



The Brae.

JR John Ross
Architectural
Builders

The Brae.

24 THE BRAE, ST. ANDREWS HILL | CHRISTCHURCH

Beyond Comparison

A rare opportunity to secure a fixed-price house & land package in the incredible spot of Mount Pleasant - introducing 24 The Brae. Located on the coveted lower slopes of St Andrews Hill, this North/ NorthWest facing, 587sqm section, has outstanding views across the water, city and mountains. With the City centre being only a 15-minute drive away, you'll have all the offerings of Sumner and Ferrymead on your doorstep.

Award-winning architects COMMON have worked their magic again to really capitalise on the best aspects of this site. The resulting design is a split level, 243sqm home which will have all your friends and family wanting you to host the weekend barbeque's.

Set up for maximum enjoyment, there are multiple communal areas - including the incredible rooftop terrace, and optional full-sized pool - a rarity on the hill.



The Brae.

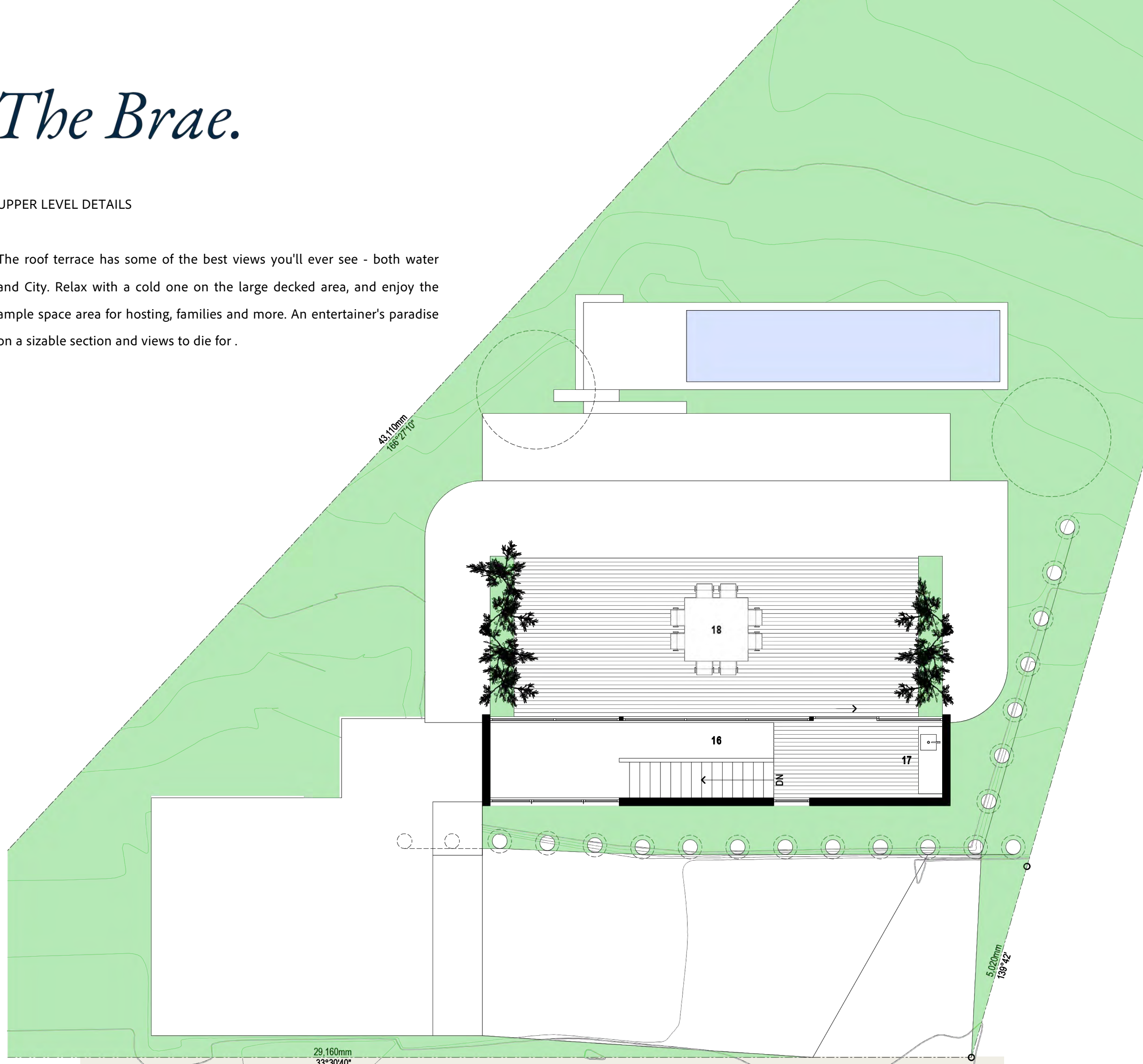
UPPER LEVEL DETAILS

The roof terrace has some of the best views you'll ever see - both water and City. Relax with a cold one on the large decked area, and enjoy the ample space area for hosting, families and more. An entertainer's paradise on a sizable section and views to die for .

24 THE BRAE, ST. ANDREWS HILL | CHRISTCHURCH

LEGEND:

1. GARAGE
2. ENTRY
3. POWDER ROOM
4. KITCH
5. DINING
6. LIVING PRIMARY
7. BEDROOM
8. WALK THROUGH ROBE
9. ENSUITE
10. BEDROOM
11. LOUNGE/GUEST BEDROOM
12. BATHROOM LAUNDRY
13. TERRACE
14. POOL
15. VOID
16. BAR
17. ROOF TERRACE



The Brae.

MID FLOOR DETAILS

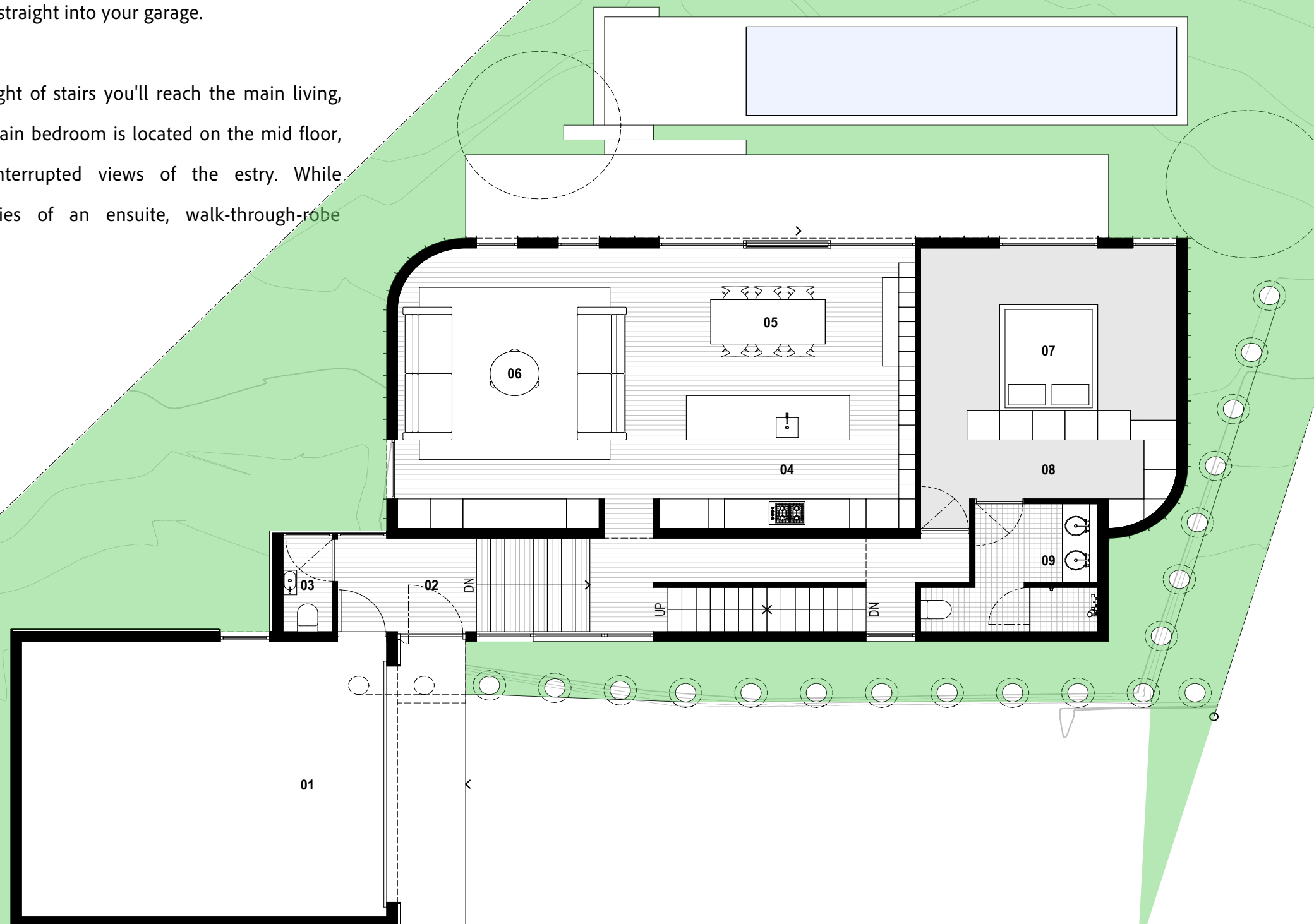
Many hill homeowners mention the challenging of 'life on the hill' is the limited accessway to their driveway and garage. 24 The Brae does not have this issue. The home has both conveniences of a smooth access garage & entryway, with the opportunity to drive straight into your garage.

Walking down a half flight of stairs you'll reach the main living, kitchen & dining. The main bedroom is located on the mid floor, offering beautiful, uninterrupted views of the estuary. While providing the necessities of an ensuite, walk-through-robe and powder room.

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LOWER FLOOR DETAILS

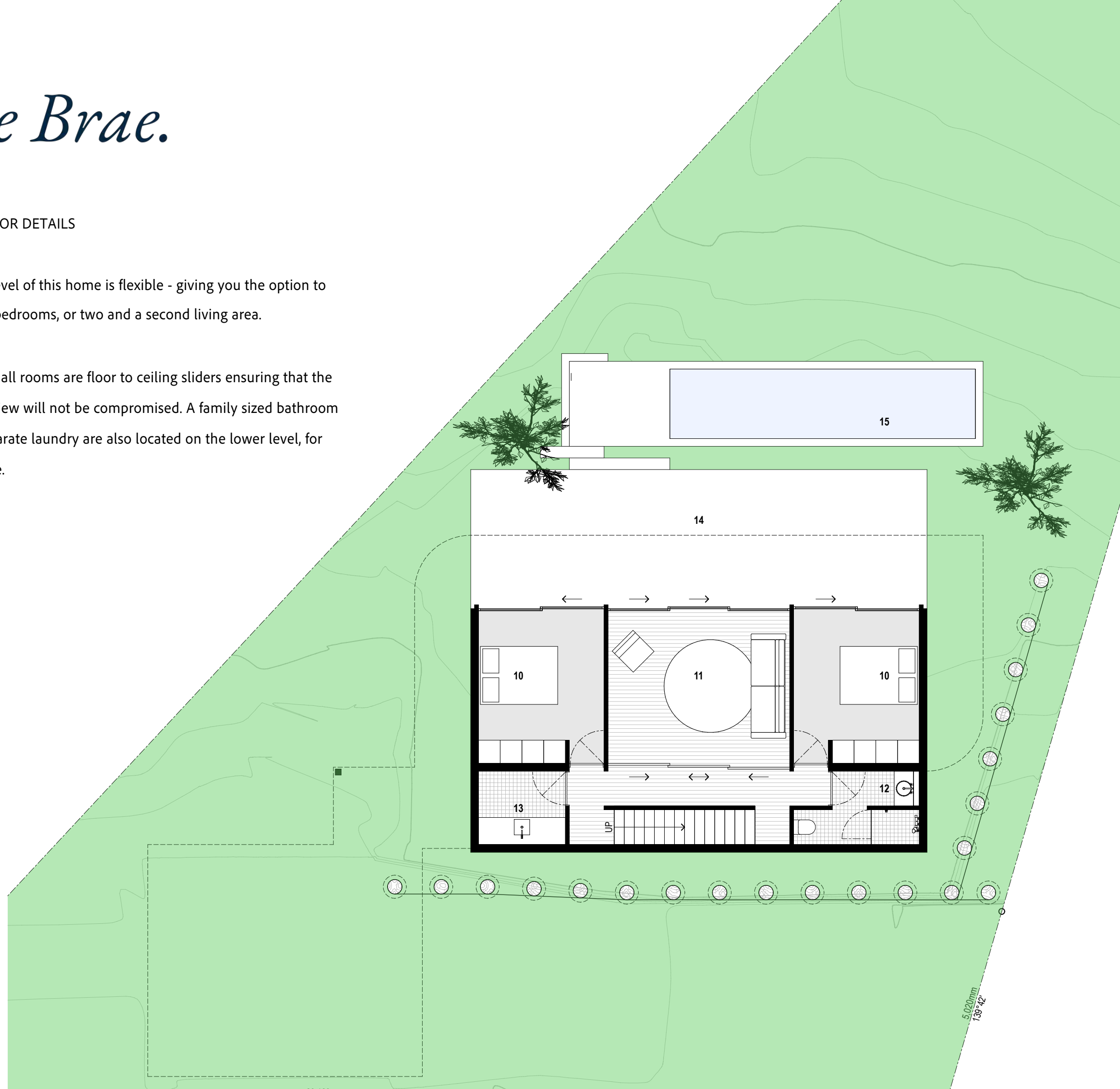
The lower level of this home is flexible - giving you the option to have three bedrooms, or two and a second living area.

Throughout all rooms are floor to ceiling sliders ensuring that the significant view will not be compromised. A family sized bathroom and full separate laundry are also located on the lower level, for convenience.

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Indicative illustration image only



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Our Story

Fresh out of school and into a building apprenticeship, John learnt his craft the 'old-school' way. Much of the work was done by hand; every screw, nail and cut had to be perfect... or be done again. When he formed John Ross Architectural Builders in 2012, power tools were brought into the mix - but the heart of the business remained; quality workmanship and a love for the journey - not just the end result - of the build.

Pretty quickly, JRAB found a niche in hill-building, and we earned a bit of a reputation for delivering 'stand-out' homes on the Christchurch Hills. With each home we built, we honed our craft and learnt what really worked. We saw potential in areas that had been overlooked, took on sections that others dismissed as 'high-risk' and used innovative materials that hadn't been seen in Canterbury before. We've spent over a decade learning the contours of the hills like the back of our hands. Now, we walk onto a site, and immediately get a sense of the opportunities and obstacles it holds; it's not just a matter of problem-solving, but of capturing what's special about a site and capitalising on that.

Our clients have been the true drivers of this journey. It's an honour to be asked to build someone's home - and that comes with responsibility. We believe every one of our clients should be better off by working with us. We don't just want you to have a beautiful house ... that should be a given. We want you to get the best advice. We want you to feel confident about every decision. We want you to enjoy the journey. This is building 'as it should be' - and we wouldn't do things any other way.

We'd love to chat about working together, so be in touch soon!

The J.R Team





hello@johnross.nz

0800 JRAB NZ (0800 5722 69)