

INFORMATION | 9 Angus Way, Nikau Valley

<u>Rates</u>	\$4,348.58
<u>RV</u>	\$1,210,000 (Land \$450,000 Improvements \$760,000)
<u>Build</u>	2013 Building Consent (130599) – New single storey dwelling with attached double garage on lifestyle block. Code Compliance Certificate issued February 2014.
<u>Builder</u>	Generation Homes - Kapiti Coast
<u>Size</u>	Dwelling floor area (incl. garage) 234 m2 Land area 4,271 m2 (more or less)
<u>Foundation</u>	Concrete slab - Ribraft supported by piles.
<u>Roofing</u>	Metal tile roofing
<u>Heating</u>	Water heating electric, Cooking (oven and hobs) electric, Heat pump electric
<u>Cladding</u>	Brick and weatherboard (James Hardie Linea) to eaves above garage door
<u>Finishings</u>	Double glazed aluminium windows and exterior doors with exception of garage which is single glazed.
<u>Energy</u>	Electric
<u>Insulation</u>	KCDC approved plans indicate – R2.6 Batts in external walls (with exception of garage) and Internal Wall between Garage, laundry and bedroom, R3.6 Batts in ceiling (garage unknown) and 200mm polystyrene Ribraft POD system underfloor (source KCDC Building file).
<u>Parking</u>	Double garage

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Chattels | Auto Garage Door Opener & Remote x 2, Window Treatments, Dishwasher, Electric Oven, Electric Hob, Extractor Fan x 2, Fixed Floor Coverings, Heated Towel Rail x 2, Heat Pump x 2 & Remote x 2, Light Fittings, Range Hood, Fridge (as is), Security System, Smart Tap Timer, Chicken Coop, Spa (as is), TV Cabinet

Excluded | Security Cameras

Other | 2x 25,000 litre water tanks feed from roof top water. Rear of property down embankment. Overflow to natural water course. Water filter to potable tanks last serviced 10 months ago.
Septic - Hynds Lifestyle aerated wastewater treatment system - last serviced 6 months ago. Located north corner of property with effluent field running parallel to Angus Road.

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