

INFORMATION | 148 Field Way, Waikanae Beach

<u>Rates</u>	\$6,349.20
<u>RV</u>	\$960,000 (Land - \$510,000 Improvements - \$450,000)
<u>Build</u>	2005 Building Consent (055239) – New Dwelling. Code Compliance Certificate issued, December 2005.
<u>Size</u>	Dwelling floor area (incl. Garage) 200 m ² Land area 722 m ² (more or less).
<u>Foundation</u>	Concrete slab
<u>Roofing</u>	Colorsteel corrugated roofing
<u>Heating</u>	Electric water heating (177 litre hot water cylinder located in laundry plus second smaller hot water cylinder in kitchen), Gas fire, Electric Heat pump
<u>Cladding</u>	Mix - H3.2 treated plywood cladding with H3.2 battens on cavity, Corrugated colorsteel cladding on cavity
<u>Finishings</u>	Aluminium exterior joinery and doors, partially double glazed (entry, Kitchen, dining, family and living rooms), office, bedrooms, bathrooms and garage single glazed. LED lighting throughout, heat pump new – installed 2025, magnetic insect screens.
<u>Energy</u>	Electric oven, Electric Hot water x2, Electric Heat Pump, Gas bottles (45 litre x2) - hob/cooktop and Gas fire.
<u>Insulation</u>	Ceiling. All external walls are insulated, excluding the garage; the internal garage wall is insulated (source KCDC building file).
<u>Parking</u>	Double garage plus off street / ROW parking.
<u>Chattels</u>	Auto Garage Door Opener x 1 & Remote x 1, Window Treatments, Clothesline, Dishwasher, Electric Double Oven, Gas Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 2, Heat Pump x 1 & Remote x 1, Range Hood, Security System, Smoke Detector, TV Bracket x 2, Gas Heater x 2, Cabinet & Shelf in Garage, Second Hot Water Cylinder in Kitchen
<u>Other</u>	Underground concrete water tank for non-potable water supply fed from roof water (located at southeast corner). KCDC building files suggest capacity for 10,000 litres and connection to outside taps.

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