

INFORMATION | 27 Kotare Street, Waikanae

<u>Rates</u>	\$5,824.78
<u>RV</u>	\$720,000
<u>Build</u>	16/09/59 Building Permit 1277 HOUSE 1024 SQ FT 05/01/67 Building Permit B115762 PHOTO STUDIO 216 SQ FT 04/12/67 Building Permit A015246 GLASS HOUSE 48 SQ FT 25/05/71 Building Permit C046778 ADDITIONS 135 SQ FT 15/07/75 Building Permit G59140 15/07/75 G59140 ADDITIONS 4-75 SQM 22/12/77 Building Permit H136798 EXTENSION TO GARAGE 13-95 SQM
<u>Size</u>	160m2 Dwelling 1104m2 Land
<u>Foundation</u>	Piles (House), Concrete Slab (Garage & Studio)
<u>Roofing</u>	Extension On House Replaced With Long Run Roofing Iron (2025) Remaining Metal Tiles, Studio Long Run (Approx 2017) Roof Gully Repointed Around 2016.
<u>Heating</u>	Heatpump x2, Open Fireplace
<u>Cladding</u>	Weatherboard (House), Fibrolite (Garage), Lockwood (Studio)
<u>Finishings</u>	Renovated Throughout With Modern, Kitchen, Bathroom and Laundry, Hardwood Flooring In Living, Main Bedroom with Walk-In Robe, Fibre Internet, Lockwood Studio Recently Painted, Inbuilt Shelves In Living, Separate Laundry, Fully Fenced Area, Kapiti Island Views From Living/Deck and Main Bedroom
<u>Energy</u>	Double Glazing Throughout (Except In Laundry, Bathroom Toilet and Studio), Electric Water Heating (Main House), Infinity Gas (Studio)
<u>Insulation</u>	Insulation In Roof, Underfloor And All Walls (Except The North-Side Living Area From The Heat Pump Down To The Balcony)

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Parking | Tandem Single Garage, Off-Street Parking

Chattels | Window Treatments, Clothesline, Dishwasher, Electric Stove, Extractor Fan x 1, Fixed Floor Coverings, Heated Towel Rail x 1, Heat Pump x 2 & Remote x 2, Infinity Water Heating System, Light Fittings, Refrigerator, Smoke Detector, TV Brackets, Kitchen Wall Extractor Fan, Living Room TV, Open Fire Place, Hot Water Tank, Laundry Drying Rack, Buffet Unit With Bar Fridge, Concrete Outdoor Bench, Electric Bedroom Heaters x 2

Rental | Available on Request

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