

## INFORMATION | 193B Tutere Street, Waikanae Beach

<u>Rates</u>	\$5,590.37
<u>RV</u>	\$860,000 (Land \$370,000   Improvement \$490,000)
<u>Build</u>	2011 Building Consent (110464) – New Dwelling. Code compliance certificate issued – Oct 2013.
<u>Size</u>	155 m <sup>2</sup> dwelling   484 m <sup>2</sup> land - gross area inclusive of access (more or less)
<u>Foundation</u>	Concrete slab possibly Ribraft
<u>Roofing</u>	Corrugated roofing
<u>Heating</u>	Heat pump and wall panel heater
<u>Cladding</u>	Weatherboard and Shadowclad
<u>Finishings</u>	Aluminium joinery with double glazing to window and door joinery. 10,000 litre underground tank and pump on trickle feed mains for - non potable from tank to hose taps and toilets. Solar panels (23) – 9.085 Kw, inverter: Hybrid 6kw, battery 6kw.
<u>Energy</u>	Electric Hotwater, bottled Gas Hobbs,
<u>Insulation</u>	Exterior walls and ceiling (Garage has ceiling and walls between house and garage).
<u>Parking</u>	Double garage plus 3 x off-street parking.
<u>Chattels</u>	Auto Garage Door Opener & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rails x 2, Heat Pump x 1 & Remote x 1, Light Fittings, Range Hood, TV Bracket, Smoke Detectors, Waste Disposal, Solar 23 Panels (9.085Kw), Inverter: Hybrid 6kw, Battery 6kw, 13kg Gas Bottle for Cooktop, 2 x Bathroom Heaters, Raised Garden Bed, Shelving in Garage x 2, Bike Hangers x 4

Negotiable | Spa, Fridge, Furniture

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