

INFORMATION | 428 Te Moana Road, Waikanae

<u>Rates</u>		\$7,548.39
<u>RV</u>		\$1,000,000
<u>Build</u>		13/06/75 Building Permit 59093 DWELLING 142-8 SQ M 01/11/78 Building Permit 024974 GARAGE 23-4 SQ M 07/09/05 Building Consent 055770: Change Hot Water Cylinder to Gas - CCC issued 10/07/06 17/08/06 Building Consent 060766: New Garage and Lobby link to existing house - CCC issued 18/12/07
<u>Size</u>		230m2 Dwelling 1,734m2 Section
<u>Foundation</u>		Concrete Pile, Slab, & Block (Dwelling) Concrete Slab (Garage)
<u>Roofing</u>		Decramastic Tiles (Dwelling) Chip Faced Metal Tile (Garage)
<u>Heating</u>		Masport MG300 Gas Fireplace, Heatpump, Rinnai Panel Heater, Underfloor Heating in Downstairs Bathroom
<u>Cladding</u>		Brick Veneer, and Hardie 'Coverline' Fibre Cement (Dwelling), Hardies 'Feature Board' (Garage)
<u>Finishings</u>		Primarily Double Glazed throughout, Separate Laundry/Utility Room with Cloak Area, Security Alarm and Camera System,
<u>Energy</u>		Gas on Mains Infinity System
<u>Insulation</u>		Ceiling and Underfloor (DFluff Insulation - Dec 2021) Ceiling Insulation Batts is Additional to the Original Batts, and Underfloor Batts Replaced the Original Aluminium Foil
<u>Parking</u>		Double Internal Access Garage with Workshop, Off-Street Parking

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008



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

- Garden | Large North-Facing Front Deck, Lighting Throughout Front Garden, Bore with pump and irrigated to garden, Orange tree, 2 x Apple trees, 2 x Feijoa tree, Lemon tree, Plum tree, Grapefruit tree, Lime bush, 2 x Blueberry bushes, Guava shrub, 2 x new (small) grape vines, Birdbath with Fountain, Greenhouse
- Chattels | Auto Garage Door Opener & 3 x Remotes, Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Hob, Extractor fan x 2, Fixed Floor Coverings, Heated Towel Rail x 2, Heat Pump x 1 & Remote x 1, Infinity Water Heating System, Light Fittings, Range Hood, Security System, Smoke Detectors x 4, TV Bracket x 2, Waste Disposal, Security Alarm Remote x 2, Glasshouse, Bore + Pump, Irrigation, Gas Fire, Rinnai Gas Heater, Benches & Racks in Workshop, Buddha, Birdbath with Fountain (off bore), Security Camera x 2 & System, Hedge trimmer x 2 (1 x electric & 1 x petrol), Strawberry Garden Bird Mesh

Excluded | Rotary Hoe, Fridge, Dryer

- Other | Replaced water main from street to house (Thomas Plumbing - Dec 2020)
- Remodeled kitchen and upstairs bathroom and toilet (Eastwing Carpentry & Kapiti Benchtops - Dec 2021)
- Insulated ceiling and underfloor (DFluff Insulation - Dec 2021)
- Retaining wall in garden - replaced block work with timber (Bananalama - Nov 2022)
- Trimmed hedges & trees (Tidy Sections - Aug 2025)
- All gas appliances serviced August 2025
- Additional** batts insulation to ceiling, and batts **replaced** existing Aluminium foil underfloor, by DFluff, Dec 2021

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008

