

INFORMATION | 125 Nikau Palm Road

<u>Rates</u>	\$5,895.13
<u>RV</u>	\$1,930,000
<u>Build</u>	12/05/09 BUILDING CONSENT 090214 : Excavation of site & construction of New Dwelling : Code Compliance Certificate issued 02/03/16 This Code Compliance Certificate 090214 was issued on 02/03/16 and is the subject of a durability modification. This modification to the NZ Building Code for code clause B2-Durability is the date when the council is satisfied the work covered by the building consent was completed and complied with the Building Code. Please refer to the Code Compliance Certificate for that date. 21/08/17 BUILDING CONSENT 170617 : Replacement installation 14 NZ V.11 multi fuel stove using existing flue & wetback (to central heating only) : Code Compliance Certificate issued 13/09/17
<u>Size</u>	395m2 dwelling 2.2730ha
<u>Foundation</u>	Concrete slab and piles
<u>Roofing</u>	Corrugated profile Colorsteel roofing and Butynol membrane
<u>Heating</u>	Hydronic water heating system installed, with 6 radiators and 3 towel rails all connected via a full copper pipe piping system. Panasonic ducted heat pump system to all upstairs rooms. Wood burner in living
<u>Cladding</u>	Craftstone exterior schist veneer, plaster finish over EIFS cladding over 20mm drained cavity, Hardiflexi lining, concrete block retaining wall
<u>Finishings</u>	Double glazed grey tinted glass 4mm thick each side, Metro Architectural series all doors 2.2m in height, Bedrooms are 100% wool carpet, T&G Vaka natural timber flooring, frameless glass showers porcelain vanities and toilets, the main bathroom has a double spa bath. Bench tops in kitchen and breakfast bar are engineered stone, Walk in Pantry, audio and speaker cables installed to the plant room and around the Living area to suit 5.1 + systems
<u>Energy</u>	Electric hob & oven, Hydronic water heating system heated primarily by 12 kilowatts of solar arrays with the backup being electric, the system is

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100% solar 9 months of the year, spa is on gas hot water, towel rails continue to operate in the summer via the solar system.

<u>Insulation</u>	All walls throughout internal and external are insulated and concrete floor underneath via polystyrene. The roof space gable ends are insulated and the roof had a 15mm ply thermal break installed prior to the colour steel fitted. Garage doors are rated the same as walls and further separate insulation barrier has been installed to the ceiling
<u>Parking</u>	4 car garage plus outdoor parking
<u>Chattels</u>	Auto Garage Door Opener x 2 & Remotes x 2, Window Treatments, Dishwasher, Electric Oven, Extractor Fan x 4, Fixed Floor Coverings, Heated Towel Rail x 3, Infinity Water Heating System, Light Fittings, Range Hood, Refrigerator, Smoke Detectors, TV Brackets, Waste Disposal, Ducted Heat Pump, Camera/CCTV Security System, Wood Burner with Wetback, Workbench & Shelving in Garage, EV Car Charger
<u>Rental</u>	Available Upon Request

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