

INFORMATION | 87 Huia Street, Waikanae

<u>Rates</u>	\$5,412.74
<u>RV</u>	\$750,000 - (\$395,000 Land Improvements \$355,000)
<u>Build</u>	1987 Building Permit - New Dwelling 2002 Building Consent 020392 - Garage Addition - Code Compliance issued 6 June 2018. Note: Durability Modification from 26/06/2002 instead of the time of issued CCC.
<u>Size</u>	115 m ² - floor area 707 m ² - land area
<u>Foundation</u>	Dwelling - Timber Piles Garage - Concrete slab
<u>Roofing</u>	Corrugated Iron
<u>Heating</u>	Mitsubishi Ducted Heating and Cooling, DVS, Underfloor Heating in Bathroom
<u>Cladding</u>	Hardiplank/Hardiflex weatherboards
<u>Finishings</u>	Aluminium Joinery, Outside West Facing Deck, Newly Renovated Kitchen & Living, Stone Bench Top, Modernised Bathroom, Rumpus Room, Outdoor Plugs, Partially Double Glazed, New Switchboard (2022)
<u>Energy</u>	Electric Hot Water and Cooking
<u>Insulation</u>	Added to Ceiling and Underfloor Foil. Original build plans indicate insulation was proposed in exterior walls R1.6 Batts - recommend potential purchases undertake own investigations. .
<u>Parking</u>	Single Car Garage
<u>Chattels</u>	Auto Garage Door Opener x 1, Remote x1, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob, Extractor fan x 1, Fixed Floor Coverings, Garden Shed, Heated Towel Rails x 1, Light Fittings, Range Hood, Smoke detectors, DVS, Ducted Heat and Cooling System, Water Filter
<u>Rental</u>	Available Upon Request

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