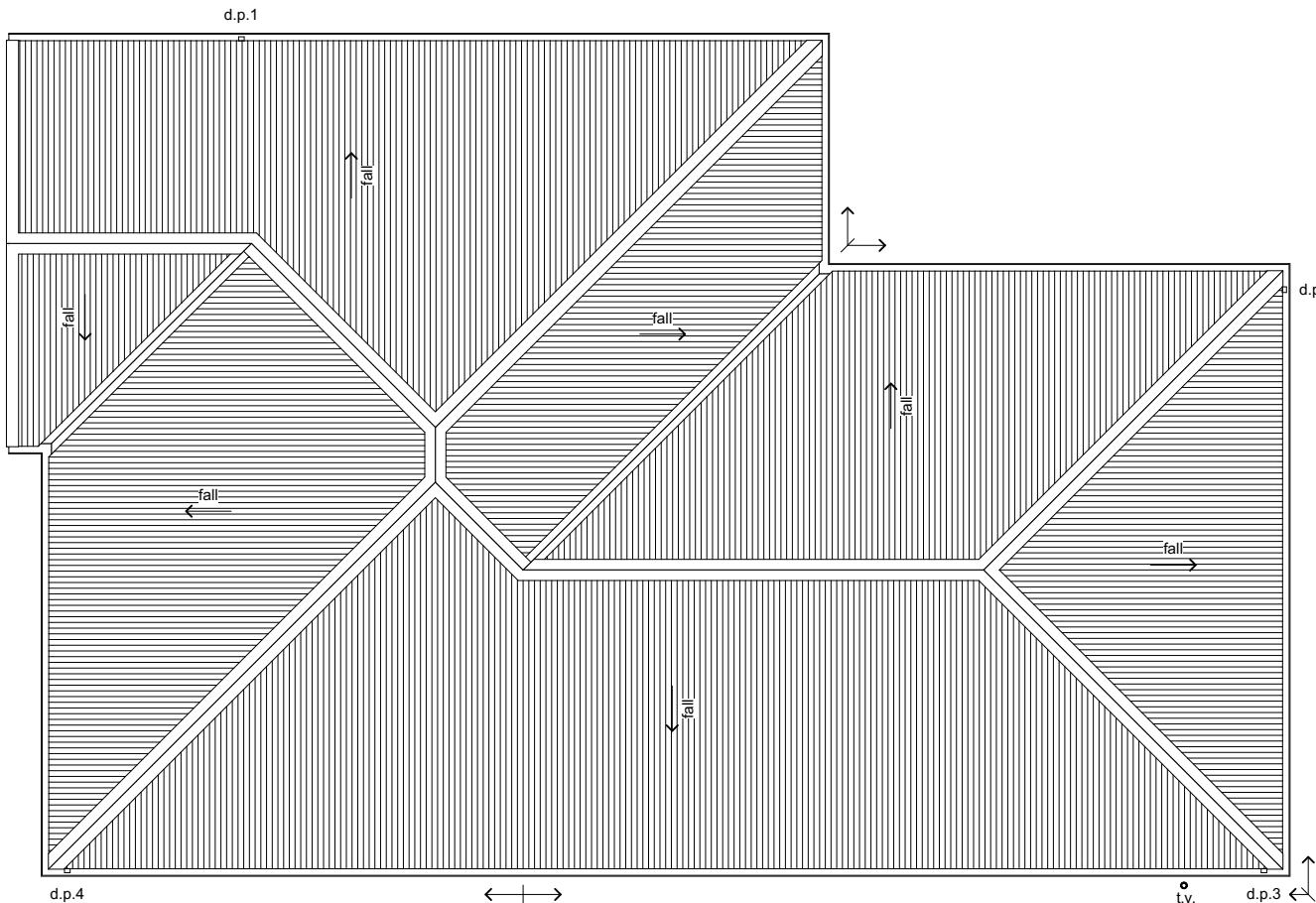
Seal all pipe penetrations with Dektite
flashing kit as per specification.

Downpipe Catchment
(Plan Area)

d.p.1	45m ²
d.p.2	40m ²
d.p.3	32m ²
d.p.4	46m ²

Roof Bracings

Refer to truss design.



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Roof Plan

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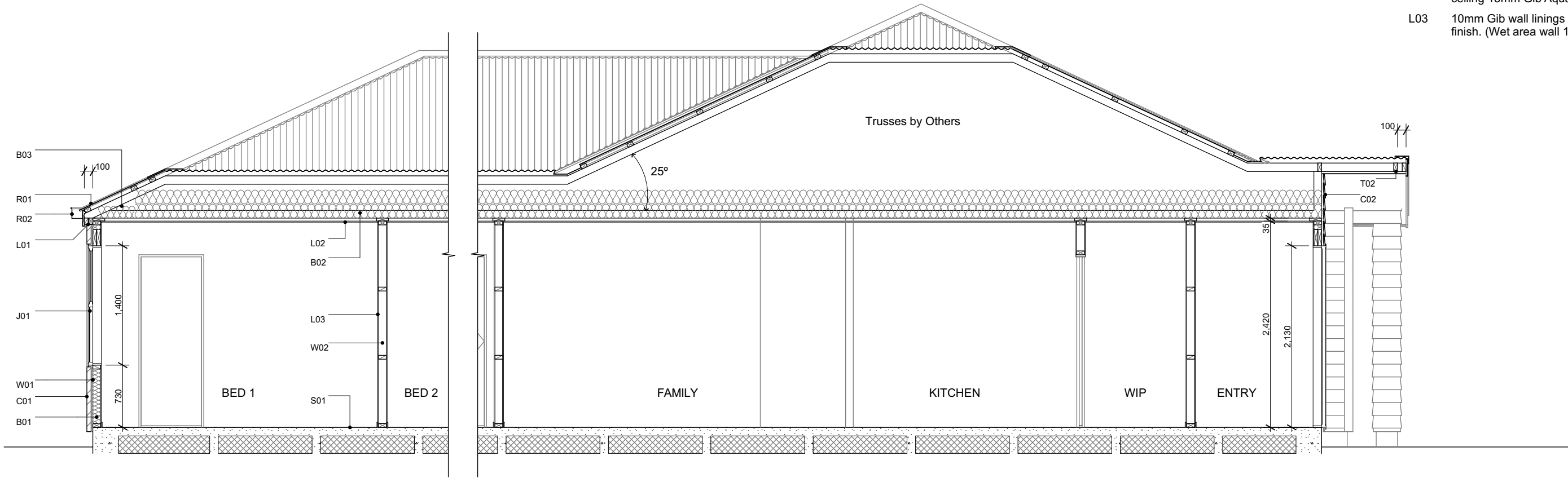
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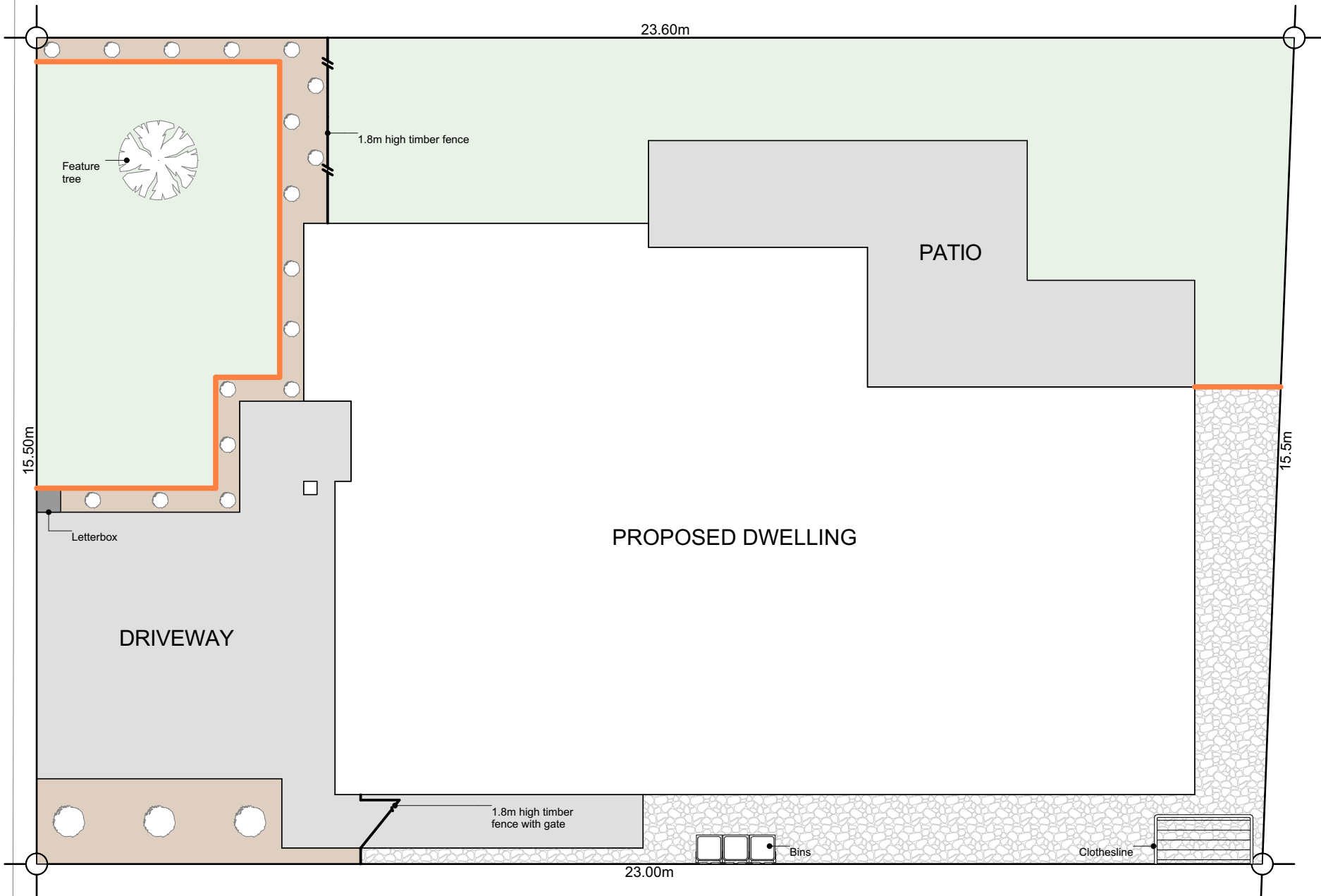
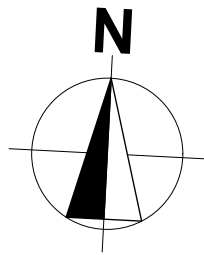
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Section Keys

- C01RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building underlay on timber framing.
- C02James Hardie Linea weatherboard on 20mm cavity battens over building underlay on timber framing.
- W01External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01Ribraft floor slab and foundation.
- T01Roof trusses as per Truss Design.
- T02Extended truss top chord / purlins to form raking soffit. Refer to Truss Design.
- R01Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses.
- R02Colorsteel Quad gutter on Colorsteel fascia.
- R0375x55mm Colorsteel downpipes with wall brackets.
- J01Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02Sectional garage door. H3.1 timber reveals for painted finish.
- B01R2.6 wall insulation batts.
- B022 x R3.6 (165mm) double layer ceiling insulation batts.
- B03R3.6 (140mm) insulation batts cut to size between the trusses and fit at the first 500mm from the centre of top plate. Maintain 25mm ventilation gap between top of insulation and roofing underlay.
- L014.5mm soffit linings for painted finish.
- L0213mm Gib ceiling linings supported by 35mm Rondo ceiling battens direct fixed @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L0310mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)





- ### Plants List for Garden Bed
- Agapanthus Peter Pan - Dwarf blue Nile lily
 - Acacia Limelight - Dwarf wattle
 - Choisya Ternata - Mexican orange blossom
 - Carex Secta - Makura sedge
 - Pittosporum little gem
 - Thuja occidentalis Smaragd - Emerald Cedar
 - Viburnum tinus Eve Price
 - Azalea
 - Corokia geentys green
 - Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
 - Camellia 'Cinnmon Cindy'
- *Planting species for garden bed are indicative-not to be limited to.

- ### Legends
- Lawn
 - Exposed Aggregate
 - Stonechip
 - Garden Bed with Bark
 - Timber Batten Edging between garden bed & lawn/ stonechip
 - Feature tree (1.8m high) in front yard



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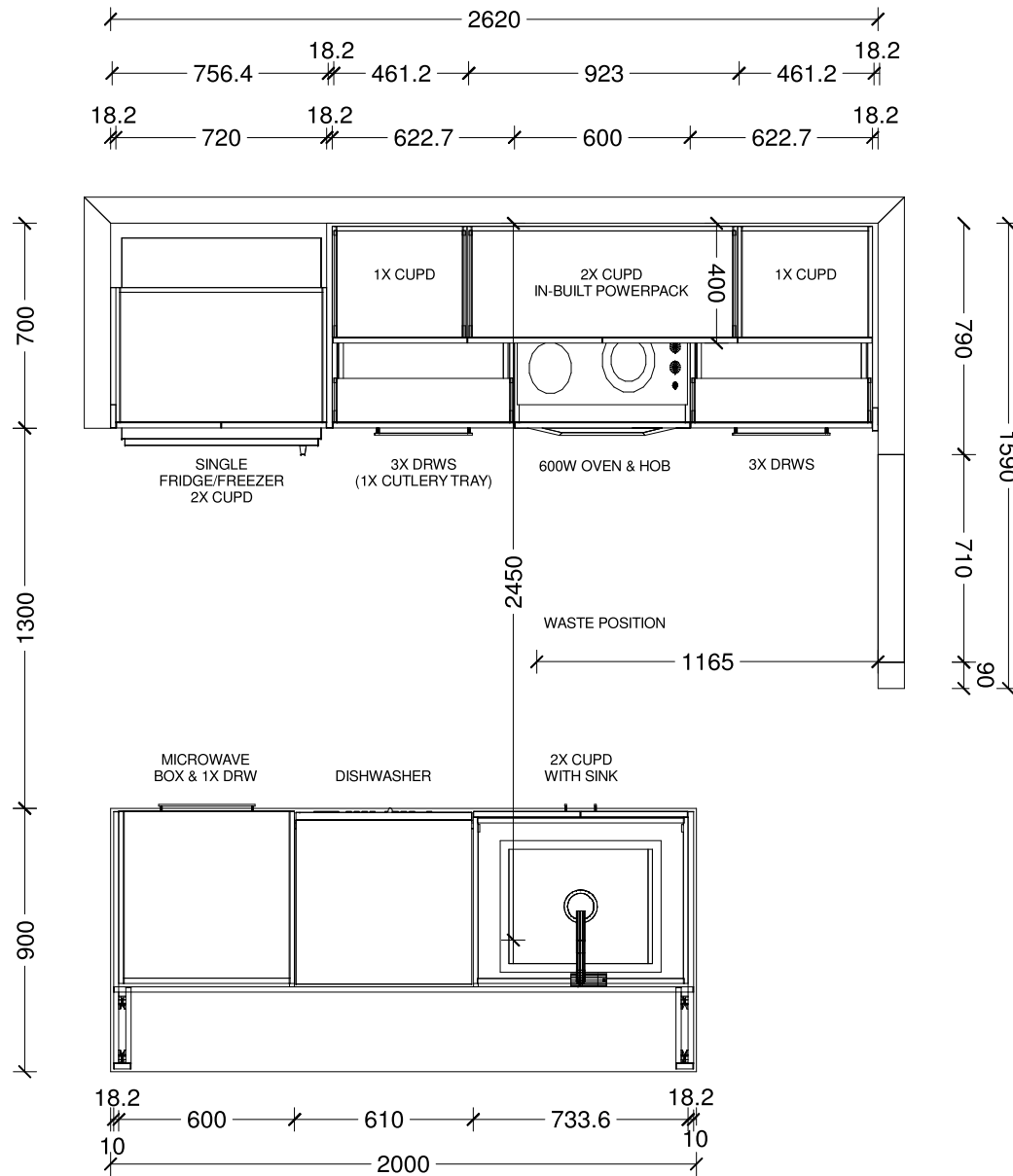
Landscape Plan

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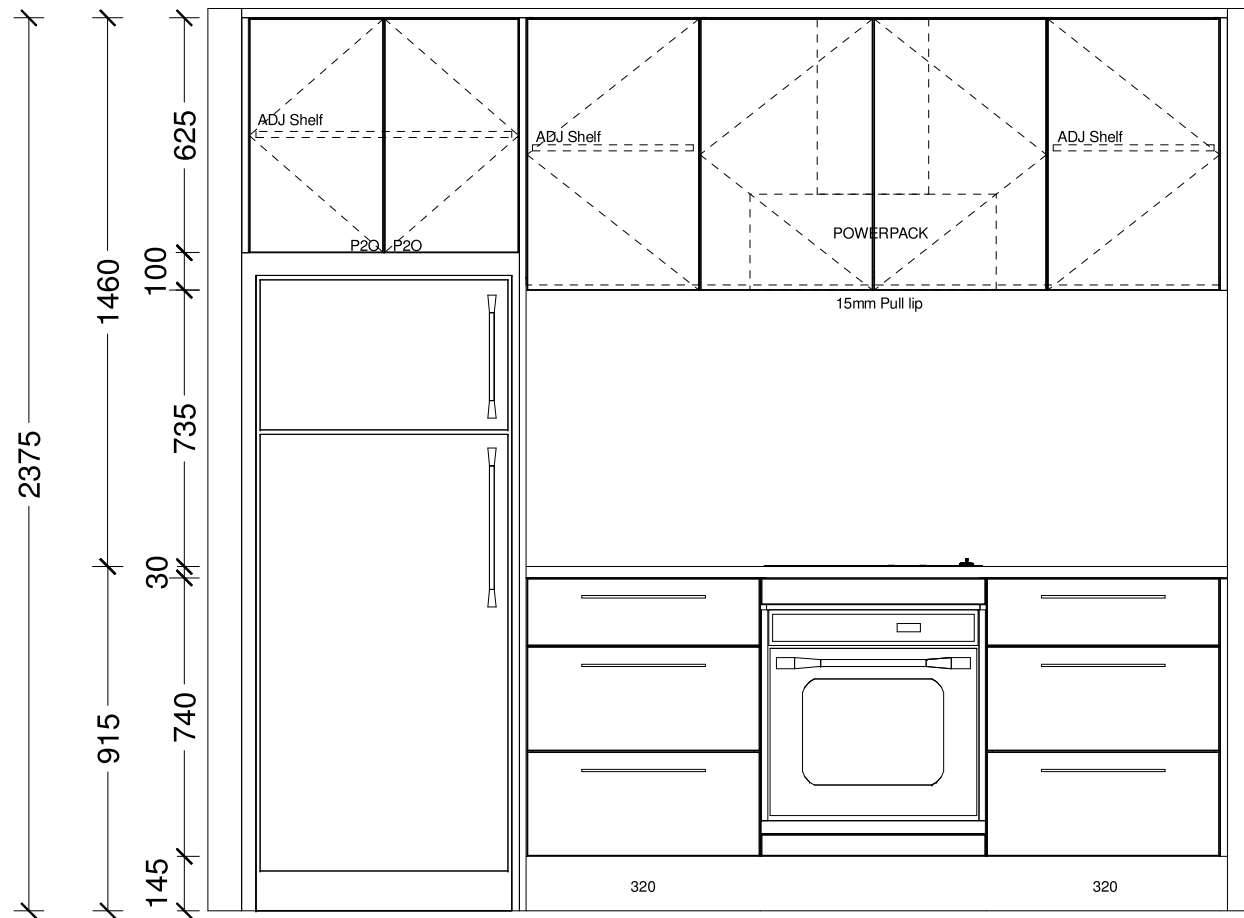
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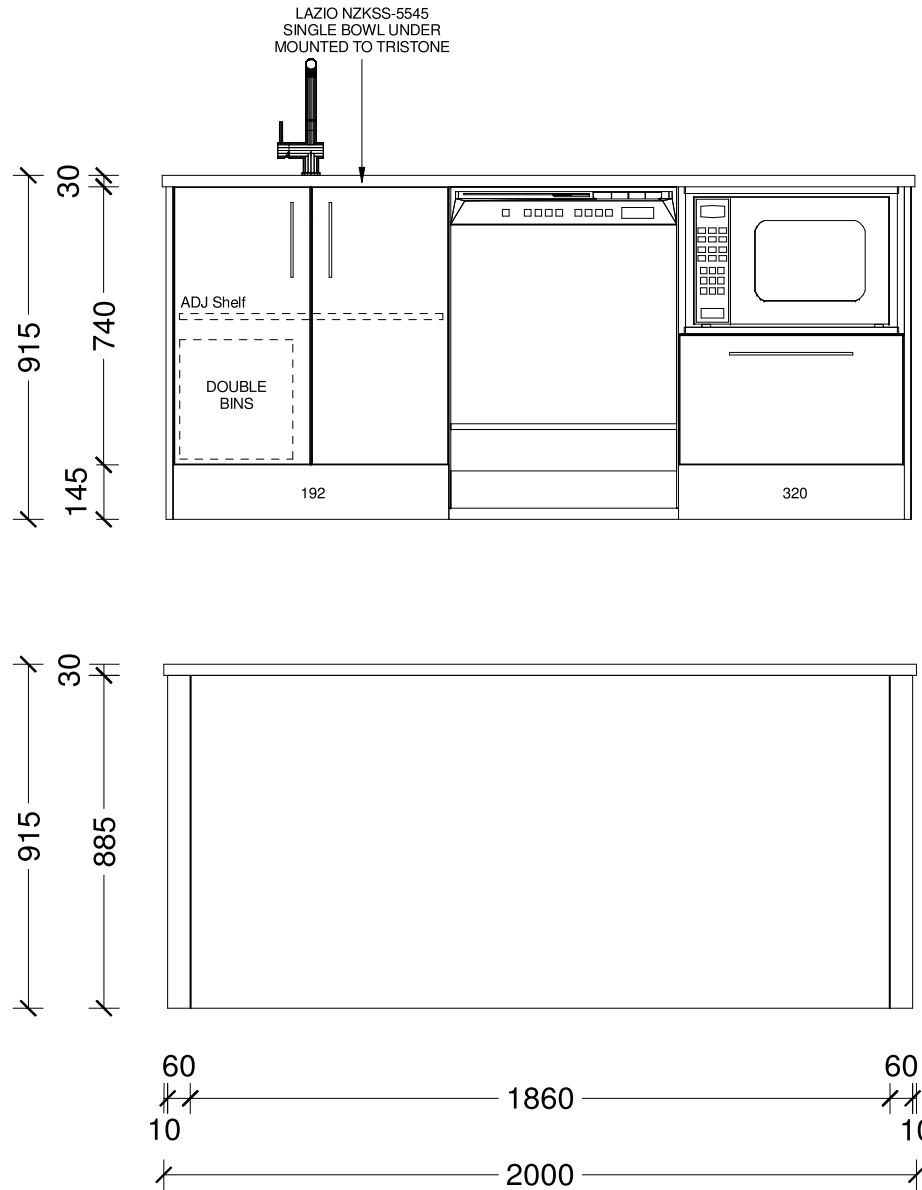
Designer: Sarah Molyneux	Date: 04 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Maple Modified				

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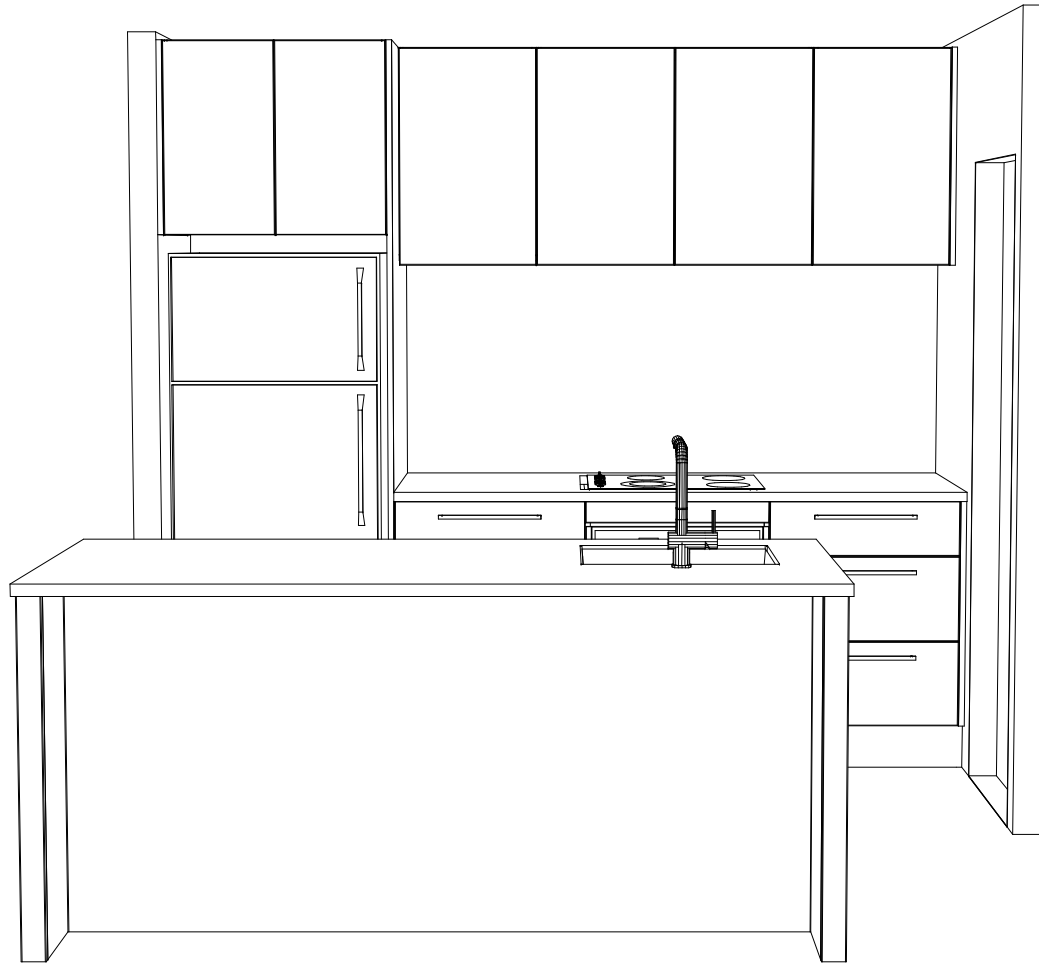
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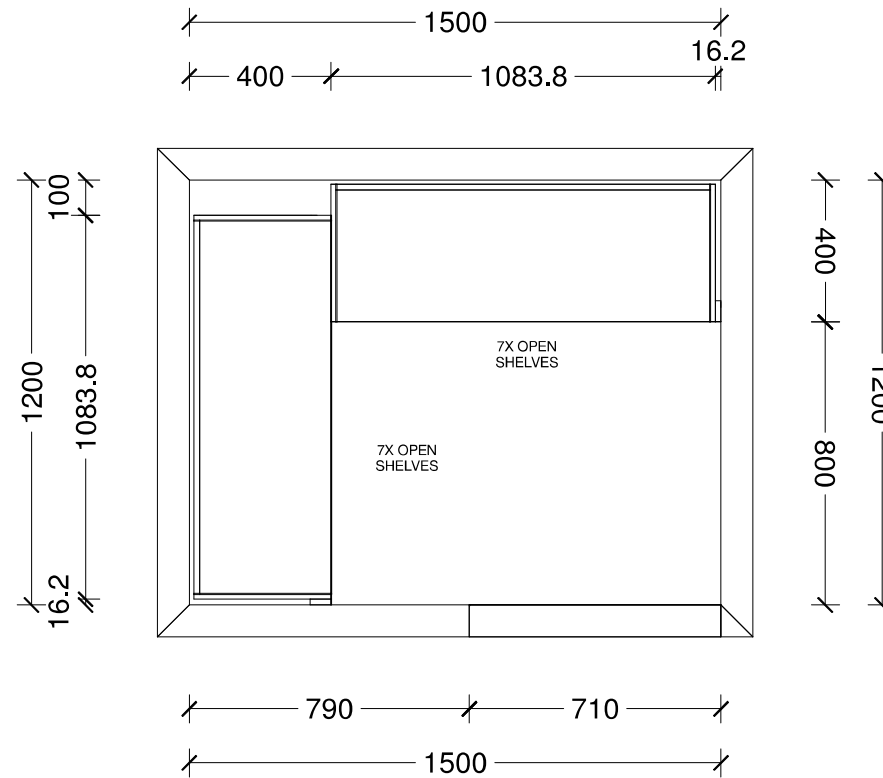
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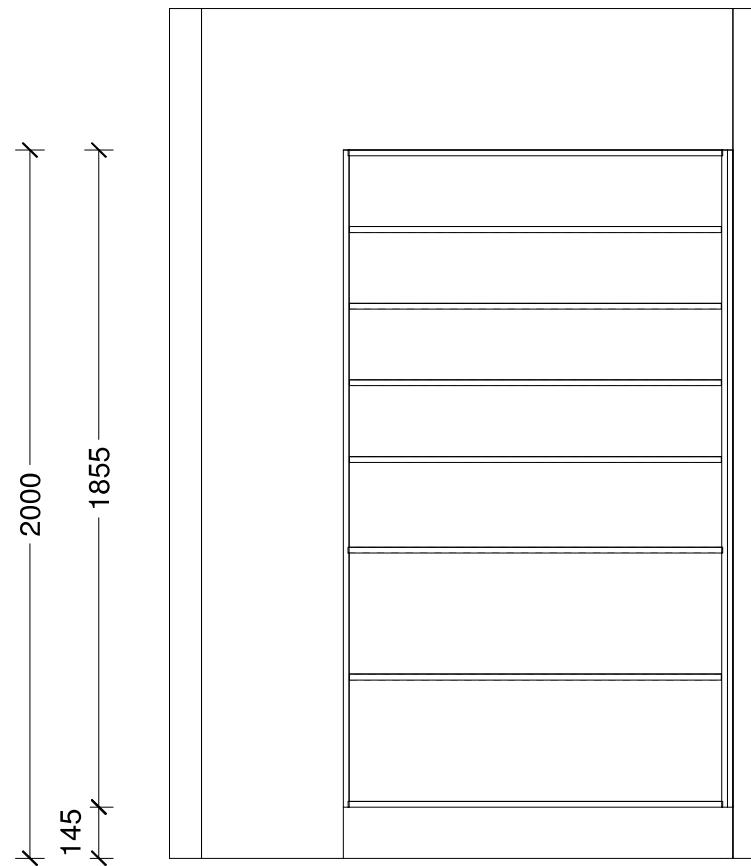
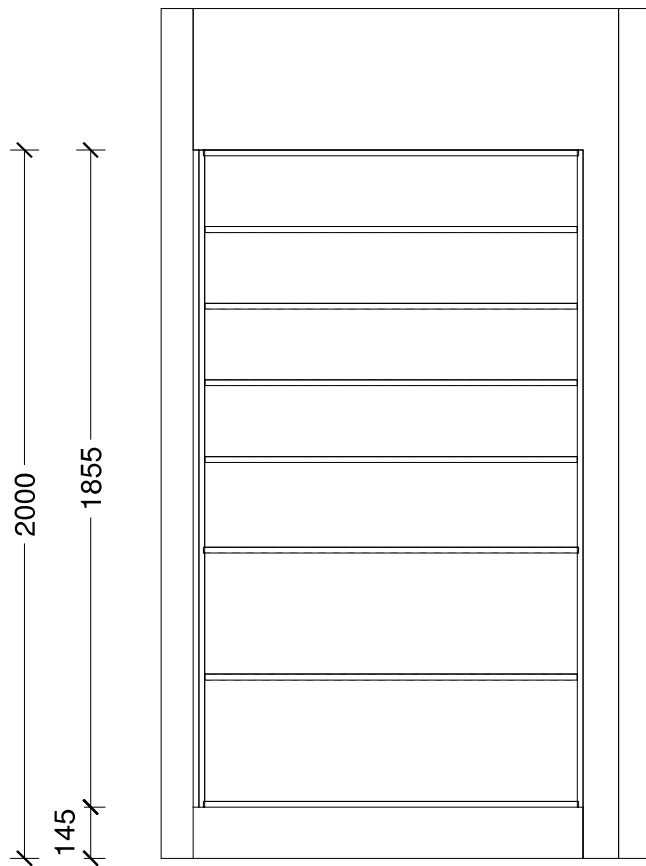
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Dwg: Kitchen 3D Perspective	Scale:	Customer: The Maple Modified				

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Dwg: Pantry Plan	Scale: 1 : 20	Customer: The Maple Modified				

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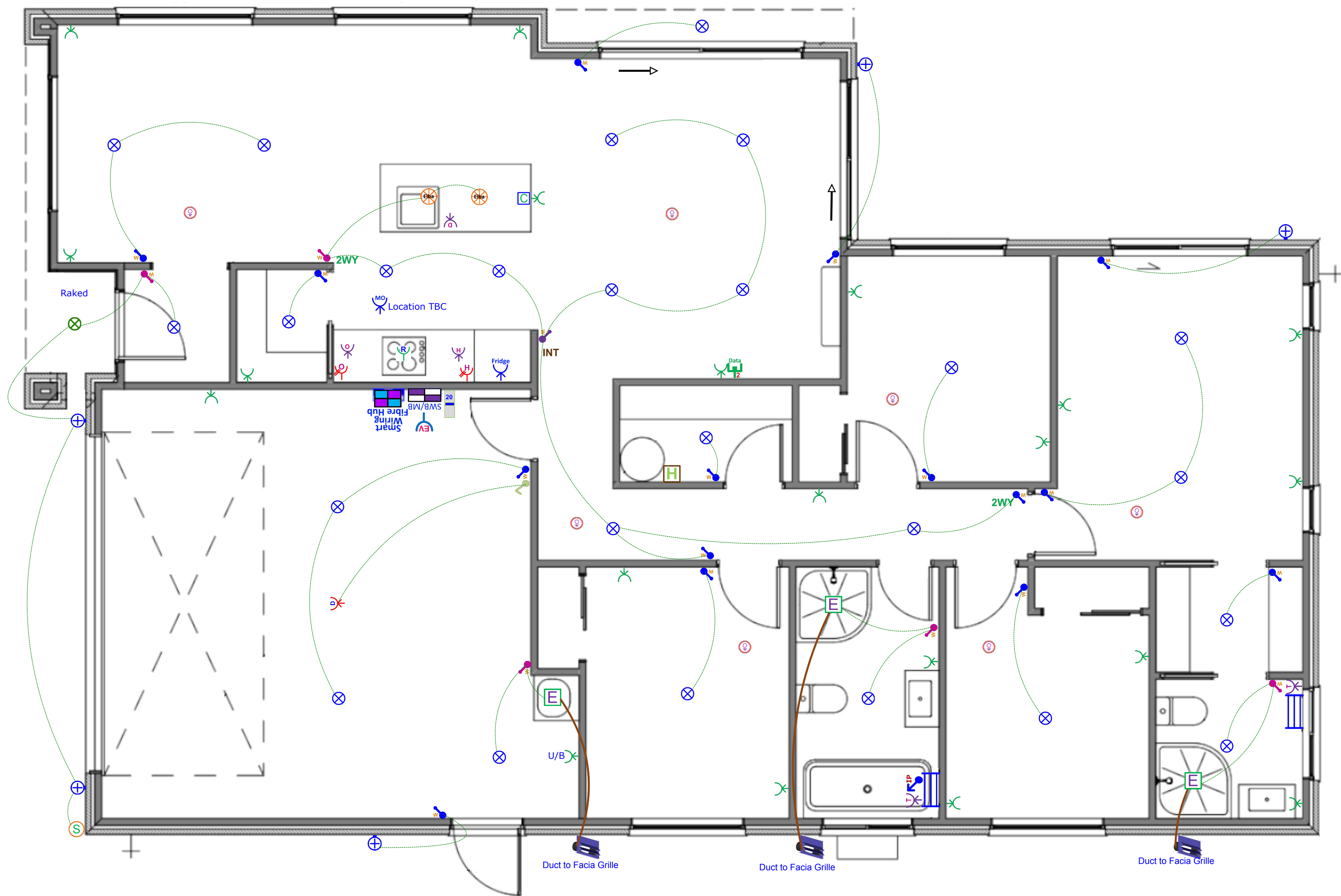
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Dwg: Pantry Elevation	Scale: 1 : 20	Customer: The Maple Modified				

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Designer: Sarah Molyneux	Date: 20 Feb 24	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	
Dwg: Pantry 3D Perspective	Scale:	Customer: The Maple Modified				

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Plan: Option C - Elba - The Maple Modified - Garage Right (No Soffits) - Electrical Design

Electrical		
Item		Total
 Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)		1 EA
 Tradesave Rangehood Power Socket		1 EA
 Tradesave Slim Single Power Socket (White) 10A - Fridge		1 EA
 Tradesave Slim Single Power Socket (White) 10A - Microwave		1 EA
 Tradesave Double Power Socket Horizontal (White) 10A		20 EA
 Protective Capping for Socket Electrical in Joinery		1 EA
 Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A		1 EA
 Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A		1 EA
 Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)		1 EA
 Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)		1 EA
 Tradesave Slim Dishwasher Power Socket		1 EA
 Tradesave Garage Door Opener Press Button (White)		1 EA
 Tradesave Slim Garage Door Power Socket		1 EA
 Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate		1 EA
 Voltex Hot Water Cylinder Isolator with Lock-Out Capability & Circuit		1 EA
 Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit		1 EA
 Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life		7 EA
 Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation		2 EA
 Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)		2 EA
 Extractor Fan Inline 150mm & up to 6m of duct		3 EA
 Fascia Grille		3 EA
 External 180-Degree Lighting Movement Sensor (White)		1 EA

Electrical

Item	Total
 Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit	25 EA
 Recessed LED Downlight Prolux DL30 Tilttable 3K (White) and Circuit	1 EA
 Pendant Light "C" - Elba 365mm with 8-watt LED Lamp (Black) & Circuit	2 EA
 External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	5 EA
 Tradesave Slim Light Switch 1-Gang (White)	15 EA
 Tradesave Slim Light Switch 2-Gang (White)	5 EA
 Tradesave Slim Light Switch 3-Gang (White)	1 EA
 Excel Life White IP Rated Light Switch 1 Gang	1 EA
 2-Way Light Circuit	2 EA
 Tradesave Slim 3-way Intermediate Switching Light Circuit	1 EA
 Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit - Excludes TV cabling	1 EA
 Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White	1 EA

In the Area

About Earlsbrook

Only a 25 minute drive to Christchurch's CBD, Earlsbrook is situated on the southside of the semi-rural township of Lincoln. You're spoiled for choice with easy access to several walking and biking trails making Earlsbrook ideal for families, young professionals and retirees. Multiple early childhood centres are in Lincoln with Earlsbrook being zoned for Ararira Springs Primary School and Lincoln High School. Plans for a brand new primary school and daycare are underway within the development.

A new commercial space will be constructed in Earlsbrook which will include medical service options, cafes and a variety of shops. Earlsbrook will feature 45 hectares of green space including playgrounds and reserves featuring natural spring waterways with views of the Port Hills and the Southern Alps, offering the perfect balance of rural feel living and convenient access to urban amenities.



Lincoln and Surrounding Areas

Lincoln is a charming township on the outskirts of Christchurch City and is known for its vibrant community feel and the popular Lincoln University – the oldest agricultural teaching institution in the Southern hemisphere established in 1878.

Local residents have created a tight-knit community with a weekly local farmers and craft market where you will find some of the best produce available. An annual Santa Parade is hosted down the main street which provides insight into the surrounding farming community featuring Santa being towed by a tractor.

Lincoln is host to a multitude of amenities including medical centres, cafes, restaurants, public library, fitness centres, indoor sports facilities, playgrounds and dog walking areas. The township has seen substantial growth while maintaining several heritage buildings, some dating back to 1875 making Lincoln a special place.



A 10min drive will take you to New Zealand's fastest growing township, Rolleston. Rolleston features multiple shopping complexes – both retail and grocers, public swimming pool and a cinema to soon be constructed.

Lincoln's location makes for an easy journey to Little River and Banks Peninsula which features endless hills, bays and bush walking tracks for exploring – it is the definition of nature's playground on your doorstep.

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Why Choose an Oakridge Home?

Oakridge Homes is a locally owned Canterbury company with decades of experience. We are Canterbury's second largest residential builder delivering 200 homes per year with a proven track record of completing over 400 homes for happy homeowners in the region. Oakridge is a small team of fifteen, each of us working diligently to achieve the company goal of delivering quality homes as efficiently and stress free as possible.

All Oakridge house and land packages are competitively priced offering true value for money including turnkey funding, meaning you pay a 10% deposit and the balance the day you get your keys. In our experience this is the preferred contract method when securing finance and a service we offer as a standard inclusion. We work closely with our contractors and suppliers to get the best product for the best cost which is reflected in our all-inclusive package pricing.

At Oakridge we are extremely proud of the relationships we have built with local tradesmen and suppliers, ensuring quality is delivered every time. We deal with one longstanding company per

element of the build which has helped us achieve our average build time of 17 weeks. We are very thankful to everyone who makes an Oakridge home come to life, many of us working alongside one another for over ten years.

Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for our consent applications which helps ensure we receive your building consent in a timely manner.

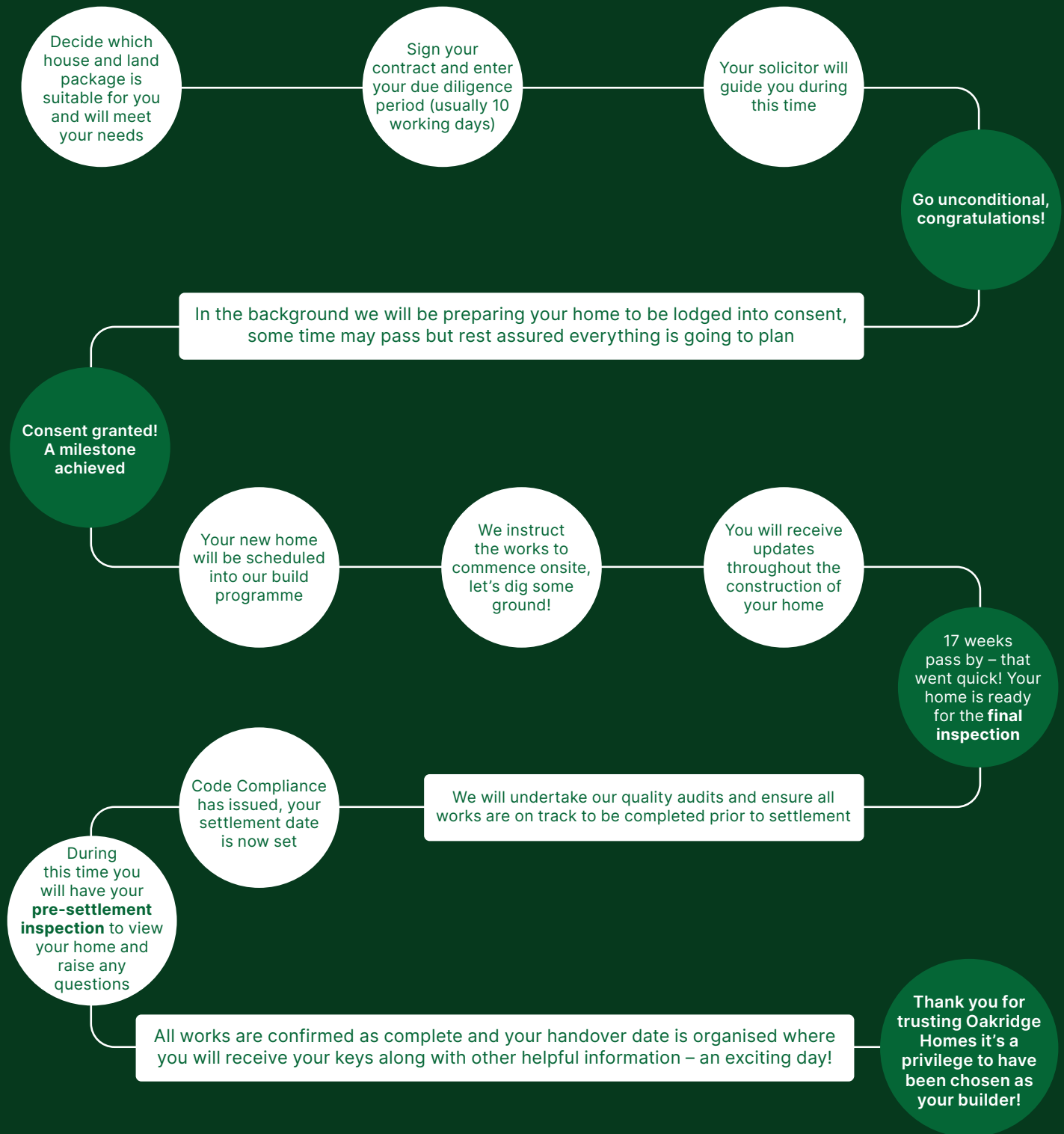
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive and move in ready when handover day comes. There are no hidden surprises and nothing for you to do but sit back and trust us to build your home.

Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- ✓ Master Build 10-Year Guarantee
- ✓ 1 year warranty period
- ✓ Exceeds Healthy Homes Standards
- ✓ LVL framing (laminated veneer lumber) more durable and less likely to warp
- ✓ RibRaft foundation system
- ✓ Quality cladding options
- ✓ Thermally broken window joinery
- ✓ Increased carpet underlay thickness
- ✓ Tri-Stone benchtops for easy maintenance
- ✓ Full height kitchen joinery to avoid dust collection
- ✓ Full length tiled splashback to kitchen
- ✓ Bosch appliances
- ✓ Exposed aggregate driveways and patios
- ✓ Insulated garage and garage door



The Oakridge Journey



If you'd like more information on one of our listings or want to learn more about the process of buying an Oakridge home, get in touch.

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