

## INFORMATION | 14 Wilson Way, Waikanae

<u>Rates</u>	\$6,312.96
<u>RV</u>	\$1,170,000 (Land \$360,000   Improvements \$810,000)
<u>Build</u>	2021 Building Consent 200808 – 2 Storey house on Concrete Slab and timber frame midfloor. Detached garage. <b>Code Compliance Certificate issued – January 2023.</b>  Note: Amendment to Building consent 200808A – change to downstairs WC and Laundry; Openings to bedrooms.
<u>Size</u>	136 m <sup>2</sup> dwelling   459 m <sup>2</sup> – Land (more or less)
<u>Designer</u>	Novare Architecture
<u>Builder</u>	Cameron Builders
<u>Foundation</u>	Concrete Slab ground floor, timber frame midfloor.
<u>Roofing</u>	Torch-on membrane over ply substrate
<u>Heating</u>	Wood burner (next service Nov 2025), Gas Mains - Hot Water
<u>Cladding</u>	Block work – retaining wall
<u>Finishings</u>	Aluminium – Double-glazing, Electric Gates, electric blinds
<u>Energy</u>	Electric Oven & Hob, Gas Mains – Hot water.
<u>Insulation</u>	All external walls, ceiling. Garage – unsure.
<u>Parking</u>	Single Garage
<u>Chattels</u>	Auto Garage Door Opener x 1 & Remotes x 2, Window Treatments, Dishwasher, Electric Oven, Electric Hob, Extractor Fan x 3, Fixed Floor Coverings, Heated Towel Rail x 1, Infinity Water Heating System, Light Fittings, Range Hood, Refrigerator, Smoke Detectors, TV Bracket, Fire Place, Spa  <u>Excluded</u>   Kentea Palm in sack x 2

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