

INFORMATION | 31 Oratia Street, Waikanae Beach

<u>Rates</u>	\$8,870.37
<u>RV</u>	\$1,240,000 (Land \$1,010,000 Improvements \$230,000)
<u>Build</u>	1976 Building Permit (H79334) 190 m ² Dwelling. 1979 Building Permit (J041571) 60 m ² Garage. 1980 Building Permit (J01114) 14 m ² Additions. Spa Pool Room. 1998 Building Consent (981435) Alteration to Dwelling. 1999 Building Consent (981566) Install Fireplace. 2005 Building Consent (041743) Dwelling additions. Code Compliance Certificate issued 01/02/07.
<u>Size</u>	280 m ² Dwelling 711 m ² Land (more or less)
<u>Foundation</u>	Concrete
<u>Roofing</u>	Corrugated iron - Installed March 2018
<u>Heating</u>	Fire and Central Gas heating, Underfloor heating bathrooms and kitchen
<u>Cladding</u>	Mix – Brick, Plywood with battens, Weatherboards
<u>Finishings</u>	Aluminum single glazed joinery
<u>Energy</u>	Gas Bottles, Electric Hotwater Cylinder x2
<u>Insulation</u>	yes
<u>Parking</u>	Three car lined garaging
<u>Chattels</u>	Auto Garage Door Opener x 1 & Remote x 3, Dishwasher, Electric Oven, Electric Hob, Extractor Fan, Fixed Floor Coverings, Garden Shed x 1, Heated Towel x 4, Light Fittings, Range Hood, Smoke Detectors, Waste

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