

# Property Information

43 KOHEKOHE ROAD  
WAIKANAE

## General Specifications

### STRUCTURAL INTEGRITY

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- Architecturally designed by Girdlestone and Mitchell, Registered Architects - Lower Hutt
- Steel Backbone Structure 10" x 5 3/4" - 21 lb UB (Universal Beam) - equates to Metric 250UB31

### EXTERIOR CLADDING & ROOF

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- New Gerard Decromatic Roof installed in 2013 with 50 Year Pro-rata warranty (regularly maintained)
- American Heart Redwood Cladding
- Brick veneer with air-gap
- All copper spouting and downpipes (3")
- Full repaint in 2022/23 after stripping back to bare wood (cladding and joinery).

### STUD HEIGHT

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- 9ft Stud (2.73m) with 11ft Stud in Lounge (3.3m) Cathedral Ceiling

### JOINERY AND DOORS

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- Solid Core Flush Mahogany Veneer Doors internally on levels 2 and 3
- Level 1 doors are painted flush-ply doors
- Interior Doors 810-860mm suitable for wheelchair access
- Garage doors are Heart Rimu with Marine Ply inserts & Henderson
- Heavy Duty fittings
- Interior door heights 6' 7" (2010mm)
- Exterior Windows and Doors Heart Rimu, French Doors are Treated Pine
- Custom-made Solid Mahogany Louvre doors on wardrobes
- All interior and exterior doors have YALE 3-Lever Locks (all keyed separately) and Brass Hinges
- Exterior French Doors have UNION 2-Lever Locks
- All full height Doors have Solid Brass handles, Bronze Finish
- Built-in high cupboards and over-doors are flush ply and painted
- Built-in bedroom joinery, drawer-sets and shelves are Rimu

## INFRASTRUCTURE

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- CAT 5 Cabling Between Office and Kitchen
- 3 Phase Power Supply with Rayrole 3 Phase output in Garage
- Balanced power through additional distribution, Sub-Main
- Monitored Alarm with integrated Smoke Detection and control panels in the Main Bedroom and at the Front Door
- RCD Protection for external supplies (Gate and Bore)
- 2Gb Fibre to Office for distribution, high speed backhaul to lower level wifi via CAT 5
- 450 Litre Hot Water Supply (1x60 Gallon, 1x40 Gallon)
- 3 Phase instant/continuous Hot Water System in the kitchen
- 43ft deep, 6" bore with a submersible high volume pump is permitted for up to 20,000 litres per day - regularly tested as drinkable water
- Switchable to the house feed if pure drinking water is preferred
- Garden taps are 1" for high-volume supply from the Bore
- Large Copper Header tanks in the roof for high volume Belva Flush
- System and shower/basin supplies, all independent so no shower surprises
- Electric Gates with battery backup in the event of a power outage
- Garden lights are decorative only
- Lounge Open Fire shute cleared from the garage

## KITCHEN

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- Custom Designed by Rachel Steinmetz, Chief Designer from Appletree Designs
- Built from Solid American Oak to a custom specification by Bespoak Kitchens in Tauranga
- All carcasses are European Hardwood Ply Substrate. There is no MDF
- Floor is 14 mm solid porcelain - Italian Cotto d'este collection Cadore Porcelain
- The powerful extraction system is vented some way from the kitchen so that it is non-intrusive
- 3 Phase Instant on hot water ensures an endless supply is always available

## BATHROOM 1

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- Double Vanity
- Porcelain Tiles

## BATHROOM 2

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- Italian Kerasan Retro Vanity and Basin
- Porcelain Tiles
- Heated Towel Rail
- Italian Bellostas taps

## BATHROOM 3

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- Floor is 14 mm solid porcelain - Italian Cotto d'este collection Cadore Porcelain
- Heated Heritage Towel Rail
- Italian Bellosta taps
- Italian DIVA Engineered Stone Freestanding Oval Bath
- Kerasan Italian WC

## BATHROOM 4

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- Italian Kerasan Retro Vanity and Basin
- Heated Heritage Towel Rail
- Italian Bellosta taps
- Italian Casalgrande Padana Porcelain tiles

## BATHROOM 5

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- Italian Kerasan Retro Vanity and Basin
- Heated Heritage Towel Rail
- Italian Bellosta taps
- Italian Casalgrande Padana Porcelain tiles

## HEATING

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- All 5 bedrooms have their own dedicated AC Units
- The lounge, Kitchen and Office also have their own AC Units
- Bathrooms 3, 4 and 5 have electric forced air heating

## INSULATION

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- Ceiling and walls are all insulated
- The office is double-insulated for further noise reduction

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