

## INFORMATION | 43 Kohekohe Road, Waikanae

<u>Rates</u>	\$15,836.95
<u>RV</u>	\$3,320,000
<u>Build</u>	<b>16/09/59</b> Building Permit 1277 HOUSE 1024 SQ FT <b>05/01/67</b> Building Permit B115762 PHOTO STUDIO 216 SQ FT <b>04/12/67</b> Building Permit A015246 GLASS HOUSE 48 SQ FT <b>25/05/71</b> Building Permit C046778 ADDITIONS 135 SQ FT <b>15/07/75</b> Building Permit G59140 15/07/75 G59140 ADDITIONS 4-75 SQM <b>22/12/77</b> Building Permit H136798 EXTENSION TO GARAGE 13-95 SQM
<u>Architect</u>	Girdlestone & Mitchell
<u>Size</u>	692m2 dwelling   4039m2
<u>Foundation</u>	Slab + Piles
<u>Roofing</u>	New decromastic roof (2013 + 50 year warranty), copper spouting
<u>Heating</u>	8 x Heatpumps
<u>Cladding</u>	American Heart Redwood (Full repaint 2022/2023)
<u>Finishings</u>	High Stud, solid mahogany veneer internal doors (level 2 & 3), "ash chute" to garage, marble fire surround, bespoke vanities, built in bedroom joinery rimu, porcelain tiles, imported light fittings, new carpet
<u>Energy</u>	Electricity - 3 phase power
<u>Insulation</u>	Ceiling and walls, office insulated for noise reduction
<u>Parking</u>	Double garage (have parked 6 vehicles), generous off-street
<u>Chattels</u>	Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 5, Fixed Floor Coverings, Garden Shed, Heated Towel Rail x 4, Heat Pump x 8 & Remote x 8, Light Fittings, Range Hood, Security System (monitored), Smoke Detectors, TV Bracket, Waste Disposal, Hot Water Cylinder x 2, Picture Hooks, Electric Gate Remote x 5, Leftover House Paint, Bore with Pump, Automower (Sven)

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