

INFORMATION | 48 Greenhill Road, Waikanae

<u>Rates</u>	\$5,021.93
<u>RV</u>	\$1,780,000 - (Land \$640,000 Improvement \$1,140,000)
<u>Build</u>	According to Council records: 1976 Building Permit H79509 Dwelling 215 square metres 1977 Building Permit H108599 HAY SHED 60-48 SQ M 1982 Building Permit K085002 Swimming Pool approx. 10 square metres. 1998 BUILDING CONSENT 981127: SUMMER HOUSE: Code Compliance Certificate issued 15/04/99 <u>[Now part of Lot 3]</u> 2007 BUILDING CONSENT 071023: Replacement exterior joinery: Code Compliance Certificate issued 07/03/08 2009 BUILDING CONSENT 090839: Kitchen alterations including timber beams: Code Compliance Certificate issued 19/08/10 2020 BUILDING CONSENT 200338: Installation of a freestanding fireplace in existing dwelling: Code Compliance Certificate issued 14/09/20
<u>Size</u>	299 m ² Dwelling 8,108 m ² Land (more or less)
<u>Foundation</u>	Original dwelling in 1976 Concrete foundation.
<u>Roofing</u>	Long Run Roofing
<u>Heating</u>	Masport Freestanding Akaroa Wood Fire, Underfloor Heating in Living Lounge, Dining, Open Fire in Formal Living, 2x Panel Heaters. Fire Places serviced July 2023.
<u>Water Heating</u>	Gas Water Heating

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<u>Cladding</u>	Rusticated weatherboard and brick
<u>Finishings</u>	Recently Resprayed Kitchen with Walk in Pantry, Bosch freestanding Oven with Gas Cooktop, Recent Bathroom Renovations, Bose Built in Speakers, Swimming Pool, Tennis Court
<u>Energy</u>	Gas Bottles
<u>Swimming Pool</u>	Swimming pools are inspected on a 3 yearly cycle to ensure compliance with the Building Act 2004. The last inspection was completed 20/12/2022 where compliance with the Building Act was noted. Pool pump replaced 2025. Repainted 2022. Sand filter replaced 2020.
<u>Insulation</u>	Original build files proposed 60 mm fibreglass insulation in ceilings.
<u>Parking</u>	Triple Carport, Off-Street Parking
<u>Water/ Septics</u>	Own Septics, Water from Bore (with Filtration System) Pumped from Bottom of drive to holding tank then to house with pump to maintain pressure, 1x Soak Pit
<u>Chattels</u>	Stove, Dishwasher, Garden Shed, Fixed Floor Coverings, Rangehood, Kitchen Waste Disposal, Heated Towel Rail x 4, Blinds, Light Fittings, Smoke Detectors, Drapes, Fixed Floor Coverings, Bose Wall Speakers, TV Bracket, Panel Heater x 2, Infinity Water Heating System x 2, Swimming Pool & Accessories, TV Upstairs, Net for Tennis Court, Mirror x 2 (1 x entrance & 1 x downstairs living), Clothesline, Extractor fan x 4, Alarm (as inspected by purchaser) <u>Negotiable</u> Indoor Furniture / appliances
<u>Zoning</u>	General Rural - Rural Dunes Precinct
<u>Other</u>	Septic tank located out beyond carport - will be serviced before settlement.

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