

## INFORMATION | 26 Cottonwood Close, Paraparaumu

<u>Rates</u>	\$5,198.28
<u>RV</u>	\$920,000
<u>Build</u>	27/02/07 BUILDING CONSENT 070013 : New house & garage : Code Compliance Certificate issued 27/11/07
<u>Size</u>	226m2 dwelling   684m2
<u>Foundation</u>	Concrete slab
<u>Roofing</u>	Pressed metal roof tiles
<u>Heating</u>	New heat pump installed July 2024
<u>Cladding</u>	Brick and weatherboard
<u>Finishings</u>	Fibre internet, Aluminium joinery, tiled flooring in entrance, kitchen and bathrooms, New carpet and new curtains June 2024, new heat pump,
<u>Energy</u>	Gas mains, Gas infinity hot water and hob cooking
<u>Insulation</u>	As per original build
<u>Parking</u>	Double garage, off street parking
<u>Chattels</u>	2 x heated towel rail, Waste disposal, Auto garage door and 2 x remotes, window treatments, clothesline, dishwasher, electric oven, gas hobs, extractor fan x 2, fixed floor coverings, heat pump x 1, infinity water heating system, light fittings, rangehood, security system (as is), smoke detectors
<u>Rental</u>	Rental appraisal available on request

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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.