

## INFORMATION | 2 Matipo Street, Waikanae

<u>Rates</u>	\$6,153.13
<u>RV</u>	\$820,000
<u>Build</u>	 <b>21/11/69</b> – Building Permit B071223: Garden shed 48 sq ft <b>06/11/75</b> – Building Permit G103250: Garage 25–44 sq m <b>02/12/75</b> – Building Permit G103310: Dwelling & garage 1400 sq ft <b>17/12/99</b> – Building Consent 991710: Alteration to dwelling <i>Code Compliance Certificate issued 02/12/15</i> <b>07/12/01</b> – Building Consent 011639: Sewer connection <i>Code Compliance Certificate issued 02/12/15</i> <b>12/02/02</b> – Building Consent 011730: New garage/workshop <i>Code Compliance Certificate issued 24/08/02</i> <b>31/08/06</b> – Building Consent 061009: Construction of ensuite in master <i>Code Compliance Certificate issued 20/04/09</i> <b>11/03/22</b> – Building Consent 220022: New lounge, ensuite & 1-bedroom addition to existing house. All exterior cladding materials to match existing. <i>Lapsed under s.52 on 20/03/23</i>
<u>Size</u>	165m2 Dwelling   809m2 Land
<u>Foundation</u>	Piles, Garage on Concrete Slab
<u>Roofing</u>	Decramastic Tiles

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<u>Heating</u>	Woodburner, Heatpump, Wall Panel Heaters in Bedrooms (x4), HRV System
<u>Cladding</u>	Weatherboard
<u>Finishings</u>	Fibre Internet, Double Glazing in Bedrooms, Ensuite, and Office,
<u>Energy</u>	Electric Water Heating (New Hot Water Cylinder Approx 1 Year) , Induction Cooking
<u>Insulation</u>	As Per Original Build
<u>Parking</u>	Separate Double Garage
<u>Chattels</u>	Auto Garage Door Opener, Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rails x 2, Heat Pump x 1 & Remote x 1, Heat Transfer System, Light Fittings, Range Hood, Refrigerator, Smoke Detectors, Woodshed/Lean To, Wall Panel Heater x 4, Security Lights x 2, Clothes Drier, Washing Machine, Hammock
	<u>Excluded</u>   Curtains in kids bedrooms x 2

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