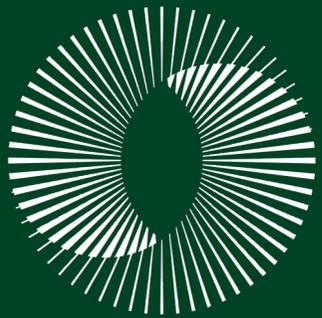


Mint



The Observation Deck

5 BURBURY RIDGE, HAVELOCK NORTH

Contents

- 03 Introduction
- 04 Legal & Council
- 05 Design & Build
- 06 Floor Plans
- 08 A Closer Look
- 10 Gallery
- 14 Property Location
- 15 Meet Nic Goodman





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
IMPROVEMENTS	\$2,440,000
RATING VALUATION	APPROX \$3,190,000 (TBC)
LAND VALUE	APPROX \$750,500 (TBC)
RATES	\$TBC HDC
	\$TBC HBRC



Design & Build

BUILDING CONSENT

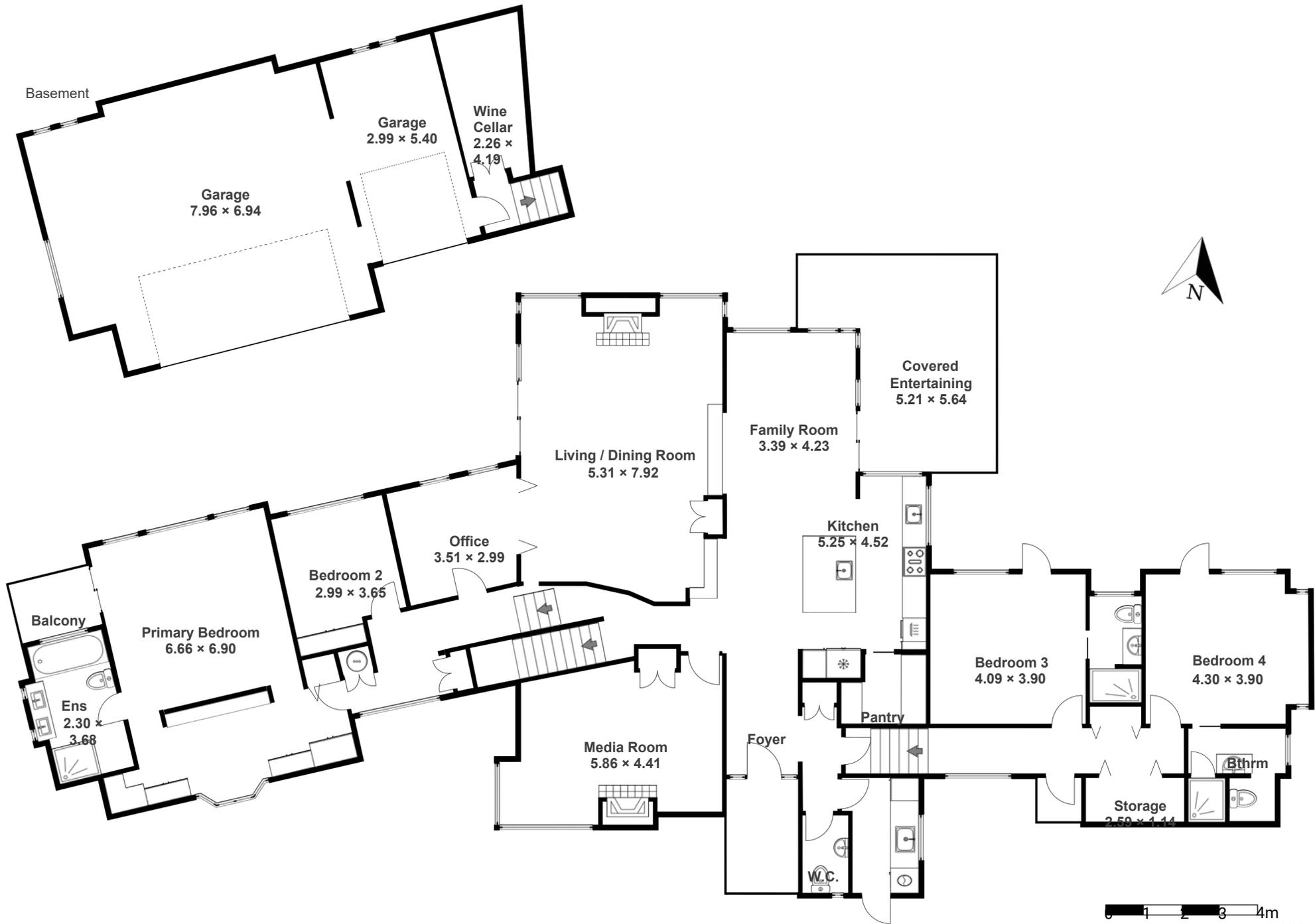
**ABA20061914 Erect New Dwelling and swimming pool.
Building Consent 30/11/2006. Fat Parrot Architecture
CCC 20/10/2008**

- 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





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

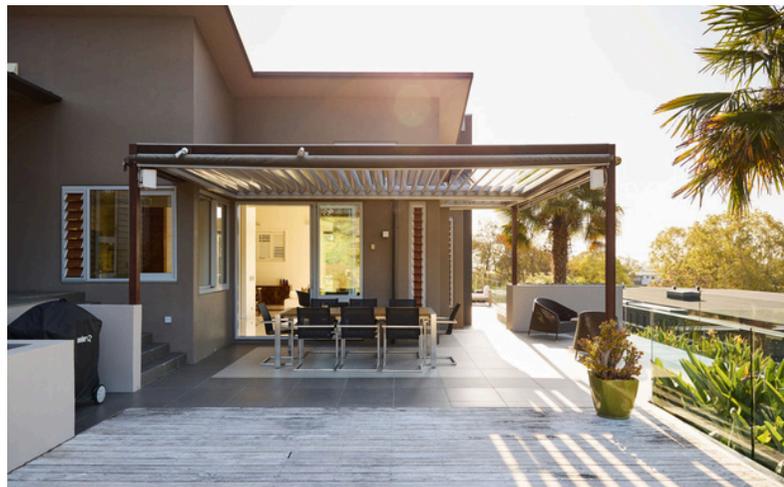
Town supply

POOL

Dimensions: 2.3m x 10m. depth 1.2m - 2m
Chlorine with Aquatherm heating (heat pump)

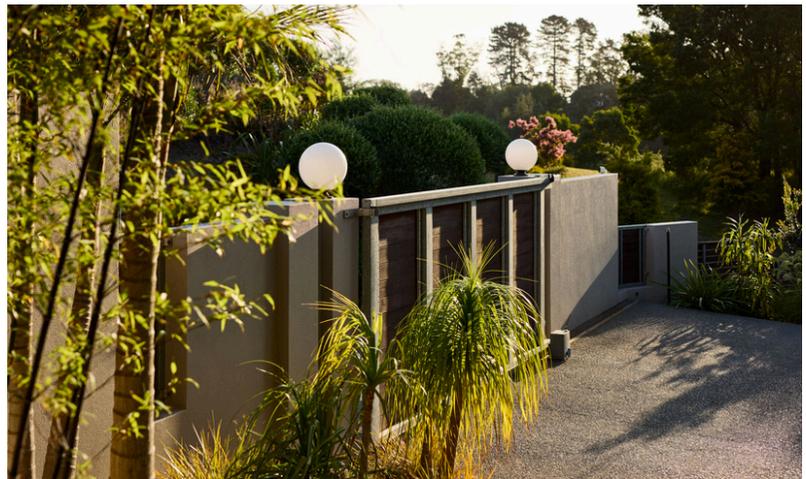
SCHOOL ZONES

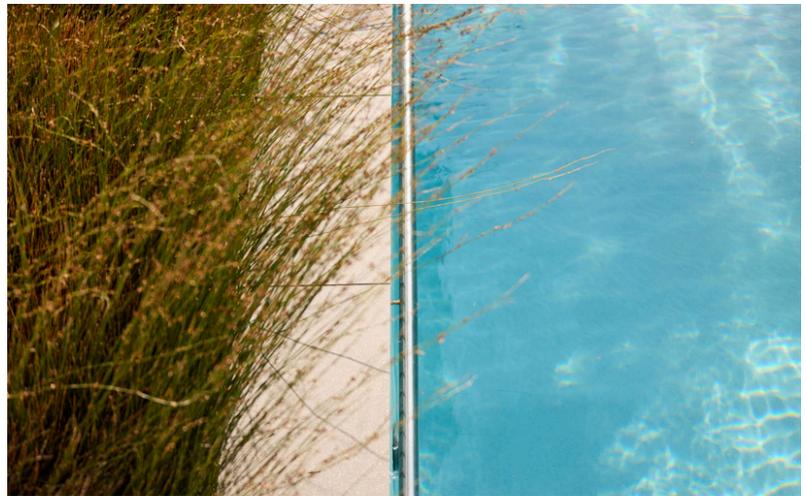
Te Mata School - yrs 1 - 6
Havelock North Intermediate - yrs 7/8
Havelock North High School - yrs 9 - 13
Hereworth - yrs 1 - 8
Woodford House - yrs 7 - 13
Iona College - yrs 7 - 13
Lindisfarne College - yrs 7 - 13







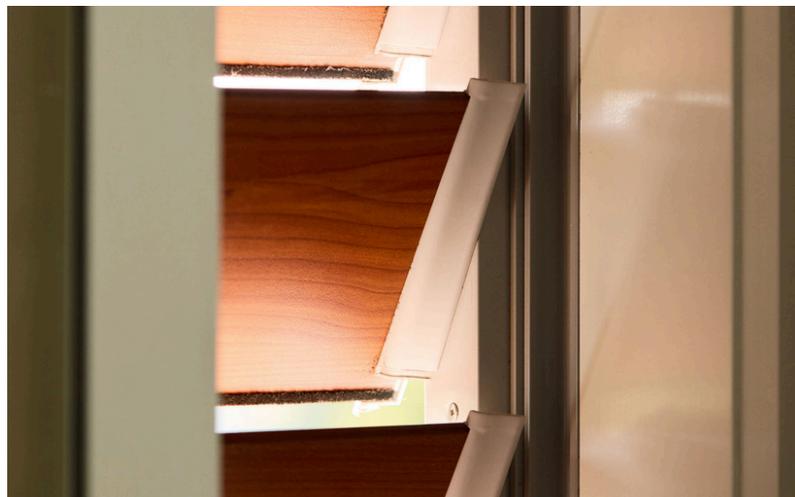






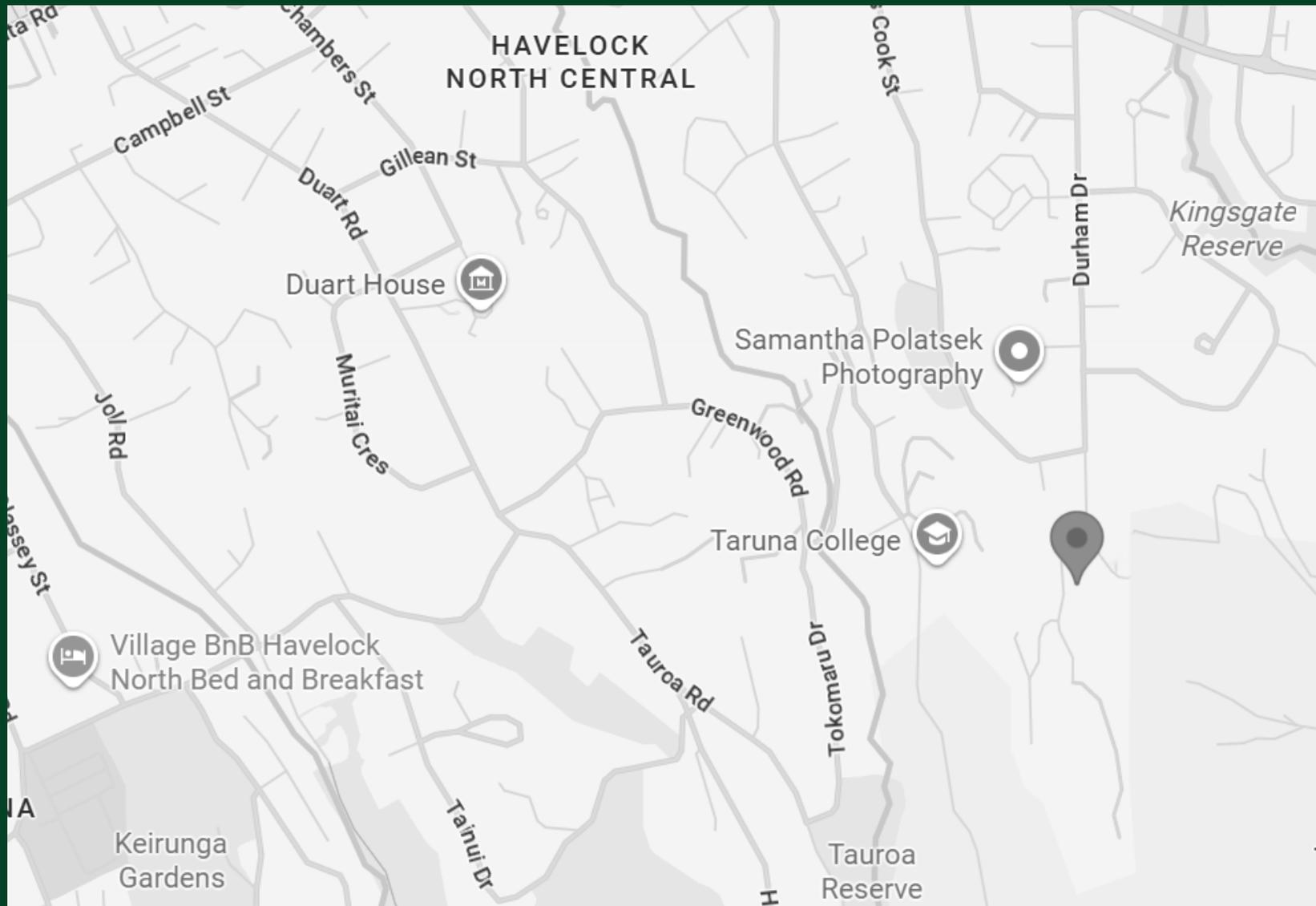








5 BURBURY RIDGE, HAVELOCK NORTH - LOCATION



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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