SUMMIT RIDGE
DEVELOPMENTS

552 CRANFORD STREET / PAPANUI

A Considered Way of Living.

Six contemporary three-bedroom townhouses with private Kwila decks, internal-access garaging and a Master Build 10-Year Guarantee.

CHRISTCHURCH

ANTICIPATED COMPLETION: MARCH 2027



Artist impression. Indicative only.

Six homes. Thoughtfully yours.

At 552 Cranford Street in Papanui, Summit Ridge Developments is creating a collection of six two-storey townhouses across two coordinated buildings. Each home brings together three bedrooms, open-plan kitchen, dining and living, private outdoor space and an internal-access single garage.

Zoned for Paparoa Street School, Heaton Normal Intermediate School and Papanui High School, with schooling options from primary through to secondary.

Spanish brick veneer, engineered stone kitchen benchtops and private Kwila decks bring warmth and character to everyday living. Every home includes a walk-in wardrobe, with two in Unit 5. Units 1-4 also benefit from additional attic storage.

6	3	1	114.4-128.4 m²
HOMES	BEDROOMS EACH	INTERNAL-ACCESS GARAGE EACH	APPROX. GROSS FLOOR AREA

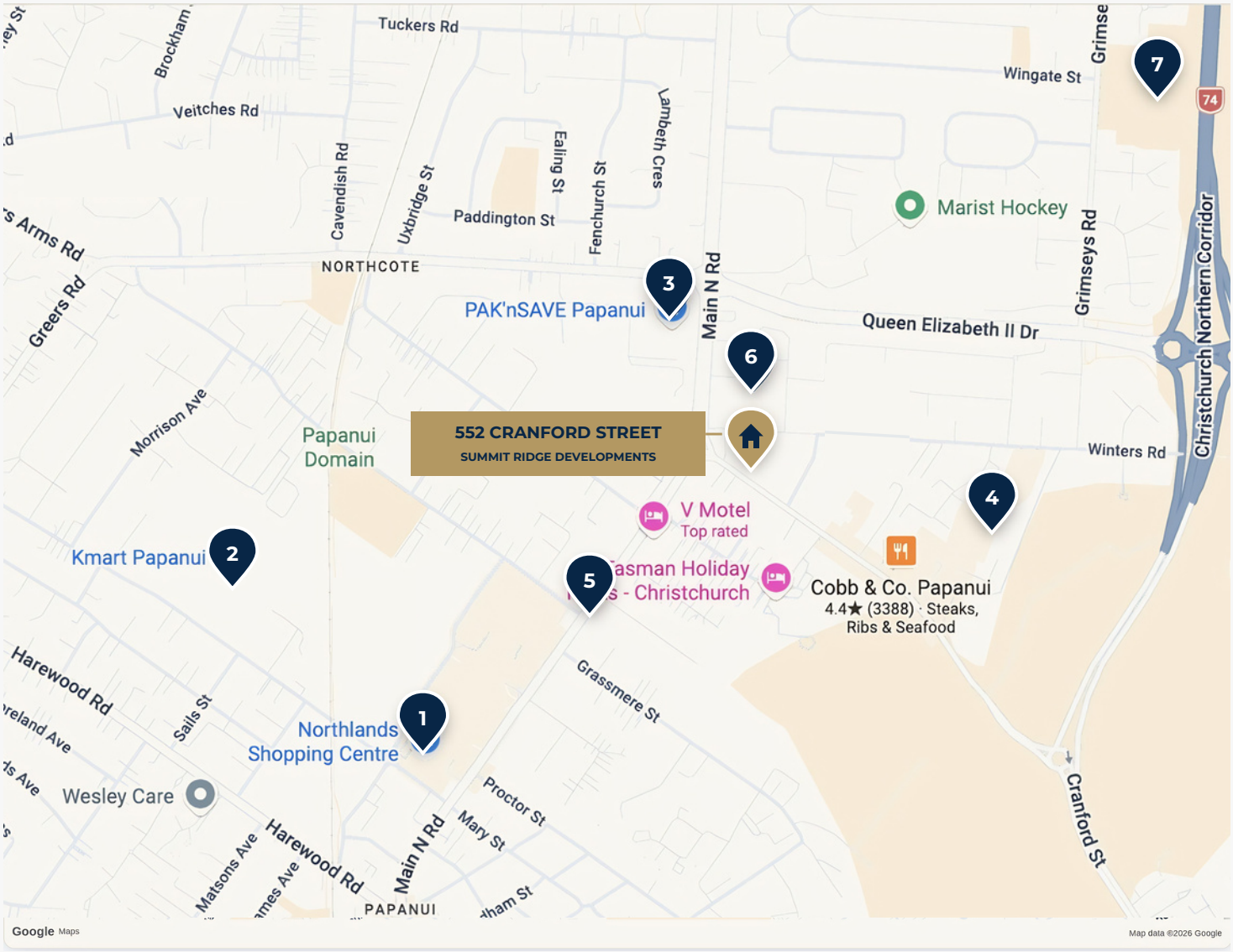
Gross floor areas include the garage. Bathroom and wardrobe layouts vary by home.



Artist impression. Indicative only.

Connected to everyday life.

Zoned for Paparoa Street School, Heaton Normal Intermediate School and Papanui High School - education options from primary through to secondary.



IN-ZONE SCHOOLS

Paparoa Street School
Years 1-6 | In zone

Heaton Normal Intermediate School
Years 7-8 | In zone

Papanui High School
Years 9-13 | In zone

EVERYDAY CONVENIENCE

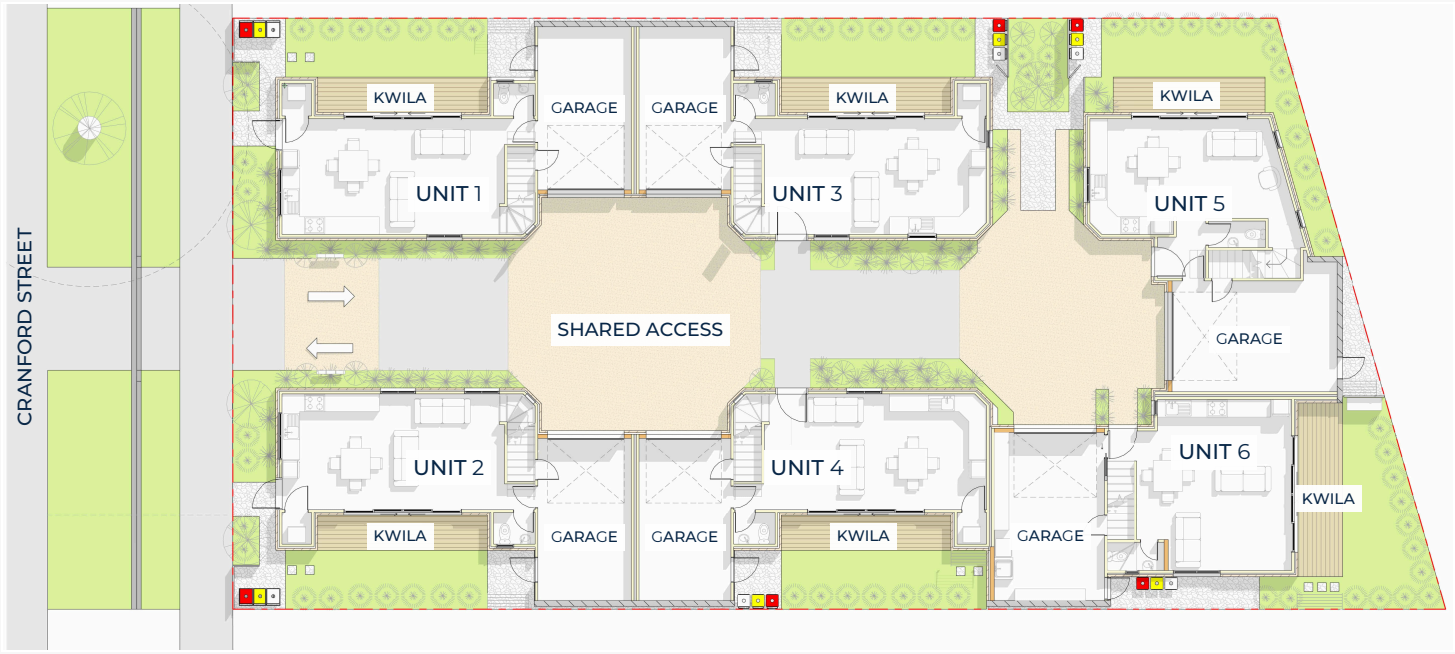
1. **Northlands Shopping Centre**
   Drive 4 min
2. **Kmart Papanui**
   Drive 4 min
3. **PAK'nSAVE Papanui**
   Drive 2 min | Walk 9 min
4. **Chipmunks Papanui**
   Drive 2 min | Walk 11 min
5. **Main North Road Medical Centre**
   Drive 1 min | Walk 11 min
6. **Ramore Reserve Playground**
   Drive 1 min | Walk 5 min
7. **Owen Mitchell Park**
   Drive 5 min

Approximate Google Maps journey times from 552 Cranford Street, checked September 2026. Traffic and access may vary.

Six homes, carefully arranged.

A direct central driveway connects Cranford Street with the homes and internal-access garages. Private Kwila decks and landscaped outdoor areas sit behind or beside each home, creating space to step outside and unwind.

6	KWILA	1 GARAGE
INDIVIDUAL HOMES	PRIVATE DECKS	PER HOME



Marketing layout based on approved landscaping drawing A1.06. Refer to the purchaser pack for the relevant home and title documentation.

PRIVATE OUTDOOR LIVING

Kwila decks connect the homes with their landscaped outdoor spaces.

PRACTICAL ARRIVALS

An internal-access garage serves every home, with shared vehicle access.

A SMALL COLLECTION

Six homes across two coordinated buildings, each with an individual layout.

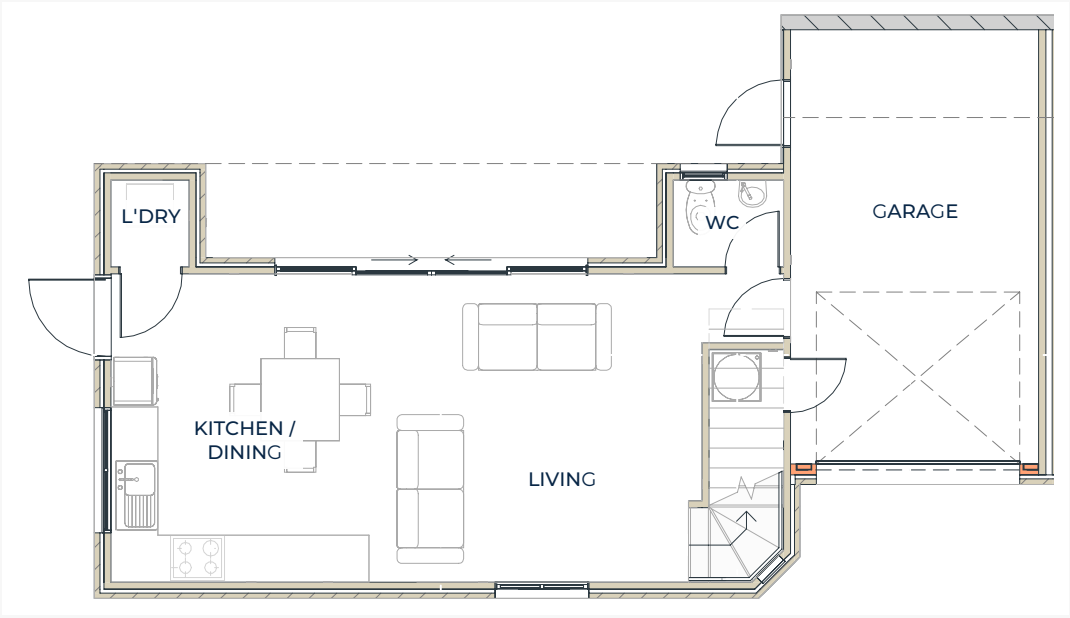
UNIT 1

Three-bedroom living with an ensuite, a guest WC and useful additional storage.

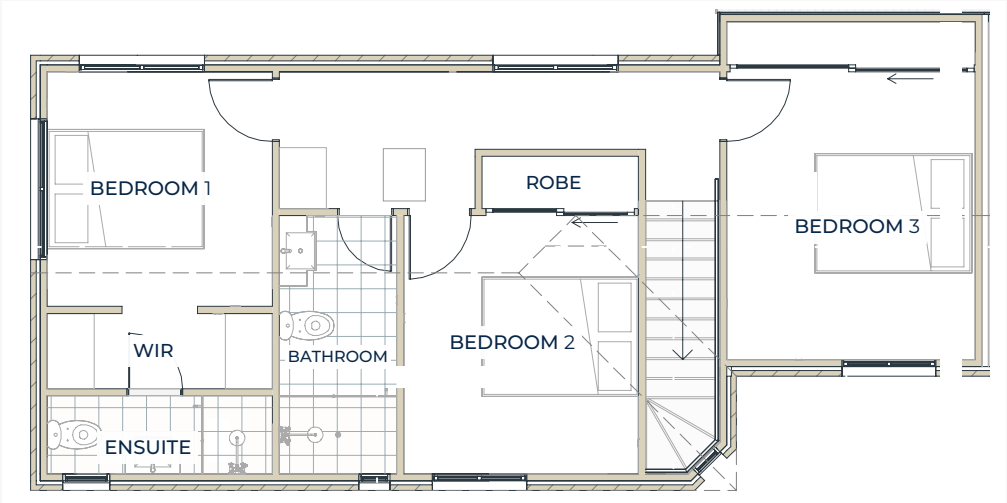
Open-plan kitchen, dining and living connect to a private Kwila deck. Upstairs, the main bedroom has an ensuite and walk-in wardrobe, alongside two further bedrooms and a separate bathroom. Both bathrooms have tiled floors and tiled shower walls.

127.6 m²	3	2 + WC	1
APPROX. GROSS FLOOR AREA	BEDROOMS	BATHROOMS + SEPARATE GUEST WC	INTERNAL-ACCESS GARAGE

GROUND FLOOR



FIRST FLOOR



Attic storage. Dedicated mechanical fresh-air ventilation serves Bedrooms 1 and 2.

GFA includes garage. WIR = walk-in wardrobe; L'DRY = laundry.

Based on approved drawings A2.01 and A2.02.

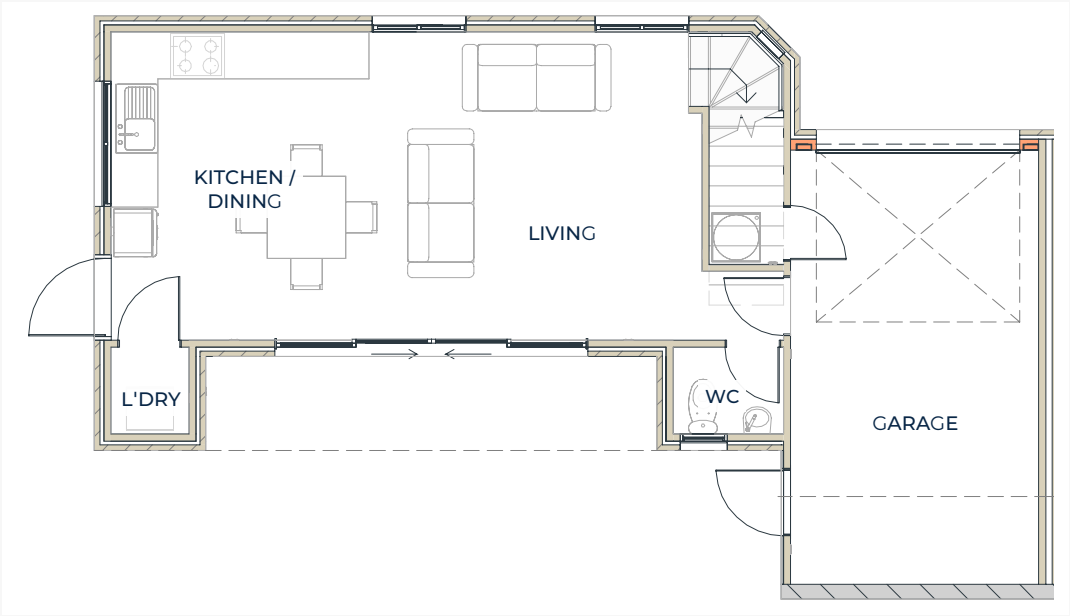
UNIT 2

A well-balanced home with private outdoor living and a main-bedroom suite.

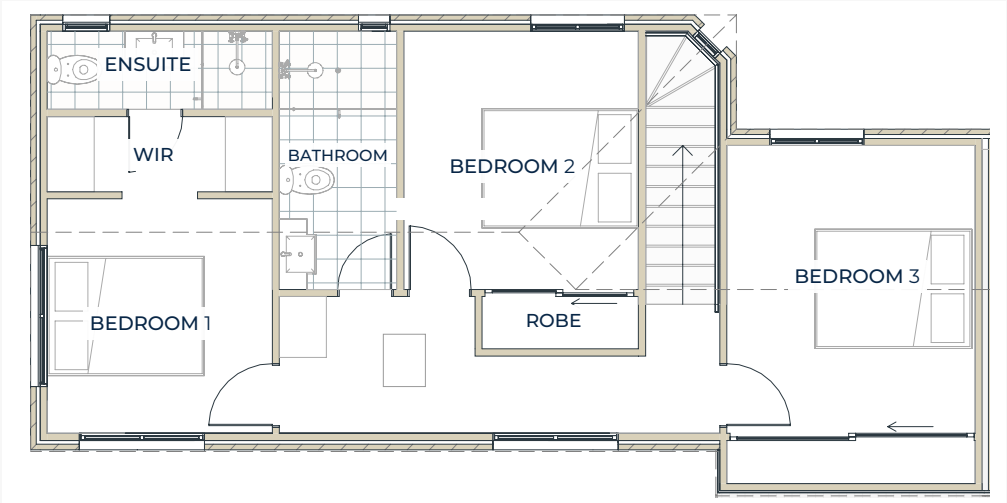
The ground floor combines open-plan living, a separate guest WC and an internal-access garage. Upstairs are three bedrooms, including a main bedroom with walk-in wardrobe and ensuite, plus a second bathroom. Both bathrooms have tiled floors and tiled shower walls.

127.6 m²	3	2 + WC	1
APPROX. GROSS FLOOR AREA	BEDROOMS	BATHROOMS + SEPARATE GUEST WC	INTERNAL-ACCESS GARAGE

GROUND FLOOR



FIRST FLOOR



Attic storage. Dedicated mechanical fresh-air ventilation serves Bedrooms 1 and 2.

GFA includes garage. WIR = walk-in wardrobe; L'DRY = laundry.

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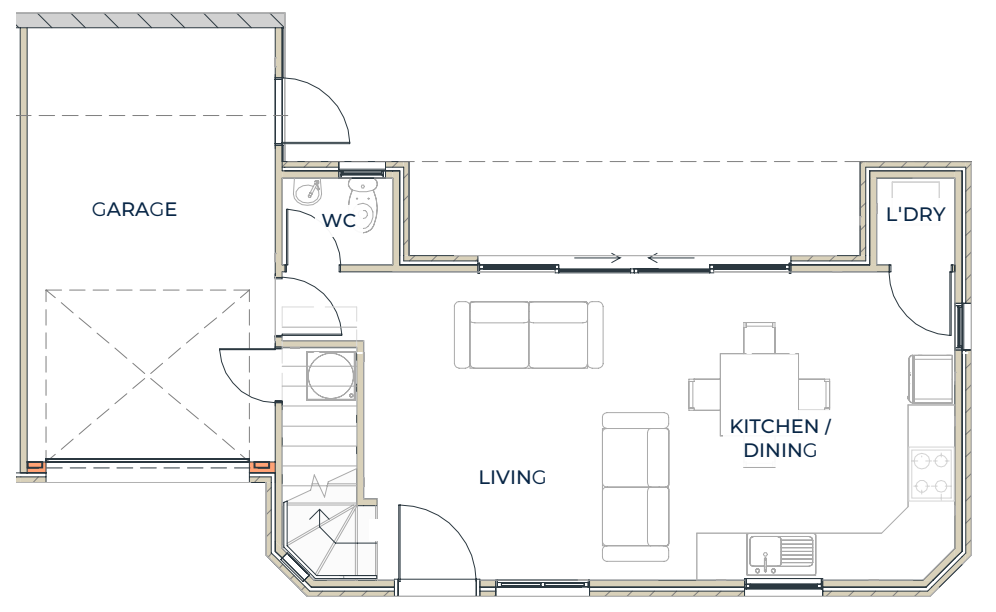
UNIT 3

Comfortable three-bedroom living with space to relax indoors and outside.

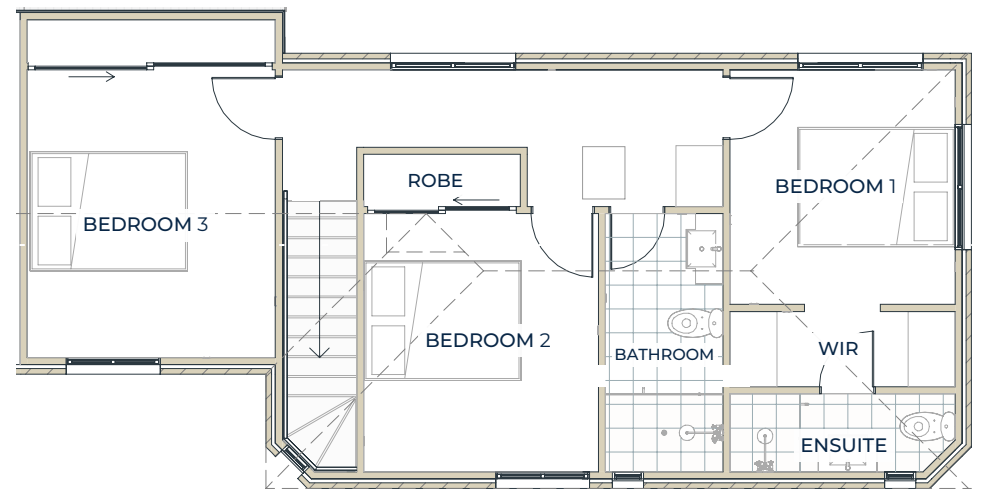
Kitchen, dining and living flow to a private Kwila deck and landscaped outdoor area. The upper floor provides a main bedroom with walk-in wardrobe and ensuite, two further bedrooms and a separate bathroom. Both bathrooms have tiled floors and tiled shower walls.

127.6 m²	3	2 + WC	1
APPROX. GROSS FLOOR AREA	BEDROOMS	BATHROOMS + SEPARATE GUEST WC	INTERNAL-ACCESS GARAGE

GROUND FLOOR



FIRST FLOOR



Additional attic storage keeps seasonal belongings out of everyday living spaces.

GFA includes garage. WIR = walk-in wardrobe; L'DRY = laundry.

Based on approved drawings A2.01 and A2.02.

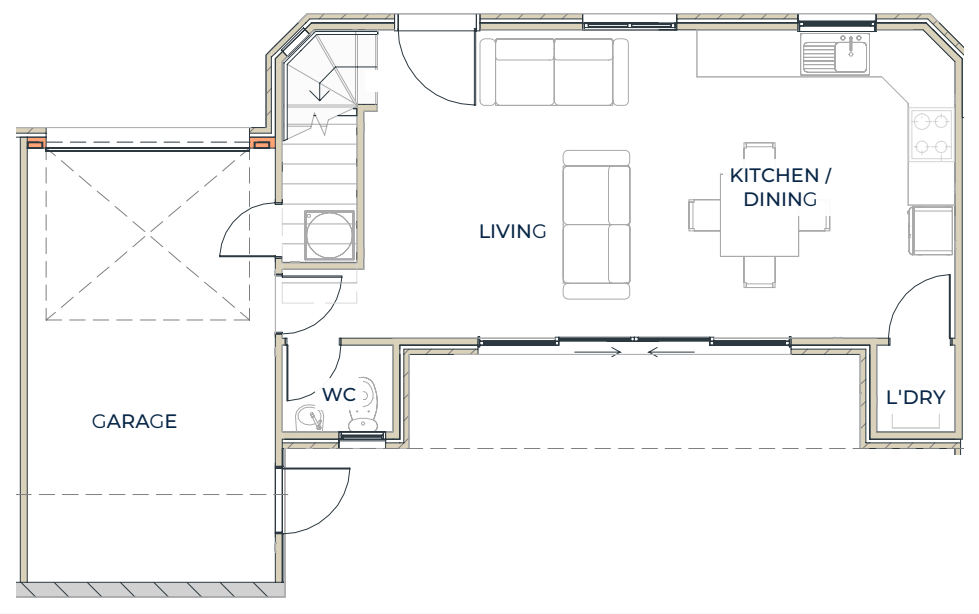
UNIT 4

Three bedrooms, two bathrooms and a separate downstairs guest WC.

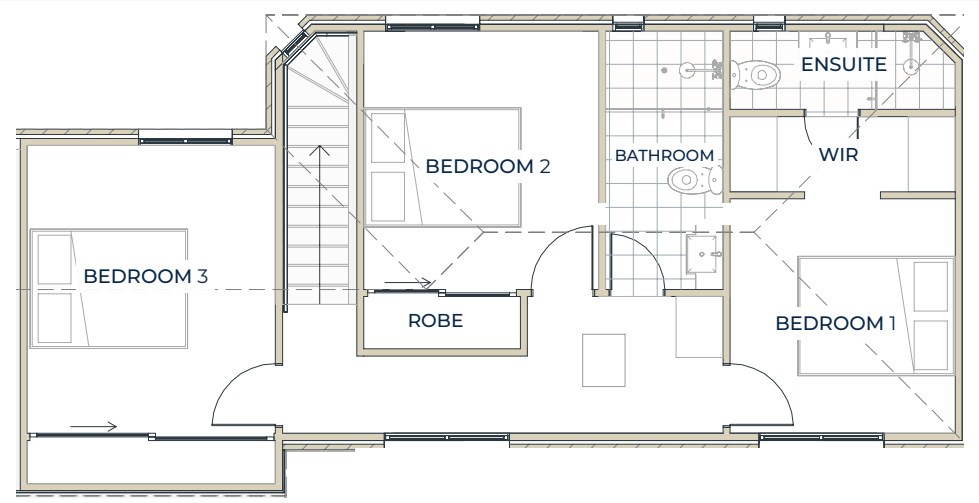
An open-plan ground floor connects the kitchen, dining and living areas with a private Kwila deck. Upstairs, the main bedroom includes a walk-in wardrobe and ensuite, with a separate bathroom serving the other bedrooms. Both bathrooms have tiled floors and tiled shower walls.

127.6 m²	3	2 + WC	1
APPROX. GROSS FLOOR AREA	BEDROOMS	BATHROOMS + SEPARATE GUEST WC	INTERNAL-ACCESS GARAGE

GROUND FLOOR



FIRST FLOOR



Additional attic storage keeps seasonal belongings out of everyday living spaces.

GFA includes garage. WIR = walk-in wardrobe; L'DRY = laundry.

Based on approved drawings A2.01 and A2.02.

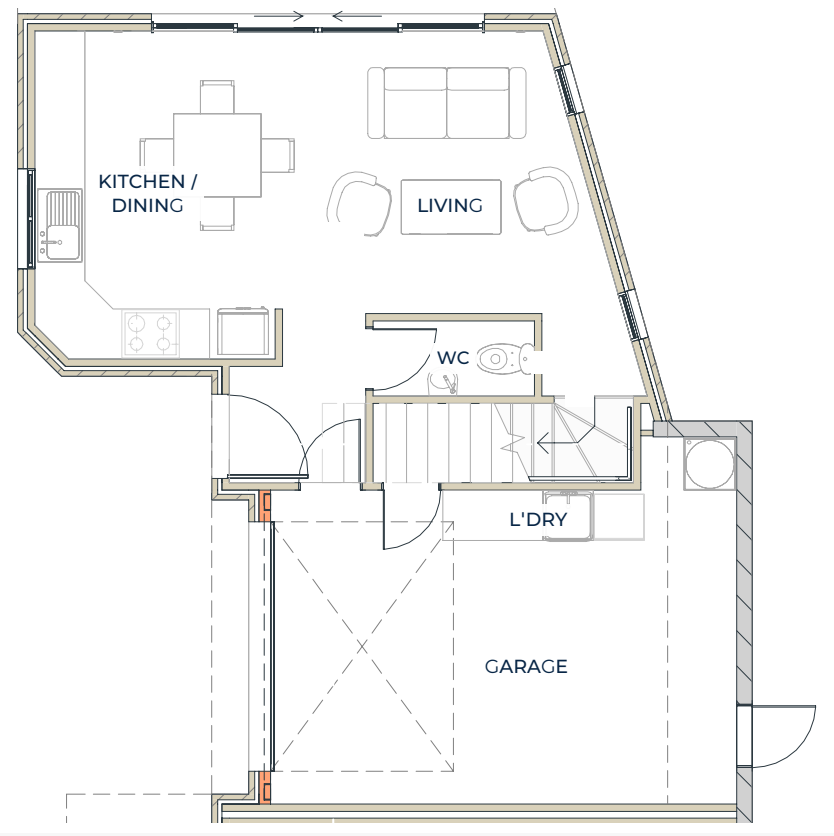
UNIT 5

An individual three-bedroom home with two walk-in wardrobes.

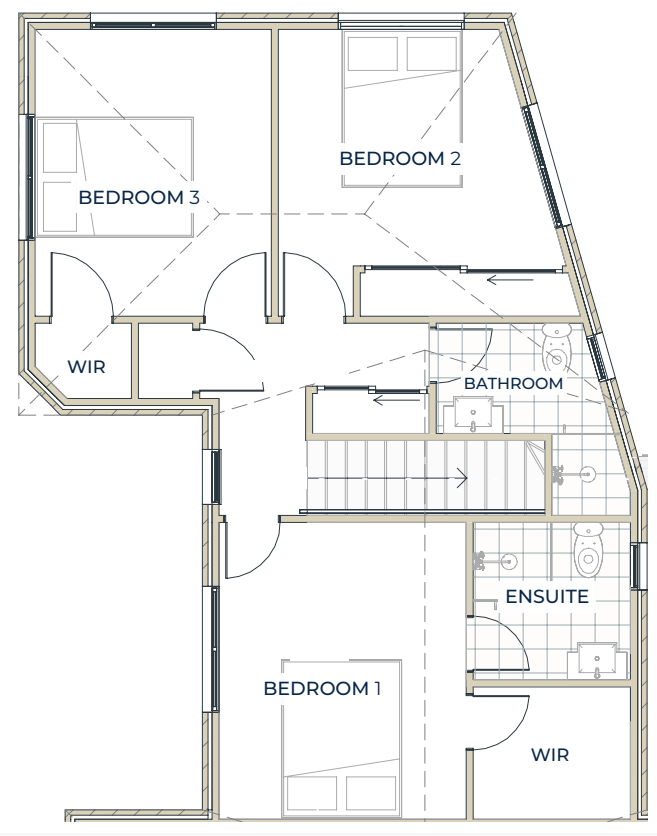
Open-plan living connects to a private Kwila deck, with a separate guest WC downstairs. Upstairs, the main bedroom has an ensuite and walk-in wardrobe. Bedroom 3 also has its own walk-in wardrobe. A separate bathroom serves Bedrooms 2 and 3. Both bathrooms have tiled floors and tiled shower walls.

128.4 m²	3	2 + WC	1
APPROX. GROSS FLOOR AREA	BEDROOMS	BATHROOMS + SEPARATE GUEST WC	INTERNAL-ACCESS GARAGE

GROUND FLOOR



FIRST FLOOR



Two walk-in wardrobes: Bedrooms 1 and 3. Internal-access single garage.

GFA includes garage. WIR = walk-in wardrobe; L'DRY = laundry.

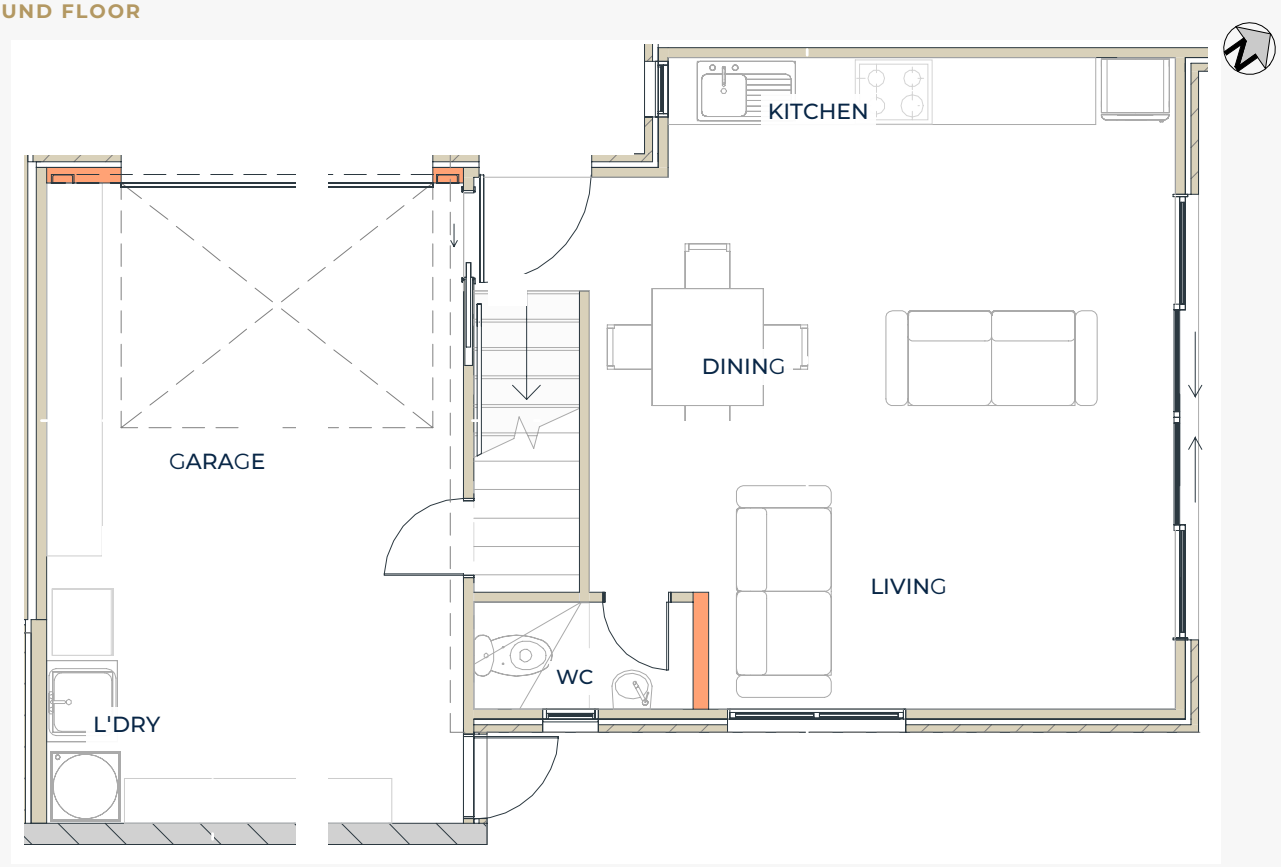
Based on approved drawings A2.01 and A2.02.

UNIT 6

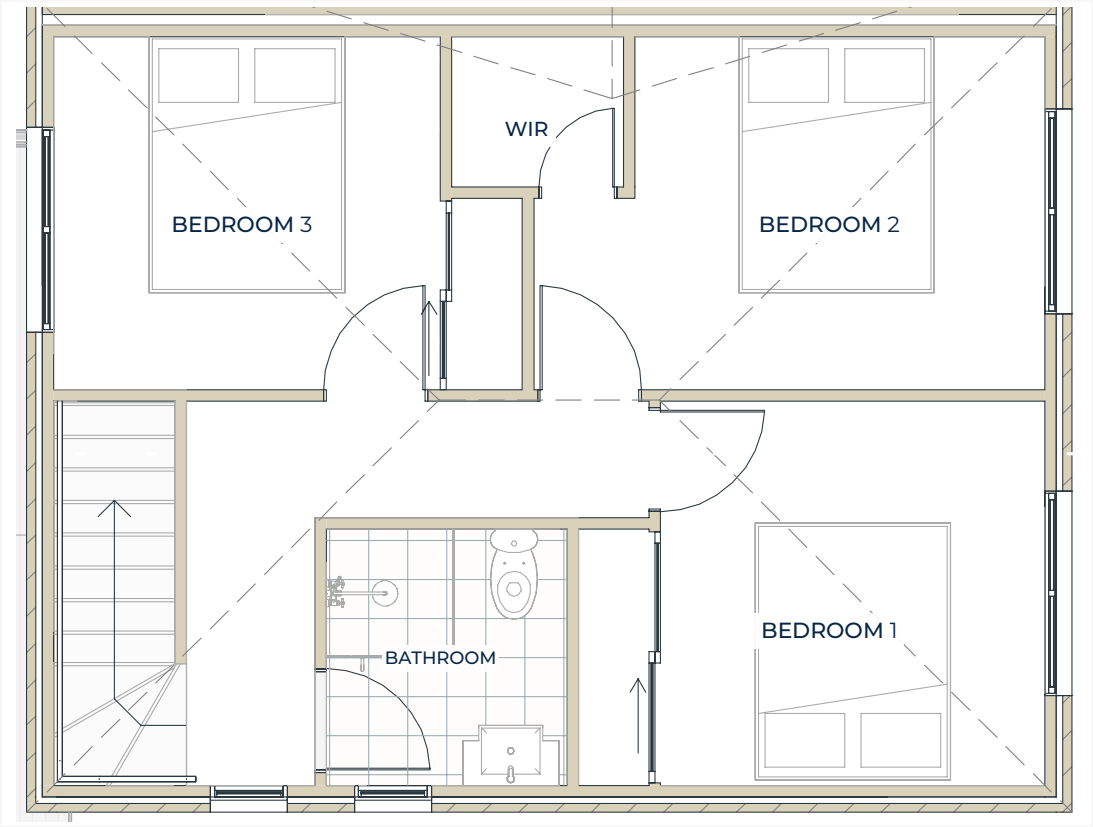
Three bedrooms, a walk-in wardrobe to Bedroom 2 and a private Kwila deck.

114.4 m²	3	1 + WC	1
APPROX. GROSS FLOOR AREA	BEDROOMS	BATHROOM + SEPARATE GUEST WC	INTERNAL-ACCESS GARAGE

GROUND FLOOR



FIRST FLOOR



Tiled bathroom floor and tiled shower walls.

GFA includes garage. WIR = walk-in wardrobe; L'DRY = laundry.

Based on approved drawings A2.01 and A2.02.

Calm finishes. Practical choices.

AREA	SPECIFICATION
KITCHEN	Engineered stone benchtop; cabinetry, hardware and appliances to the final contract specification.
DOWNSTAIRS LIVING	Vinyl plank flooring throughout the kitchen, dining and living areas.
STAIRS AND UPSTAIRS	Carpet to the stairs, bedrooms and upstairs circulation areas.
FULL BATHROOMS	Tiled floors and tiled shower walls in all full bathrooms, including ensuites.
GUEST WC	Selected vinyl flooring.



Artist impression. Indicative only.

Final fittings, colours and finishes are set out in the purchaser specification.

Comfort in every detail.

BATHROOM



BEDROOM



Artist impression. Indicative only.

Distinctive materials. Lasting appeal.

Spanish brick veneer gives the homes a warm, distinctive character, complemented by Axon panel detailing and selected concrete-block elements. Thermally broken aluminium joinery and Low-E, argon-filled double glazing contribute to year-round comfort.

AREA	SPECIFICATION
BRICK EXTERIOR	Spanish brick veneer to the selected elevations.
EXTERIOR DETAILING	Axon panels and selected concrete-block elements.
ROOFING	Corrugated Colorsteel roofing.
WINDOWS	Thermally broken aluminium joinery with Low-E, argon-filled double glazing.
OUTDOOR LIVING	Private Kwila decks and landscaping to the approved layout.



Artist impression. Indicative only.

Room to relax outside.

A private Kwila deck and landscaped lawn create space for a morning coffee, outdoor dining or time in the fresh air.



KWILA DECKS. LANDSCAPED OUTDOOR LIVING.

Artist impression. Landscaping and outdoor layouts vary by home; refer to the individual plans.

Considered homes. Clear communication.

Summit Ridge Developments brings together practical planning, considered materials and close attention to the details that shape everyday living. At 552 Cranford Street, that approach is expressed in a collection of six individual homes.

From the layout of each home to the information provided during purchase, our focus is straightforward: help you understand what you are buying and feel confident about your next step.

10
YEARS

MASTER BUILD 10-YEAR GUARANTEE

Each home comes with a Master Build 10-Year Guarantee, subject to its terms, conditions, exclusions and claim limits. Ask for the guarantee information relating to your chosen home.

PROJECT MILESTONES

BUILDING CONSENT APPROVED

13 July 2026 | BCN/2026/4160

ANTICIPATED COMPLETION

March 2027

Construction is underway. The construction programme and anticipated completion date remain subject to change.

The purchaser pack includes the relevant floor plan, specification, chattels schedule and sale documentation.

Find your place at 552 Cranford Street, Papanui.

For current pricing, availability or the complete purchaser information pack, contact Summit Ridge Developments.

EMAIL sales@summitridgedevelopments.co.nz

PHONE 027 210 0009

WEB www.summitridgedevelopments.co.nz

EXPLORE THE DEVELOPMENT

Scan to visit the Summit Ridge Developments website.

This brochure is provided for general marketing information. Images are artist impressions and are indicative only. Gross floor areas are taken from the approved building-consent schedule, include garages and are approximate. Plans, dimensions, areas, materials, colours, landscaping, fittings and views may change through approved variations, final survey and product availability. The final plans, specifications, chattels schedule and sale and purchase agreement define the property being purchased and govern permitted changes or substitutions. Purchasers should obtain independent legal and technical advice and review the documentation for their chosen home. Availability, pricing, construction programme and anticipated completion timing may change. Master Build guarantee terms, conditions, exclusions and claim limits apply.

BROCHURE EDITION / SEPTEMBER 2026

RENT GUARANTEE

max PROPERTY MANAGEMENT

RENTAL APPRAISAL

4 September 2026



552 CRANFORD STREET, PAPANUI CHRISTCHURCH

3 | 2.5 | 1 | 0 | 1

OUR APPRAISAL

$750-$780

PER WEEK

This report is a market appraisal based on the information provided and is valid for 90 days from the date of assessment.

At Max Property Management we are proactive in tenanting our homes and actively avoid down-time in between tenants. It is unusual for us to have any vacancy across our entire portfolio.

We are so confident in our tenant selection and rent arrears processes, that once we have secured a tenant, we will provide a **rent guarantee** to all our owners at no additional cost.

We do not charge a commission on maintenance.

PROPERTY DETAILS:

3 double bedrooms with built-in wardrobes, 2 bathrooms (except unit 6, no ensuite) and an additional guest toilet downstairs, open plan kitchen / dining / living, private courtyard with kwila deck, internal access garage.

RENTAL MARKET:

Comparable dwellings listed on Trade Me and/or managed by Max Property Management Ltd:

5/130 Holly Road	$750
1/119 Sherborne Street	$750
101 Canon Street	$730
1/28 Lindsay Street	$720
1/162 Cranford Street	$700

MARKET RENT:

Data from Tenancy Services
01 August 2025 - 31 January 2026, Papanui

Upper Quartile	$680

michelle@maxproperty.co.nz | 022 125 2992 | www.maxproperty.co.nz