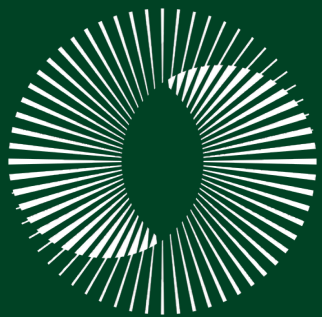


Mint



The Observation Deck

5 BURBURY RIDGE, HAVELOCK NORTH

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5 BURBURY RIDGE, HAVELOCK NORTH

Perched on an elevated, north-facing site and designed by Fat Parrot Architecture, 5 Burbury Ridge was constructed in 2007 - the definition of lock-and-leave living. Framed by sweeping sea and Hawke's Bay views, the home blends contemporary design, quality materials, and effortless indoor-outdoor flow - ideal for busy professionals, frequent travellers, or anyone who prizes low-maintenance luxury.



4



3



2



3



375 m2



1,300 m2 (more or less)

Legal & Council

LEGAL DESCRIPTION

LOCATION	5 Burbury Ridge, Havelock North
LEGAL DESCRIPTION	TBC
CERTIFICATE OF TITLE	TBC
ESTATE	Freehold
LAND AREA	1300 m2 (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Residential
RATING VALUATION	\$TBC
LAND VALUE	\$TBC
RATES	\$TBC HDC
	\$TBC HBRC





Design & Build

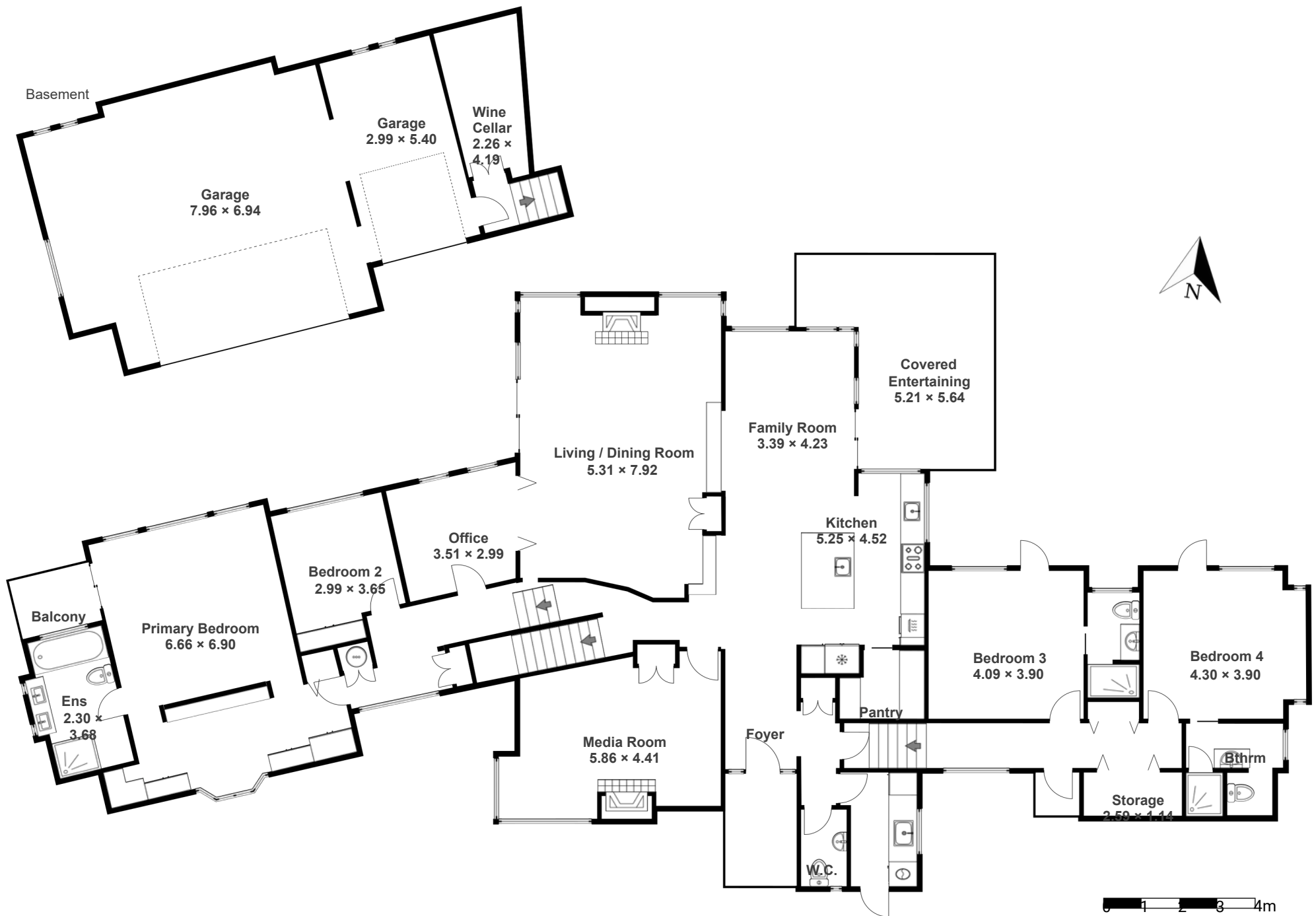
BUILDING CONSENT

**ABA20061914 Erect New Dwelling and swimming pool.
Building Consent 30/11/2006. Fat Parrot Architecture
CCC 20/10/2008**

- Concrete block ring foundation/concrete slab foundation
- James Hardie Linea weatherboard cladding (with cavity)
- Renterdeck plaster finish over Celcrete panels over cavity
- Roof Primary - Coloursteel
- Roof Secondary - Small portions of Polyflex 1.5mm membrane on 19mm H3 ply (checked in 2025)
- Unique Concepts louvre system
- Solar panels
- Pool - Chlorine with Aquatherm underfloor heating system

REPORTS AVAILABLE

- LIM - once title has been issued
- Title - upon issue
- Floor Plans
- Building Report



Mint

FOR VISUAL PURPOSE ONLY Drawings are approximate only and to be used for visual representations ONLY. We measure internal spaces and not the exterior. Measurements should be verified by the buyer. We take no responsibility for omissions and errors. floorplanshb.co.nz

1:132

A Closer Look

APPLIANCES, FIXTURES & TECHNOLOGY

- Fixed floor coverings
- Window treatments
- Light fittings
- F & P dish drawer
- Mitsubishi Inverter fridge/freezer (no vendor warranty)
- Neff wall oven x 2
- F & P induction/gas hob
- Rangehood
- Insinkerator
- Zenith 4 in 1 tap
- Electric hinged kitchen cupboards
- Ceiling mounted speakers
- Gas fire x 2
- Radiator x 1
- Heated towel rails x 3
- Electric windows (x4) & pin pads (x3)
- Skylight (rain sensor)
- Robinhood ironing centre
- Wall mounted T.V's x4 (no vendor warranty)
- Eurovac central vacuum system (hub in garage)
- Extractor fans x 3 (bathrooms)
- Window seat squabs
- Daikin heatpump x 1 (primary suite)
- Aquatherm underfloor heating (tiled areas & guest bedrooms - via heatpump)

APPLIANCES, FIXTURES & TECHNOLOGY CONT'D

- Wine racking (in wine cellar)
- Large desk (office)
- Alarm
- 250 L mains pressure hot water cylinder (electric/solar boosted - supplies primary ensuite/laundry & kitchen)

GARAGE, TERRACE, POOL & PUMP SHED

- Electric garage door x2 (x3 remotes)
- External keypad (single garage door)
- External gas bayonets (x2 - bbq station & sunken fire pit)
- Washing line
- Hunter Hydrowise App based irrigation system (in situ, but not currently operational)
- Chlorine pool pump & pool accessories
- Sunbather automatic pool cover
- Pool lights (& remote)
- Solar panels (roof - feedback to grid)
- Intercom system
- Sliding gate (to gas bottle patio)
- Puretec hybrid water filter system
- Louvre system (electric switch to open/close)
- Windshields

OBSOLETE

- Saltwater chlorinator (under deck)
- Surround sound system
- Ignition system for gas fire in open plan living room (lit manually)
- Sky button (in lounge)



A Closer Look

WATER

Town supply

HOT WATER

250L HWC (supplies primary ensuite/laundry & kitchen)

Infinity gas system (supplies the balance of house)

HEATING

Aquatherm underfloor heating - tiled areas/guest bedrooms
(via heatpump)

Air conditioning - primary bedroom

Gas fire x 2

Radiator x 1

SEPTIC

Town supply

POOL

Dimensions: 2.3m x 10m. depth 1.2m - 2m

Chlorine with Aquatherm heating (heat pump)

SCHOOL ZONES

Te Mata School - yrs 1 - 6

Havelock North Intermediate - yrs 7/8

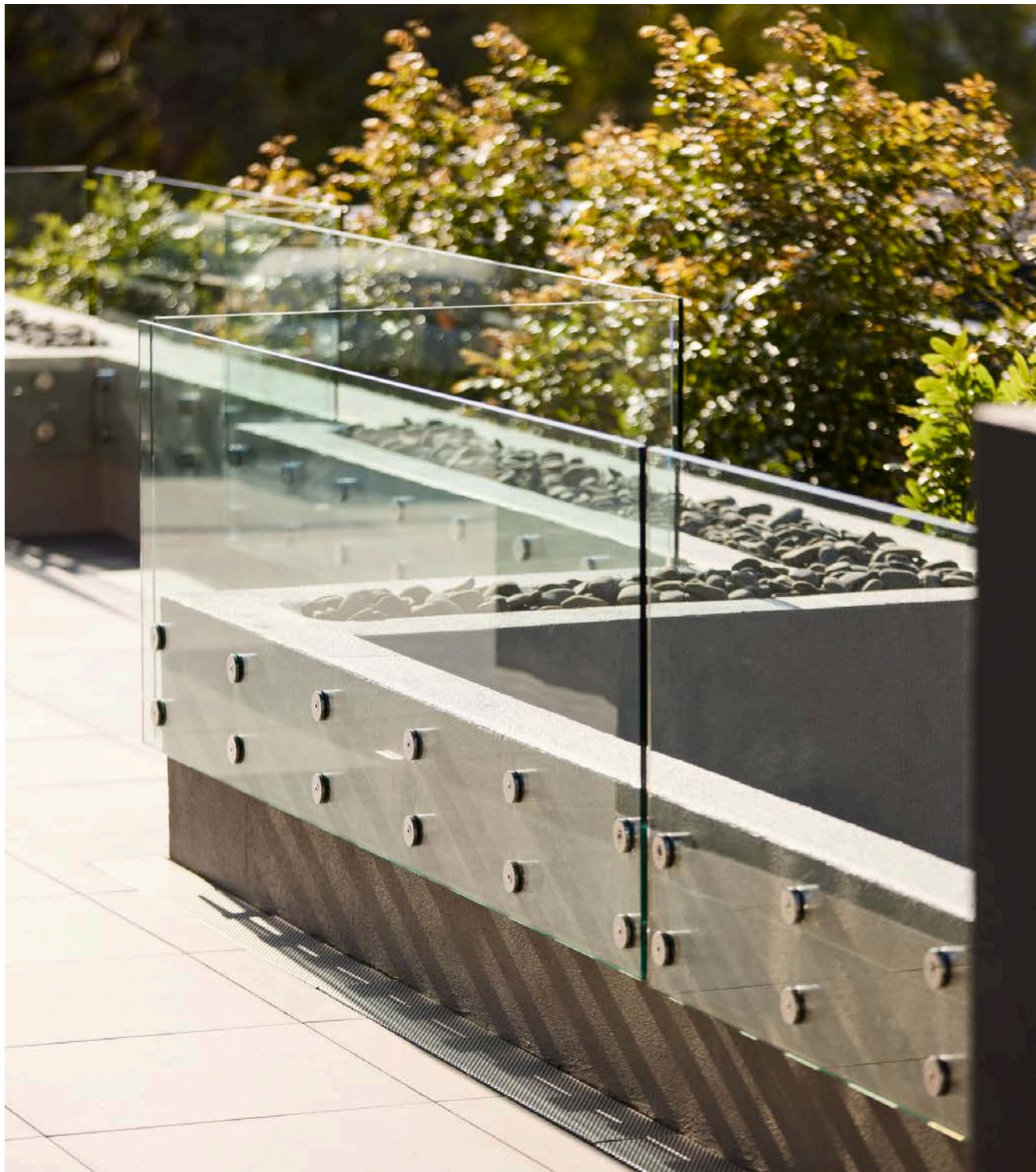
Havelock North High School - yrs 9 - 13

Hereworth - yrs 1 - 8

Woodford House - yrs 7 - 13

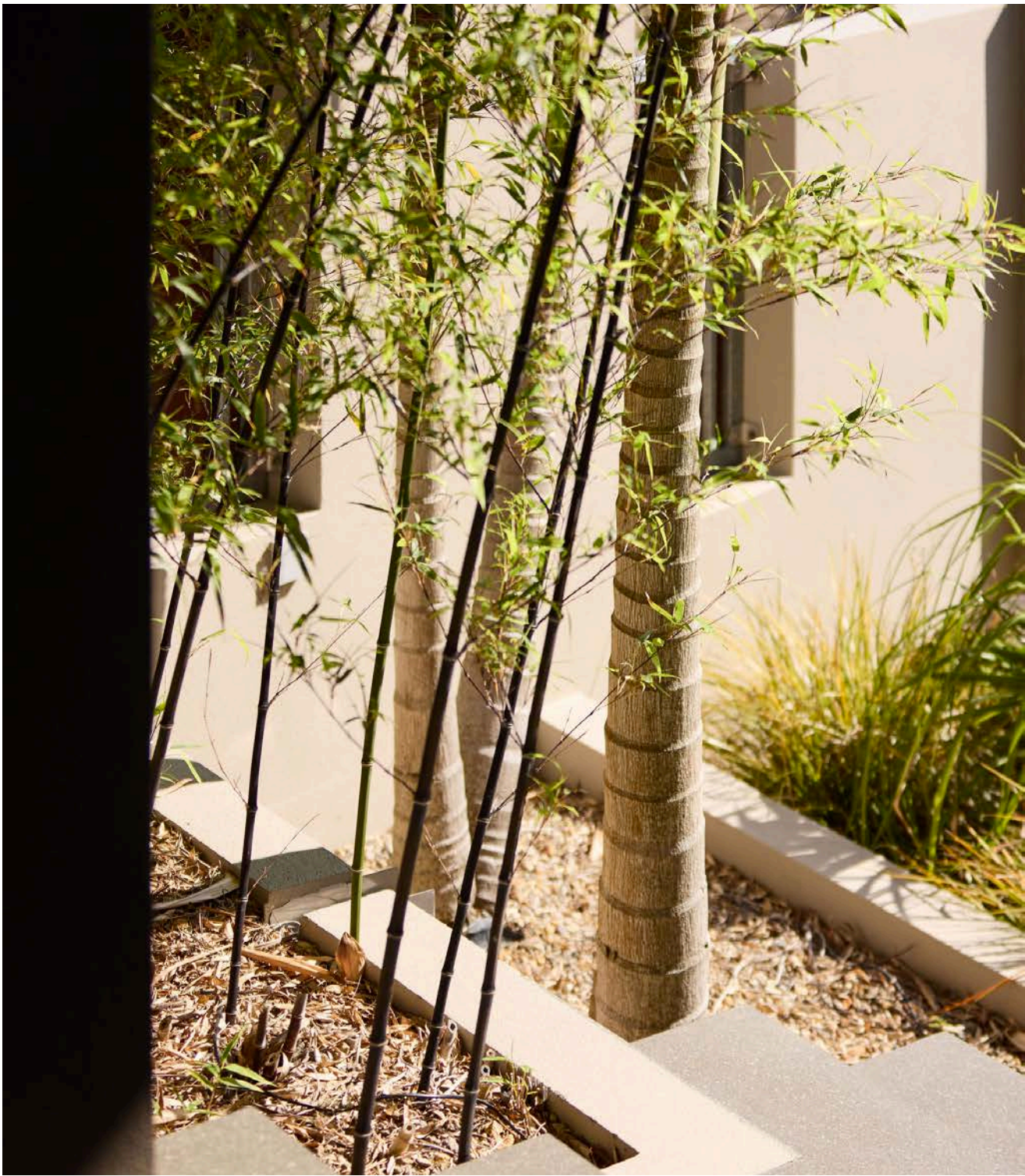
Iona College - yrs 7 - 13

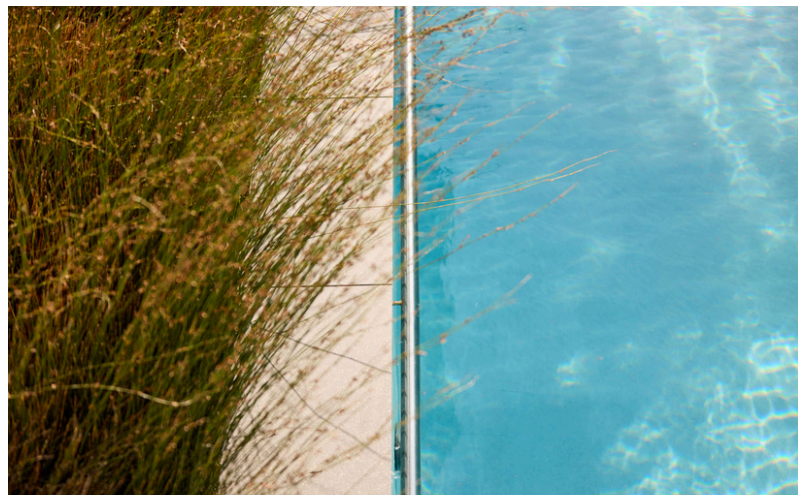
Lindisfarne College - yrs 7 - 13













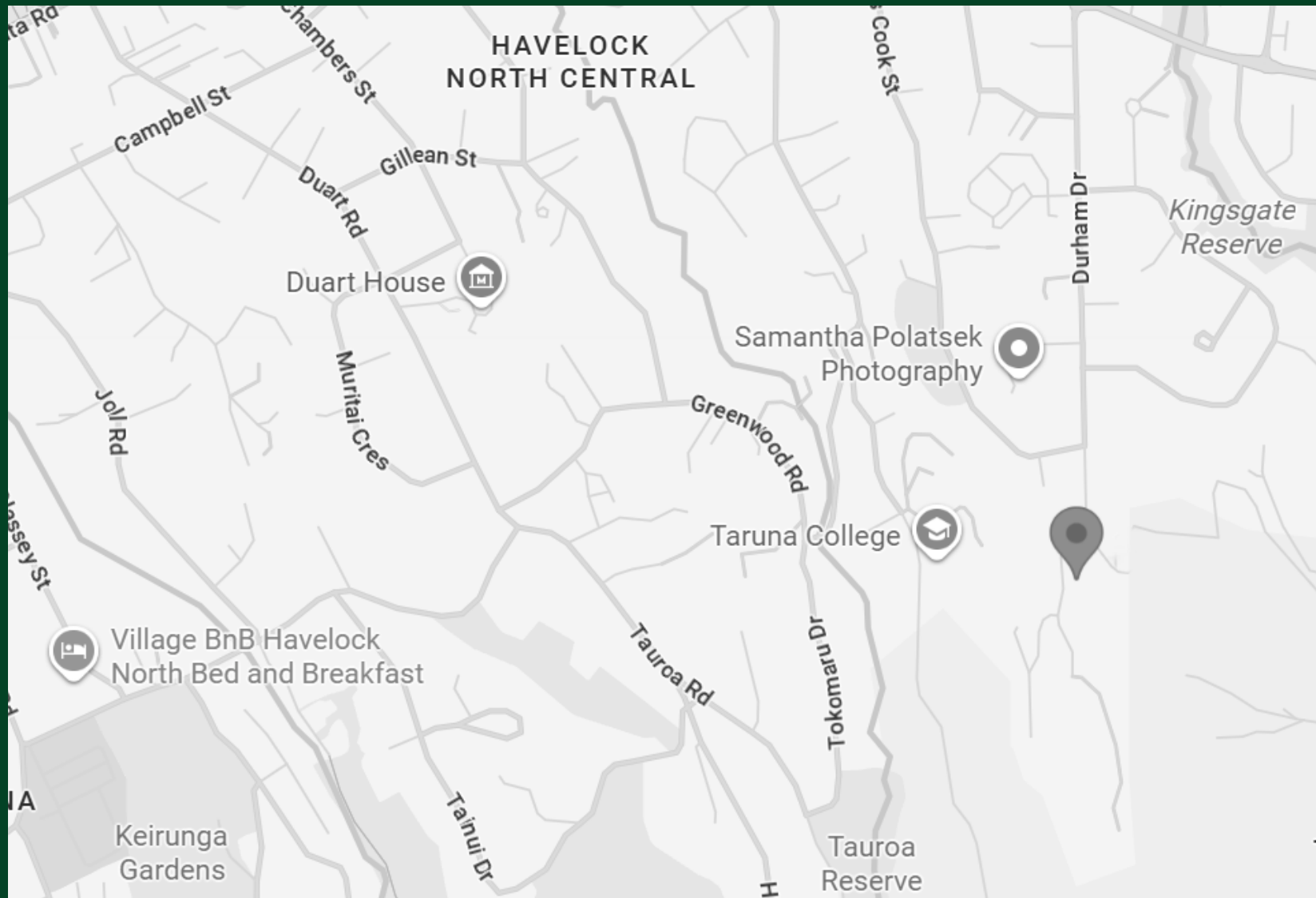








5 BURBURY RIDGE, HAVELOCK NORTH - LOCATION



Meet Nic Goodman

FOUNDER AND PREMIUM PROPERTY SPECIALIST
MINT – HAWKE'S BAY'S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES

For over a decade, I have had the privilege of guiding clients through the property market in Hawke's Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke's Bay's only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke's Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke's Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let's shape the future of your property together.

I look forward to working with you.

Nic Goodman

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