

INFORMATION | 93 Field Way, Waikanae Beach

<u>Rates</u>		\$10,498.92
<u>RV</u>		\$1,800,000 - (Land \$1,080,000 Improvements \$720,000)
<u>Build</u>		1977 Building Permit – Construction of new House 124 m ² 1984 Building Permit – Alterations – upper floor extend lounge with removal of master bedroom. Lower floor internal access stairs, and 2 single garages converted to 2 bedrooms plus rumpus room and workshop. 1985 Building Permit – Construction of Garage 49 m ² 2004 Building Consent (040111) – Additions & alterations to existing dwelling. Extension including upper floor - Master Bedroom, Ensuite and walk in wardrobe, and lower floor – Bedroom, Ensuite and Wardrobe. Code Compliance issued, August 2006.
<u>Size</u>		192 m ² dwelling + 49 m ² garage 809 m ² Land (more or less)
<u>Foundation</u>		Concrete
<u>Roofing</u>		Decramastic roof tiles (original build and Garage), Gerard metal tile roof to match on extension (installed 2004), Copper roofing over Dining room bay window, and Bitumat Polyflame roofing over flat roof at front door.
<u>Heating</u>		Electric hot water cylinder located in downstairs hallway cupboard plus under kitchen bench hot water cylinder for kitchen. Freestanding fireplace (last serviced October 2025), electric wall heater x2. Underfloor heating in bathrooms (excluding standalone toilet).
<u>Cladding</u>		Mix materials – Plaster Finish over concrete block walls (ground level and garage), Linea weatherboard with cavity system, Hardies Linea cavity exterior cladding system with plaster finish.
<u>Finishings</u>		Aluminium single glazing
<u>Energy</u>		Electric hot water and electric cooking

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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>Insulation</u>		Walls and ceiling.
<u>Parking</u>		Double Garage
<u>Chattels</u>		Auto Garage Door Opener, Window Treatments, Clothesline, Dishwasher, Electric Stove, Induction Hob, Extractor Fan x 4, Fixed Floor Coverings, Heated Towel Rail x 3, Light Fittings, Range Hood, Refrigerator, Security System, Smoke Detectors

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