



Today Homes

Rolleston

Lot 260, Broadfield Grange

Home Size: 156m²

Section Size: 445m²



3



1



2



2



2



*Artist impressions only. Finishes and details may vary.

Home & Land Package

\$720,000

Title: January 2027

Floor Plan



Home Size: 156m²

Section Size: 445m²



The KIRWEE is designed for families who love space and seamless living. The open-plan kitchen, dining, and living area is perfect for everything from busy mornings to relaxed evenings, with a walk-in pantry for extra storage. A separate lounge offers a peaceful retreat, while the double garage adds convenience. The master suite features a walk-in wardrobe and ensuite, with two more bedrooms nearby. With its clever layout and thoughtful features, the Kirwee makes family living simple and comfortable.

THIS FLOOR PLAN INCLUDES:

Designer Kitchen with quality BOSCH appliances

Open Plan Kitchen/Dining/Living area

Stone bench top

Three double bedrooms

Ensuite & walk in wardrobe in Master

Family bathroom with separate WC

Large linen cupboard

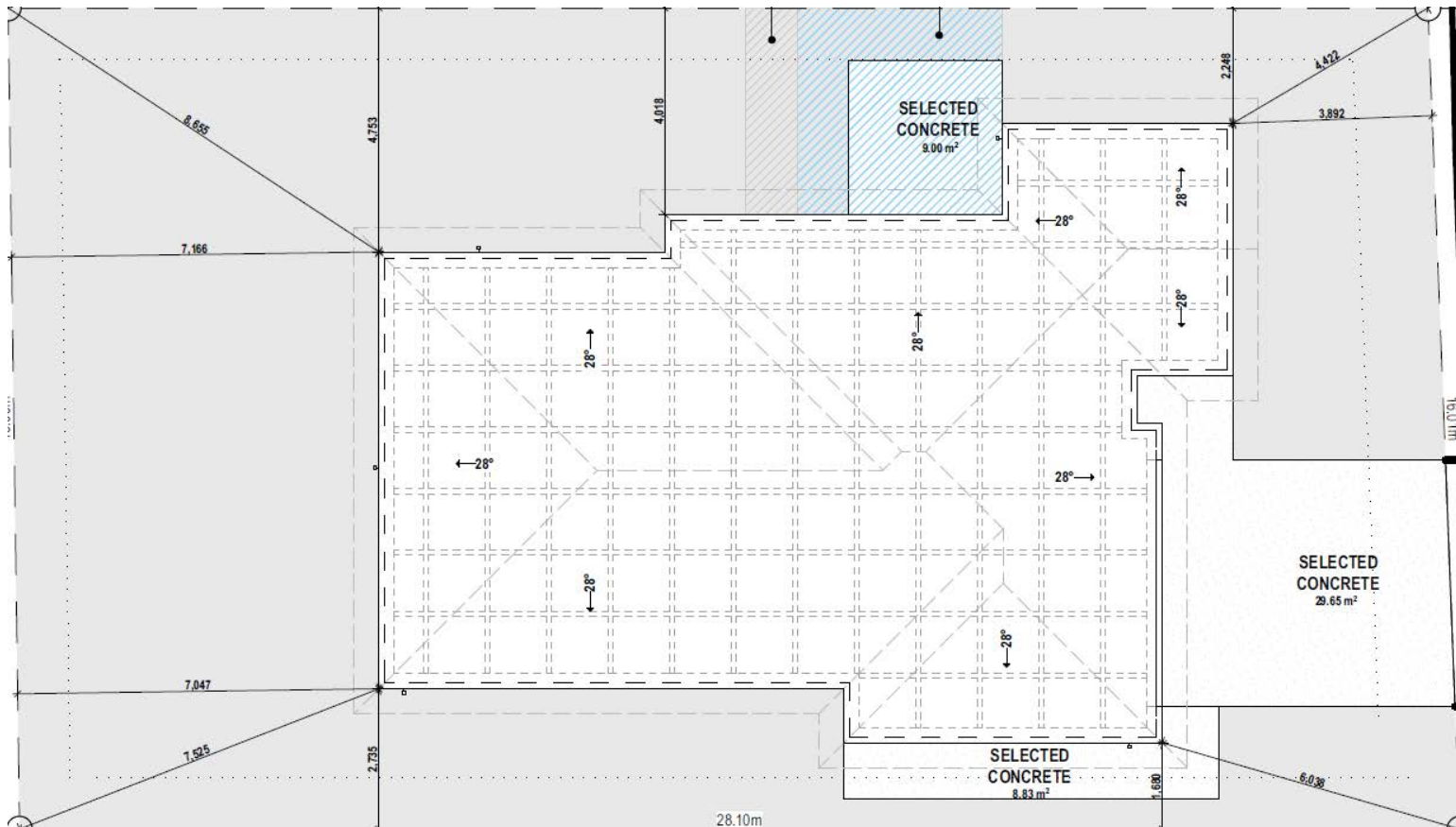
Heat pump

Internal Access Double garage

Laundry in the garage



Site Plan



THIS PEACE OF MIND PACKAGE INCLUDES:

Council Building Consent Application & Fees

Engineer - Site Specific Report

Custom Colour & Design Consultation

Full All Risk Building Insurance

1 Year Defect & Maintenance Period

Healthy Homes Compliant

10 Year Registered Master Build Guarantee

Dedicated Contracts Manager

Quality Workmanship by Experienced Tradesmen

40-50% of Our Site Waste is Recycled

Fire Retardant Building Wrap

Security Sensor Lights & Deadbolts to main doors

Fast Tracked Building Consent

Over 35 Years of Building Experience



Features



Key Features

Feature LED Pendant Light In Kitchen

Designer Kitchen With Stone Benchtop

Undermounted Stainless Steel Kitchen Sink

Preplumbed Fridge Connection

Bosch Appliances

250L Hot Water Cylinder

Daikin Heat Pump

LED Lighting

Aluminium Front door

Aluminium Thermally Broken with Argon Gas

Low-E Glass Windows

Windsor Garage Door

Enhance Rib-Raft Foundation

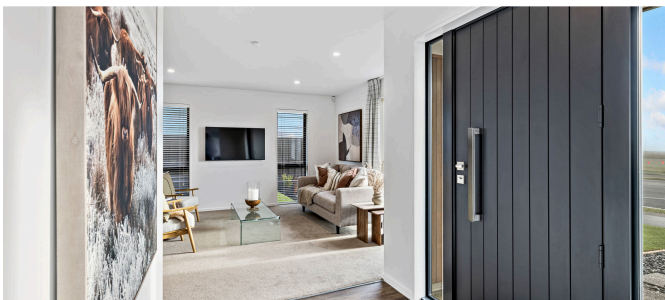
Foundation and Wall/Roof Insulation H1 Compliant

2.2m Internal Doors for Passive Airflow and Feature

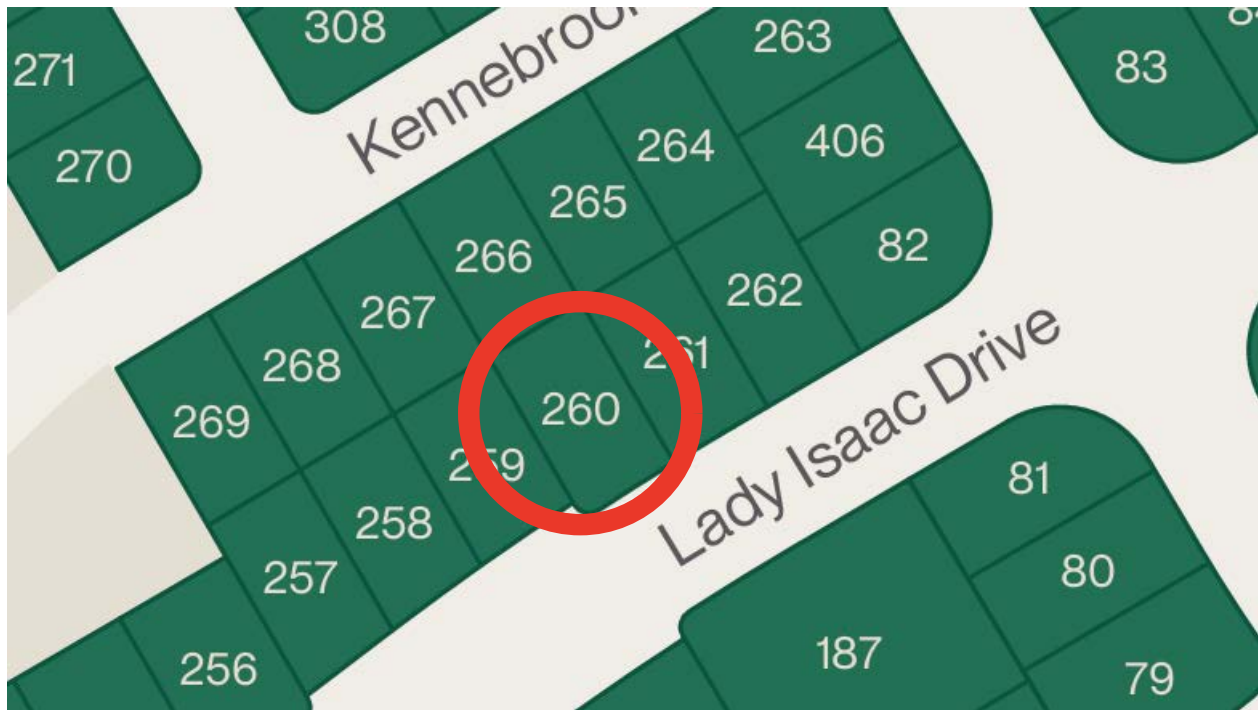


The Today Homes Difference

- Family owned and operated for over 35 years
- Over 2,500 homes completed for our clients - with glowing testimonials
- 10 Year Master Build Guarantee included
- Number 1 Building Partner with Selwyn District Council - 2-10 working days fast tracking for consents to be issued, saving you 3-4 weeks in the build process
- Stone benchtop to kitchen for extra durability and style
- Water connection for fridge to all of our homes
- High quality stainless steel BOSCH appliances
- Exterior auto sensor light to front for added security
- Data box in all homes to house smart wiring
- Double layer of Batts in ceiling for extra insulation
- Thermally Broken aluminum windows and doors with argon gas and Low-E Glass
- Heat Pumps sized to exceed Healthy Homes Standard in all homes
- We recycle between 40-50% of our building waste
- Rib-Raft Foundation for enhanced foundation design and performance
- We Bugle screw (not just nail) our timber frames together to increase the structural integrity to help prevent cracking in an earthquake or similar event
- Fire Retardant Masons Building Wrap - superior product allows us to continue to work inside prior to exterior cladding being installed saving you 2-3 weeks in the construction schedule.
- 365 Day Maintenance Programme with a dedicated Maintenance Manager



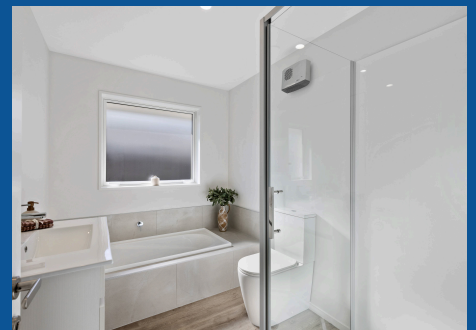
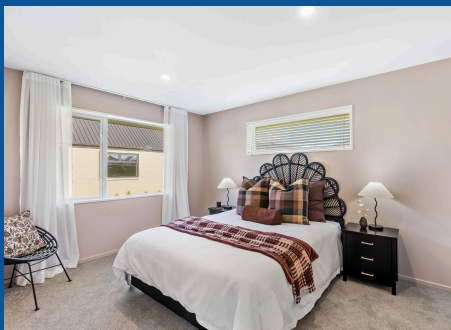
Subdivision Plan



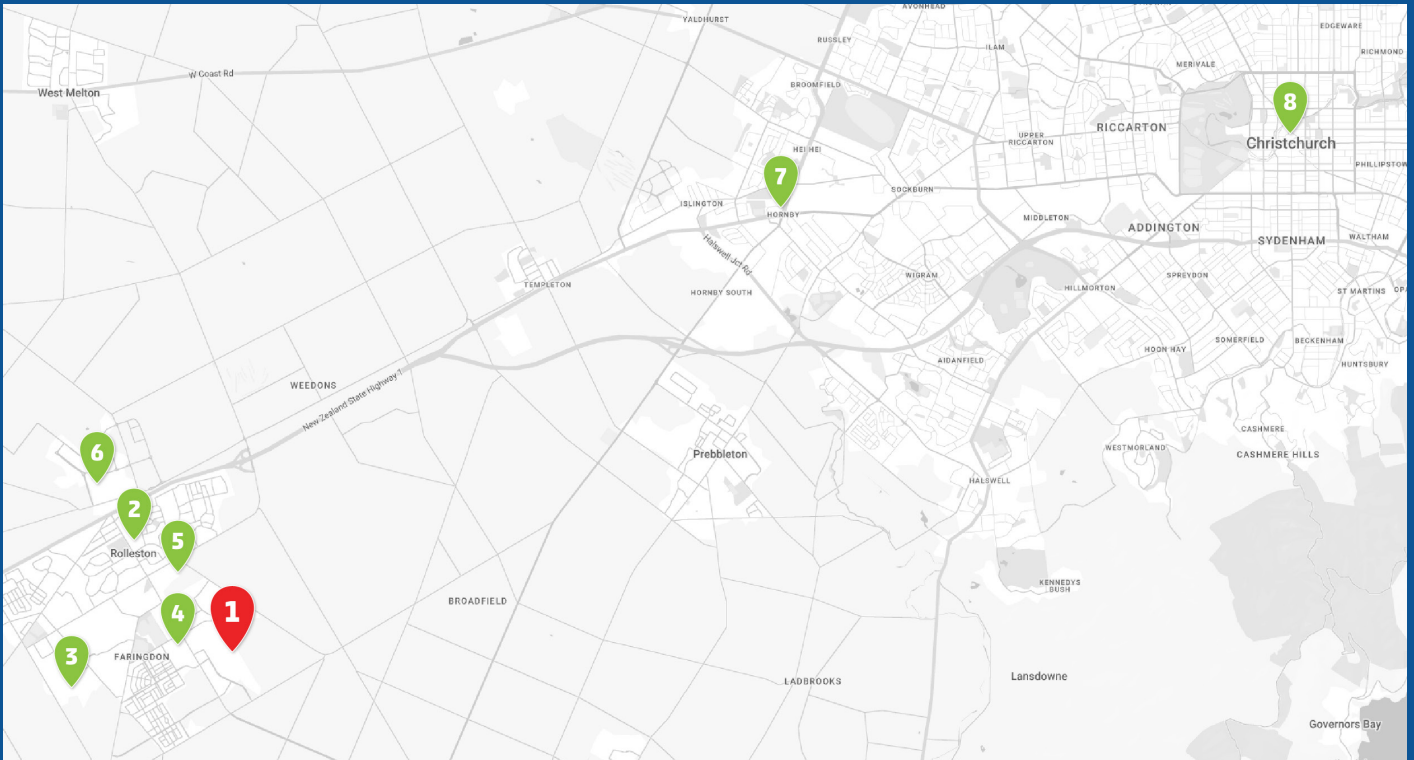
Broadfield Grange

Broadfield Grange offers the opportunity to enjoy modern living in one of Selwyn's fastest growing communities. Located in the popular township of Rolleston, this thoughtfully planned subdivision provides a balance of space, convenience and community. With generous sections and a welcoming neighbourhood feel, Broadfield Grange is well suited to first home buyers, growing families and those looking to build a brand-new home in a thriving area.

Only a short drive from the centre of Rolleston, residents have easy access to local schools, parks, shopping and everyday amenities, while still enjoying the relaxed lifestyle the Selwyn district is known for. With straightforward connections into Christchurch and quick access to State Highway 1, Broadfield Grange provides a convenient base for commuting, working and exploring the wider region. As Rolleston continues to grow, communities like Broadfield Grange are becoming an increasingly popular choice for those wanting the benefits of a new home in a well-connected location.



Location & Amenities



Amenities

1. Broadfield Grange Subdivision
2. Rolleston Town Centre
3. New Woolworths supermarket (under construction)
4. Foster Park
5. Rolleston College
6. Izone Industrial Park
7. Hornby
8. Christchurch

ROLLESTON – A THRIVING COMMUNITY

Rolleston has experienced significant growth in recent years and is known for its residential developments and community amenities. It has become a popular choice for people looking for a suburban lifestyle while still being within commuting distance of Christchurch.

The town offers a range of amenities, including shopping centers, supermarkets, restaurants, cafes, and recreational facilities. There are also several schools, parks, and sports fields in the area, making it a family-friendly community. In addition to its residential areas, Rolleston is surrounded by farmland and rural landscapes. The area is known for its agricultural activities, including dairy farming, cropping, and horticulture. One of the notable attractions in Rolleston is the Foster Park, which features sports fields, playgrounds and walking tracks. It's a popular spot for outdoor activities and community events.



A Family Legacy



Left to Right: Mike, Siobhan, Caitlin, Simon (and children), Anne, Graeme, Jon & Olivia

Graeme and Anne Sanders began Today Homes 35 years ago in the conservatory of their home, starting with a simple ad in the local newspaper. Through hard work and dedication, they managed to create a home building company the Canterbury community could trust. The three sons; Simon, Mike and Jon, have now taken over the helm and continue their parents' legacy, building quality, affordable homes in Canterbury for owner occupiers and investors alike.

All being qualified builders, they know what it takes on-site to achieve the expected high standard. Graeme and Anne are still in the background, but are enjoying the semi-retired life watching their sons and company thrive. Today Homes is commonly known in the construction industry as the most organised and efficient builders, with systems and procedures in place that ensure every home is built to a high quality and delivered on time. We offer comprehensive guarantees over our workmanship and because we've been in the business of building new homes in greater Canterbury area for so many years having built over 2,500, our customers and trade know they can trust us.



A Safe Decision

Because we manage our business prudently, we have been able to ride out the ups and downs of the housing market and continue to deliver a high-quality product for our clients. We are proud to be a locally owned and operated company and it is important to us that, like our business, our homes stand the test of time.

Whether you're looking to build your first home, an architecturally designed showpiece or a family dwelling, our knowledgeable team will guide you through the process, so you achieve the home that you want. We can advise you right from the beginning of your project, including helping you to identify suitable land to build on and assisting you to secure finance and insurance.



The Process



Meet your New Home Consultant:

Engage with our friendly New Home Consultant to learn what's on offer and the many benefits of buying a home through Today Homes.

Find The Best Package For You:

Your New Home Consultant will be able to talk you through the different options available and guide you in the best direction to choose or design the best possible home for you and your family.



Conduct Due Diligence:

Once you have signed your Building Agreement you can use this time to make any further enquiries, finalise your finance and have your Lawyer review all paperwork before making a final commitment to purchase.

Complete Your Meetings & Selections:

This is the fun stage where you pick and choose what you want inside your home with the help from our experienced consultants. We will also be completing the detailed drawings and lodging your final plans and selections in Council to obtain your Building Consent.



Construction:

Our qualified construction team will begin work on site and complete each and every detail to an extremely high standard. You will have the opportunity to visit at the various meetings throughout construction with the piece of mind that you have a dedicated Contracts Manager looking over every aspect.

Take Possession: Handover Day

Congratulation - You can now have the keys to your brand new beautiful home that has been crafted specifically for you. You can now sit back in your beautiful home and reflect on the easy & enjoyable build process you have just experienced.



Building Specifications

CONSTRUCTION

Foundation	New H1 Compliant
Framing	90mm SG8 Framing
Wall and roof insulation	New H1 Compliant

EXTERIOR

Roof	Colorsteel Long Run Roofing
Fascia and gutter	Colorsteel
Exterior cladding	Veneer Clay Brick with Mortar. Linea or Axon Features
Window and door	Thermally Broken with Argon Gas and Low-E Glass
Joinery garage door	Sectional Windsor Flat Woodgrain with auto opener/s
Entry door	Aluminium TGV with Feature Handle

INTERNAL

Ceiling heights	2.4m Throughout
Internal doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster - Aqualine to bathroom & ensuite
Wardrobe joinery	White Melamine PVC Edged
Water heater	Thermann 250L Electric Hot Water Cylinder
Lighting and electrical	LED Recess Down Lights
Internal hardware	Holly Round
Ceiling hatch	600x600mm
Electrical	Generous allowance for double plugs, Fibre connection & TV aerial
Smoke alarms	As per Building Code

BATHROOM

Shower	Clearlite Millennium 900x900mm with Satin Silver frame
Fittings	Mizu Drift Mk2 - Chrome
Toilet	Kado Lux Close Coupled BTW Overheight with Quick Release Seat
Vanity	Project Single Drawer Wall Vanity White 900mm
Mirror	900 x 1000 Glue Fixed Polished Edge
Heated Towel Rail	7-Bar Heated Towel Tower Ladder - Chrome
Wall Heater	Weiss heater

EXTERNAL WORKS

Driveway	Plain Concrete Driveway and Crossing
Taps	3 exterior locations



Fixtures & Fittings



PROJECT Single Drawer
Wall Hung Vanity
White 900mm



CLEARLITE Millennium
900mm x 900mm 2
Sided Shower (Satin
Silver)



KADO Lux Close
Coupled BTW Toilet
Suite with Quick
Release Seat (4 Star)



HEATED TOWEL
RAIL: 7 bar



CLEARLITE
Pacific Drop in Bath
1655mm x 750mm



POSH SOLUS Shower
Rail Slide Mk33



MIZU DRIFT Basin
Mixers Mk2 (5
Star) & Shower
Mixers Mk2



MIZU DRIFT Bath
Outlet 160mm &
Straight Toilet Roll
Holder



HOLLY LEVER on round
rose I13H001



WEISS
S/S Bathroom
Heater FH24SS



AQUATICA
LaundraTubbie
with Mixer



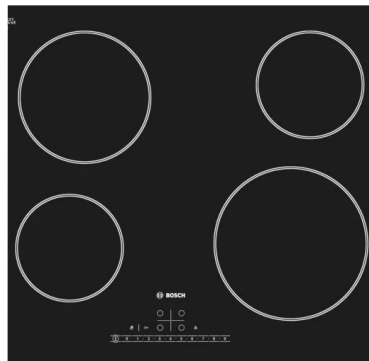
NITA PENDANT LIGHT
1500mm in Black



Equipment



BOSCH built in oven
HBF133BS0A



BOSCH electric cooktop with
Touch Controls PKE611K17A



BOSCH dishwasher
SMS4HTI01A



ARISTON Canopy Rangehood
90cm ACS90AX-L



Undermounted Stainless
Steel Kitchen Sink



THERMANN ELECTRIC
250L Cylinder



DAIKIN High Wall Heat Pump
to Living (model specific to
size of home)



Google Testimonials



Antony Stuart

3 reviews · 5 photos

★★★★★ 4 months ago

We've just had our new home completed and we couldn't be happier with the whole experience. From start to finish, communication was excellent. We were always kept informed, our questions were answered quickly, and we felt supported every step of the way.

One of the things we appreciated most was having the opportunity to choose so many of the details ourselves. Being able to personalise finishes, colours and features really allowed us to make the house feel like our home. We never felt rushed or pushed — we felt involved.

The build quality is fantastic and the finished result has exceeded our expectations. Building can be stressful, but the team made the process smooth and exciting.

We're so grateful for all the hard work that went into our home and would highly recommend them to anyone looking to build



Zac King

3 reviews · 1 photo

★★★★★ 6 months ago

I have recently completed a new build with today homes, which is also my first home... What seemed a stressful, daunting and scary process was made incredible easy, enjoyable and very well run by the today homes team. From the sales teams in the show homes, to consultations prebuild, subcontractors and today homes builders and staff nothing was an issue, and as a client I felt incredibly valued and looked after. The weekly communication of timelines was very apricated and followed accurately.

Thanks so much to everyone involved in building my home.



Brooke Z

2 reviews · 3 photos

★★★★★ 11 months ago

We had a wonderful experience building with Today Homes recently and couldn't be happier with our new home. From start to finish, the entire process was incredibly well-organised and clearly laid out, making it completely stress-free for us. The team demonstrated a wealth of knowledge while maintaining fantastic communication throughout, guiding us through each stage with ease and confidence. They nailed every detail in our build — from the big features to the little finishes — and delivered a home that is everything we hoped for and more. We highly recommend Today Homes to anyone looking for a smooth, high-quality build experience.



Google Testimonials



Tracey Miller

2 reviews

★★★★★ 6 months ago

Absolutely loved our experience with Today Homes, from our sales consultant to our PM we couldn't rave about them more. Building can be stressful but from the experience we had with Today Homes it was anything but. They built our home from start to finish so quickly and the finish was perfect! 2nd home in counting and will definitely be back for a 3rd! Thanks guys! - Brad & Tracey



Suman Karki

1 review

★★★★★ 5 months ago

We made a great decision building our very first home with Today Homes. The quality of work is great, friendly staff members to guide us throughout the process. More importantly the project was completed prior to the time. We are well satisfied with Today Homes.



JBoo76 Skevy

3 reviews · 1 photo

★★★★★ a year ago

Starting the search for a new home is daunting and building a first home even more so but as soon as we walked into the Show Home office of Today Homes and spoke with the Sales Consultant we were absolutely put at ease. Their extensive plans mean there is really something for everyone's budget but so easily customizable. We really felt supported and in the hands of real professionals who made the whole process of building so easy. The quality of work from their builder and the other contractors was second to none and we couldn't be more pleased with the end result. I would recommend to anyone to give real thought into building and doing it with Today Homes. We love our new home so much, thank you for building this beautiful home for us.



Michael Tsang

4 reviews · 1 photo

★★★★★ 3 months ago

Today Homes made my first build experience incredibly easy. Their communication is top-notch, and a year later, the house quality is still fantastic. Any minor follow-ups were handled immediately. If you're building new, go with Today Homes!





Today Homes