

## INFORMATION | 24C Gawler Street, Te Horo Beach

<u>Rates</u>	\$3,978.73
<u>RV</u>	\$1,650,000
<u>Build</u>	<b>2022</b> - Dwelling - Building Consent 220856 Issued 2/12/2022 Code Compliance Certificate Issued 3/11/2023 <b>2022</b> - Totalspan Garage - Building Consent 220811 Issued 24/11/22 Code Compliance Certificate Issued 13/09/2023 Design & Build   Classic Builders Wellington Limited
<u>Size</u>	306m2 dwelling   4,317m2
<u>Foundation</u>	Ribraft Concrete Slab
<u>Roofing</u>	Colorsteel Maxx Roof - Steal & Tube Trimline
<u>Heating</u>	Yunca Monte Euro Woodburner, Daikin Inverted Ducted Air Conditioner, Evoaq Positive Pressure System (Ventilation)
<u>Cladding</u>	70 Series Clay Brick Veneer and EZ Panel 50MM AAC Concrete Panel Cladding
<u>Finishings</u>	Living out to Portico, Large Kitchen with Double Oven, Induction Hob and Large Scullery, Electric Blinds in Living Areas, Velux Skylights, Plumbing for Outdoor Shower (Hot + Cold), Cavius Long Life Smoke Alarms, Zoned Security System, Security Cameras
<u>Energy</u>	Rheem 250L Mains Pressure Electric Water Cylinder, Instant Hot Filter Tap
<u>Insulation</u>	Thermal Break Double Glazing, Ecoinsulation Glasswool - R2.2 Walls, R3.6 Ceiling, Including Garage with Insulated Garage Door
<u>Parking</u>	Double Internal Access Garage, Large High Stud Totalspan Steel Portal Frame Garage/Shed with 2x Electric Sectional Doors, Off-Street

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NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.

Sharalyn Fraser  
*Agency*

<u>Water</u>	2x Water Tanks 29,900L Each, Pruetec Hybrid Dual Filtration and UV Water Filter System, 2x Fire Fighting Tanks 25,000L Each, 2x Soak Pits
<u>Septics</u>	Own Septics (Serviced 26th June)
<u>Chattels</u>	Auto garage door opener x 4 & remotes x 4, Clothesline in box, Dishwasher, Electric oven, Induction hob, Extractor fan x 2, Heated towel rail bars x 4, Heat pump x 1, Light fittings, Rangehood, Security system, Smoke detectors, TV bracket, Ducted heating and cooling with panel

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