

INFORMATION | 42 Field Way, Waikanae Beach

<u>Rates</u>		\$5,883.78
<u>RV</u>		\$740,000 - (\$530,000 - Land Value \$210,000 - Improvement Value) - August 2023
<u>Build</u>		1965 Building Permit (131042) - Garage & Carport
		1967 Building Permit (A015214) - Addition of Tool shed
		2001 Building Consent (001713) – New Garage/Sleepout/Workshop. Code Compliance Certificate – issued 27 July 2001.
		2002 Building Consent (020043) - Addition to dwelling and install free standing fire - Code Compliance Certificate – issued 10 December 2002.
		2012 Building Consent (120254) - Plumbing works. Fitting of shower, basin & toilet to existing garage sleep out. Code Compliance Certificate – issued 26 August 2014.
<u>Size</u>		70 m ² Dwelling 809 m ² Land
<u>Foundation</u>		Concrete slab both house and garage
<u>Roofing</u>		Corrugated metal roofing house and garage
<u>Heating</u>		Bottled Gas – Water Heating, Free standing wood burner
<u>Cladding</u>		Horizontal corrugated metal wall cladding
<u>Finishings</u>		Timber joinery house, aluminium windows / door - Garage / Sleepout / Workshop
<u>Energy</u>		Electric Oven with induction cook top. Bottled gas hot water.
<u>Insulation</u>		Yes. As per Garage build in 2001 and significant renovation and addition carried out in 2002 to dwelling.
<u>Parking</u>		Single garage

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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.

Sharalyn Fraser
Agency

<u>Chattels</u>	Auto Garage Door Opener x 1 & Remote x 1, Window Treatments, Clothesline, Electric Oven, Induction Hob, Extractor Fan x 2, Fixed Floor Coverings, Infinity Water Heating System, Light Fittings, Range Hood, Refrigerator, Woodshed (lean to), Outdoor Bath, Outdoor Shower, Fire, Security Camera x 3
<u>Rental</u>	Available on request.

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