

INFORMATION SHEET | 34 Horopito Road, Waikanae

Rates | \$7,157.09

RV | \$1,110,000

Build | **18/08/80** – Building Permit J011037: Dwelling additions

29/01/97 – Building Consent 970052: Sewer connection
Code Compliance Certificate issued 05/02/97

06/05/97 – Building Consent 970491: Install Yunca Wedj 2000 fire
Code Compliance Certificate issued 12/05/97

01/04/03 – Building Consent 030033: Additions/alterations to dwelling

12/03/15 – Building Consent 030033A: Durability modification
Code Compliance Certificate issued 18/03/15

Size | 280m2 Floor | 1,621m2 Land

Foundation | Concrete Slab and Timber Piles

Roofing | Paneldek Long-Run Metal

Heating | Central Ducted Heatpump (2 Years Old), Woodfire, Gas Fireplace

Cladding | Timber Weatherboard

Finishings | Colonial Style Cupboard Finishes, Loft Storage Space, High Stud in Kitchen, Dining and Living Areas, Inbuilt Cabinets and Shelves in Kitchen/Dining, Kitchen/Living LED Lighting, Underfloor Heating In Bathrooms, Separate Laundry, Bay Window Overlooking Front Garden, Skylights, Underfloor Heating in Bathroom & Ensuite

Energy | Gas Water Heating (Mains)

Insulation | Partially Double Glazed, Additional Insulation Added In Ceiling and Some Walls

Parking | Single Garage With Storage/Workshop and Internal Access, Separate Single Garage, Off-Street Parking

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<u>Garden</u>	Front Garden Landscaped By Jon Lambert, Backyard With Orchard Grapefruit, Apples, Plums, and Feijoa, Cherry Tomatoes and Corn, Raised Garden Beds, Private and Fully Fenced, Woodshed, Two Water Features
<u>Chattels</u>	Auto Garage Door Opener (2) and Remotes (5), Window Treatments, Clothesline, Dishwasher, Electric Induction Oven, Extractor Fan (2), Fixed Floor Coverings, Heated Towel Rails (2), Infinity Water Heating System, Light Fittings, Rangehood, Refrigerator, Security System (Unmonitored), Smoke Detectors, TV Brackets, Woodshed, Ducted Central Heating + Cooling, Woodfire, Gas Fire,, Shelving in Garage, Water Features (2), Bathroom Heater (2) Excluded: Spa, Garage Work Bench

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