

INFORMATION | 105 Winara Avenue, Waikanae

<u>Rates</u>	\$7,071.85
<u>RV</u>	\$1,500,000
<u>Build</u>	1990 Building Permit (19752) New Dwelling 520 1983 Building Permit (B021639) Shed
<u>Size</u>	Dwelling floor area 500 m ² Land area 1,444 m ² (more or less)
<u>Foundation</u>	Concrete slab to garage, piles, concrete block foundation wall, concrete black retaining wall.
<u>Roofing</u>	Concrete roof tiles, timber over butynol membrane on decks over living areas, butynol deck from master bedroom.
<u>Heating</u>	Open Fire Place, Heat pumps x2 (Note: central heating system is in place and ducted but there is no unit to run it). Electric Hot water x2 (247 litre located in the hall cupboard, main house and 135 litres for the flat).
<u>Cladding</u>	Mix – Brick and weatherboard
<u>Finishings</u>	Aluminium window joinery single glazed with exception of aluminium ranch slider from second upstairs lounge that is double glazed
<u>Energy</u>	Electric hot water, Electric oven and cooktop, Electric heating / cooling.
<u>Insulation</u>	Partial underfloor foil insulation, ceiling insulation, KCDC building file indicates batts to walls proposed in original building plans approved by Council.
<u>Parking</u>	Double garage – (Note: only 1 garage door is electric.)
<u>Chattels</u>	Auto garage door - 2x remotes, window treatments, clothesline, Dishwasher, Double Electric oven, Electric Hob/cooktop, Extractor fans x3, Fixed floor coverings, Garden shed, Heated towel rails x3, Heat pumps x2 – 2x remotes, light fittings, security system, smoke detector, waste disposal, cooking extraction system. <u>Negotiable</u> : Fridge.

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008



Rental | Downstairs is currently rented for \$350 per week and is healthy homes compliant.

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008

