

INFORMATION | 91 Aston Road, Waikanae

<u>Rates</u>	\$4,987.84 (Rural Production Zone - Rural Hills Precinct)
<u>RV</u>	\$1,280,000
<u>Build</u>	09/11/00 – BUILDING CONSENT 001391: New dwelling <i>Code Compliance Certificate issued 09/05/01</i>
	04/06/13 – BUILDING CONSENT 130237: New lounge extension, new bedroom & ensuite extension, new shed. Clad in plywood & batten and corrugated iron. <i>Code Compliance Certificate issued 02/07/14</i>
	19/12/22 – BUILDING CONSENT 220915: Installation of new septic tank drip line field of existing septic tank. <i>Cancelled</i> .
	04/01/23 – BUILDING CONSENT 221050: Upgrade septic tank system and install drainage field. Disconnect from Waikanae Downs Ltd sewerage scheme. <i>Code Compliance Certificate issued 01/03/23</i>
	Builder Spectrum Homes Ltd
<u>Size</u>	186m ² Dwelling 1.271 Hectares
<u>Foundation</u>	Concrete Slab
<u>Roofing</u>	Coloursteel Iron
<u>Heating</u>	Heatpump x3 (<i>Including x1 in Studio</i>), Ventilation System Only In Master
<u>Cladding</u>	Ply and Batten, Corrugated Coloursteel Iron
<u>Finishings</u>	Open Plan Kitchen and Living Out to Patio, Second Living With Study Including Built In Desk and Storage, Jack and Jill Family Bathroom, Garage With Laundry and Toilet, Outdoor Pergola Off Hallway
<u>Energy</u>	5KW Solar System (<i>Approx 12 Years Old, Feeds To Grid</i>), Electric Water Heating and Cooking, Electric Car Charger

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Insulation/ | **Dwelling** - Fully Insulated (*Excluding Garage Roof*), Extension of Living/Study Double Glazed. Remaining Of House Retrofitted (*Excluding Garage, 2 Bedrooms, Main Bathroom and Front Door*)

Workshop/Studio - Insulated Ceiling and Double Glazed

Smaller Studio - Fully Insulated and Double Glazed

Parking | Double Internal Access Garage, Off-Street Parking

Land/ | 4 Fenced Paddocks Including Troughs, Orchard With Olives, Plums, Pears and Apples, Tunnel House, Utility Sheds x 2, Raised Garden Bed

Garden

Water/ | 30,000L Water Tank (*Trickle Feed Council, Refurbished Approx 2 Years Ago*), 5,000L Rain Catchment Feeds Troughs, Own Septic Tank Kiwi Green (*Approx 2 Years Old*) Serviced 6 Monthly, .Field Drain Out to Paddock.

Water Tank Located Out By Studio, Septic Tank Located Out Front Under Rocks,

Septics

Chattels | Auto Garage Opener x 2 & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob, Extractor Fan x 2, Fixed Floor Coverings, Heated Towel Rail x 2, Heat Pump x 3 & Remote x 3, Light Fittings, Range Hood, Smoke Detectors, Ventilation System, Utility Shed (as is) x 3, Tunnel House, Solar Panels, 91 Sign, Electric Car Charger, 2 x Troughs,

Negotiable | Kitchen Fridge

Excluded | Outdoor Elephants, Birdbath, Garden Sculptures, Pots

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