

## INFORMATION SHEET | 34 Horopito Road, Waikanae

<u>Rates</u>	\$7,157.09
<u>RV</u>	\$1,110,000
<u>Build</u>	<b>18/08/80</b> – Building Permit J011037: Dwelling additions  <b>29/01/97</b> – Building Consent 970052: Sewer connection <i>Code Compliance Certificate issued 05/02/97</i>  <b>06/05/97</b> – Building Consent 970491: Install Yunca Wedj 2000 fire <i>Code Compliance Certificate issued 12/05/97</i>  <b>01/04/03</b> – Building Consent 030033: Additions/alterations to dwelling  <b>12/03/15</b> – Building Consent 030033A: Durability modification <i>Code Compliance Certificate issued 18/03/15</i>
<u>Size</u>	280m2 Floor   1,621m2 Land
<u>Foundation</u>	Concrete Slab and Timber Piles
<u>Roofing</u>	Paneldek Long-Run Metal
<u>Heating</u>	Central Ducted Heatpump (2 Years Old), Woodfire, Gas Fireplace
<u>Cladding</u>	Timber Weatherboard
<u>Finishings</u>	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
<u>Energy</u>	Gas Water Heating (Mains)
<u>Insulation</u>	Partially Double Glazed, Additional Insulation Added In Ceiling and Some Walls
<u>Parking</u>	Single Garage With Storage/Workshop and Internal Access, Separate Single Garage, Off-Street Parking

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008



Sharalyn Fraser  
*Agency*

- Garden | 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
- Chattels | 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

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008



NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.