

INFORMATION SHEET | 35B Kotare Street, Waikanae

<u>Rates</u>	\$7,414.48 Currently (Based on the "whole" 35B Prior to Subdivision)
<u>RV</u>	\$1,240,000
<u>Build</u>	18/08/11 BUILDING CONSENT 110397 : Build new house at north end of site. Build a shed and garage at south end of site. Construct retaining wall on excavation : CCC issued 26/02/13 Architect Designscape Builder Cox & Sweetman Ltd
<u>Size</u>	180m2 Dwelling 1,520m2 Land
<u>Foundation</u>	Rib-Raft Concrete Slab
<u>Roofing</u>	Gerard Milano Metal Tiles
<u>Heating</u>	Heatpump, Solar Under Floor Heating
<u>Cladding</u>	'Rockcote' system and Resene X-200 Weathertight Membrane
<u>Finishings</u>	Passive Solar Design, Evnex 7KW EV Car Charger, Attic Above Garage, New Kitchen Appliances (2023), Engineered Stone Kitchen Benchtops, New LED Lights (2023), New Carpet/Curtains (2023), Repainted, Powered Tool Shed, Woodshed, Separate Study, Covered Outdoor Patio, BBQ Area With Extractor Fan and Light
<u>Energy</u>	Solar Hydronic Hot Water Heating - 72 Solar Tubes on Roof (Wood Fire Boiler for Back Up), Electric Cooking
<u>Insulation</u>	Double Glazed with 15mm Gap Argon Filled and Low E Glass (Thermal Break Frames), Batts in Ceiling and Walls Including Garage
<u>Parking</u>	Single Internal Access Garage (3.4 x 4.4), Off-Street Parking
<u>Chattels</u>	Auto Garage Door Opener x 1 & Remote x 1, Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 2, Heat Pump x 1 & Remote x 1, Light Fittings, Range Hood, Refrigerator (as is), Smoke Detectors, Woodshed, Solar (Hydronic) Hot Water, Solar Tubes (72), TV in Living, 7kw Car Charger, Washing Machine, Bench and Shelving in Garage, 3 x Large Terracotta Pots (by front door), Birdhouse
<u>Water</u>	Mains for Water and Septics Within The House, Rain Water Collected Off Roof For 2x 10,000L Concrete Tanks for Toilets and Garden Taps

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.