

PROPERTY BROCHURE



2 NORTH RIDGE RISE, MAUNU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

2 NORTH RIDGE RISE, MAUNU

BUILT ABOVE THE ORDINARY...



8666
SQM



317
SQM



4



2



1



2

DEADLINE SALE
1PM, 11 MARCH 2026 (PRIOR OFFERS CONSIDERED)

Completed in 2025 and positioned on 8,666sqm of native bush within a gated estate just minutes from town, this 317sqm architectural residence is pure intent. Sheltered, private, and elevated above the harbour, it captures sweeping views to the Hen and Chicks Islands while remaining completely removed from the world below.

Strong horizontal lines. Bold overhangs. Floor-to-ceiling glass. Every angle considered. Every finish deliberate.

The living zone quite literally floats over the landscape - a dramatic lounge projecting into the canopy, creating the sensation of living in the treetops. Morning light filters through native bush. Evenings are framed by water and sky. It is immersive, protected, and utterly compelling.



The scale is generous without excess. Four bedrooms are well separated, including a refined master retreat. The kitchen is substantial and streamlined, anchored by engineered surfaces and integrated appliances. Solid oak floors run throughout the living spaces, adding warmth and weight to the clean architectural lines. Entertaining flows effortlessly to sheltered outdoor zones and expansive glazing that dissolves the boundary between inside and out.

Concrete, timber and glass combine to create texture and depth. Construction is exacting. Maintenance is minimal.

Private. Architectural. Uncompromising. Properties like this don't compete. They stand alone.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 5, 10 Deposited Plan 332400 having a having a 1/40 share in Lot 34 Deposited Plan 332400 being 3.5910ha (more or less)
CV	\$1,500,000 (as per QV website)
RATES	\$2,216.91
DATE BUILT	2025
ZONING	Large lot residential zone, Rural production zone & Outstanding natural landscape
LAND AREA	8666sqm (more or less)
FLOOR AREA	317sqm (more or less)
SEPARATE TOILET	One
KITCHEN	Concrete benchtops and island breakfast bar
KITCHEN APPLIANCES	Haier dishwasher, gas hob and 2x ovens, dual filter ultra violet system, rangehood
LAUNDRY	In-built laundry with basin under staircase
HEATING	Escea 10.2kw gas fireplace and 2x high wall Daikin heat pumps in the two northern bedrooms
PARKING	Two car garage with electric car charger outlet and auto door with x2 remotes
INSULATION	Double glazed windows, pink batts in ceiling, all walls, underfloor to building code
WATER HEATING	Gas califont and x2 45kg bottles (rented)
ROOF	Coloursteel Trimrib
JOINERY	Aluminum, double glazed
CLADDING	Concrete, Cedar, Paneltech, Titan board - moloseal moisture barrier
FLOOR	Wool carpet and European Oak
EXTRACTOR FANS	Located in bathrooms, laundry and toilet
WATER SOURCE	58,000L tank under living (in situ)
WASTE	Two stage biocycle TXR-1 septic tank field on eastern side, down gully and across to the rise beyond
INTERNET	Wireless
CHATTELS	Blinds, fixed floor coverings, heated towel rails x2, extractor fans x4, light fittings, gas hob, dishwasher, double fridge/freezer, electric ovens x2, rangehood, smoke detectors, heat pumps x2 + x2 remotes, gas fireplace + x1 remote, auto garage door + x3 remotes, electric car charger outlet, water tank (58,000L x1), Puretec hybrid dual filtration system, built-in office desk, decorative rain chain, garage shelving

ADDITIONAL INFO



- Cantilever lounge
- Gated community
- Title includes a vacant lot across the road
- Two private decks
- Double stacking ranchslider
- Expansive views

DISCLOSURES

- \$1600 body corporate fee for subdivision maintenance. No cats or dogs allowed as per title.



DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

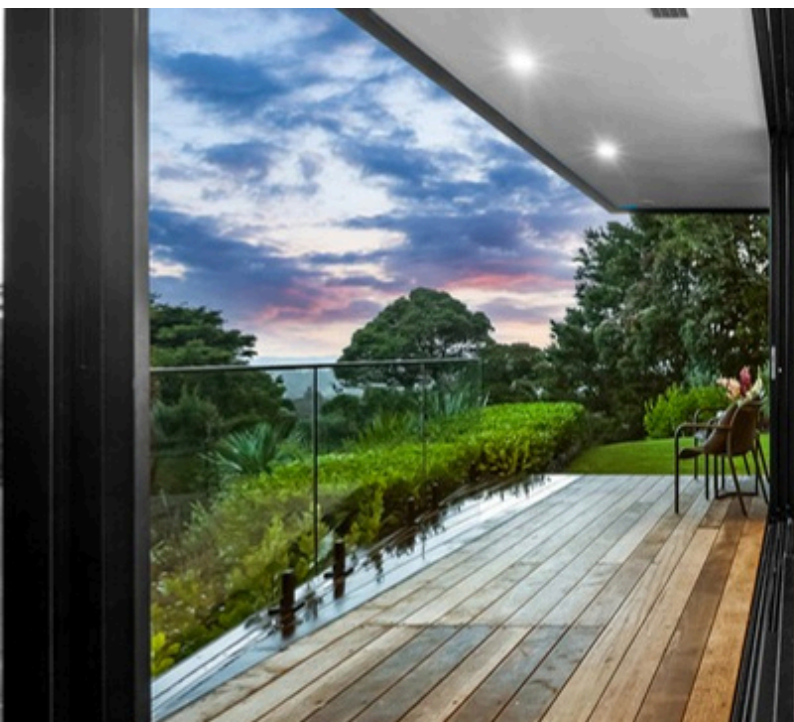
What does “unless sold prior” mean?

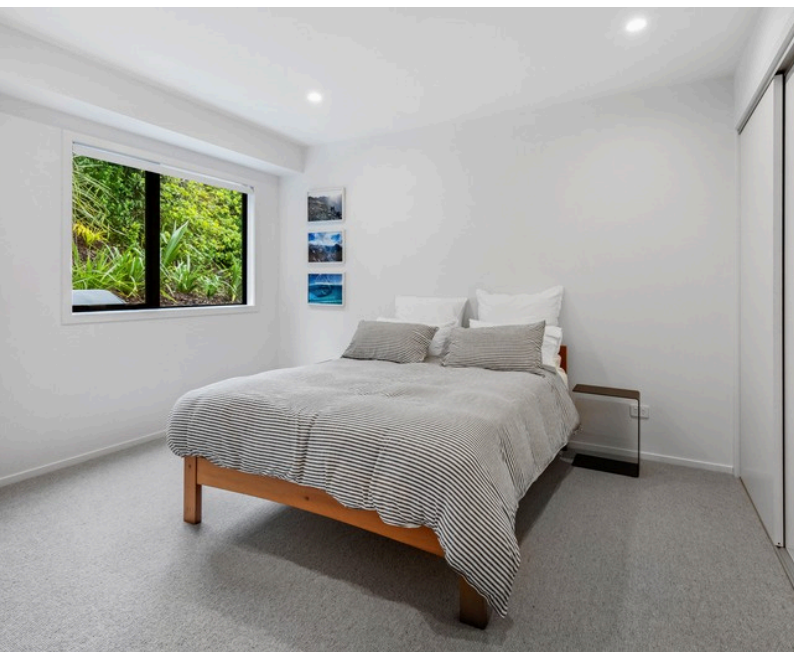
When a Deadline Sale is advertised with “unless sold prior,” it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to “Price by Negotiation” while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

PHOTO
GALLERY



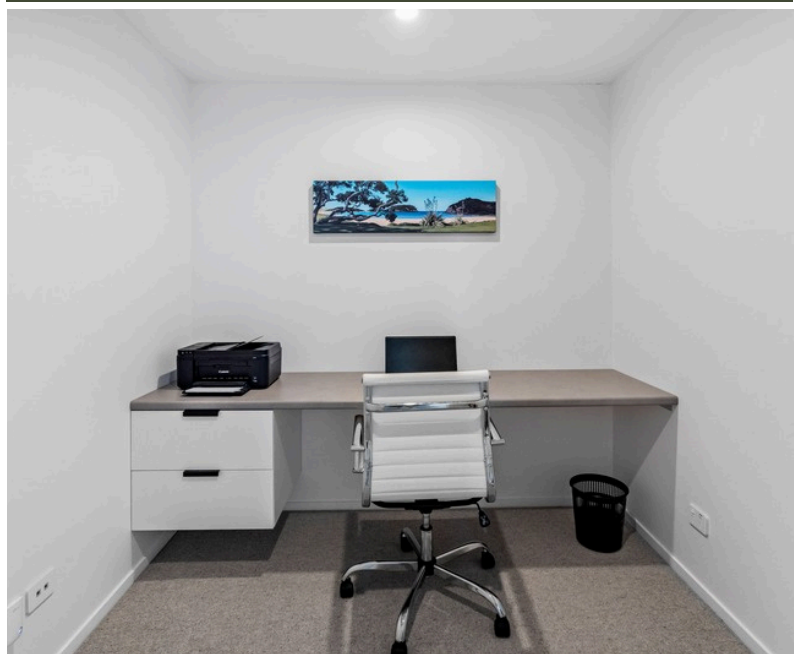








“ Private. Architectural. Uncompromising. Properties like this don't compete. They stand alone. ”



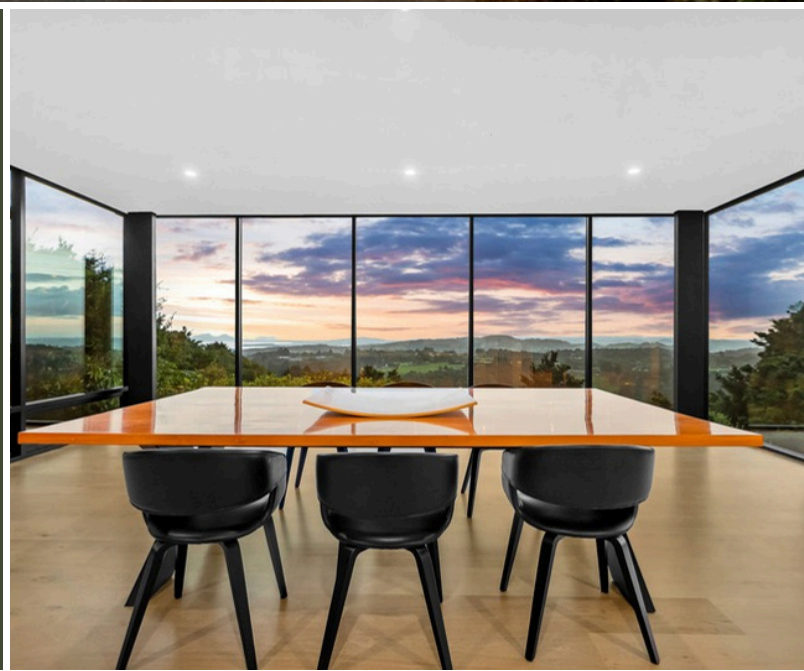




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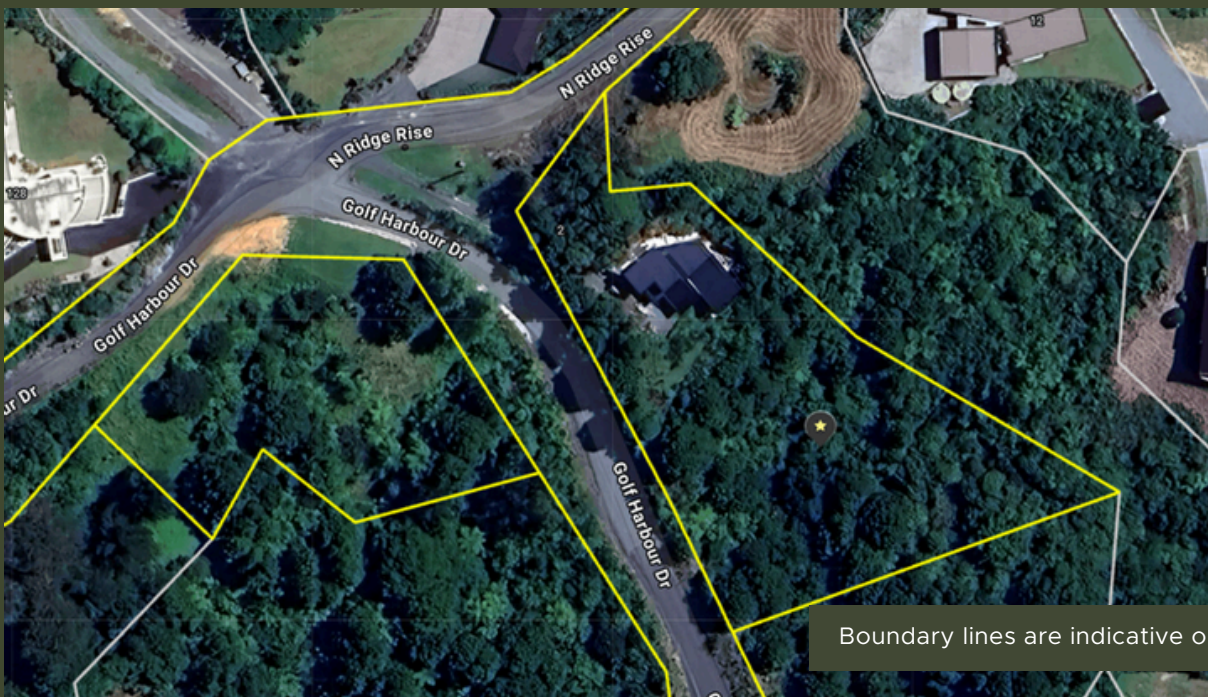


FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP



Boundary lines are indicative only

CERTIFICATE OF TITLE



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017



R. W. Muir
Registrar-General
of Land

Identifier 132767
Land Registration District North Auckland
Date Issued 20 August 2004

Prior References
NA125B/688 NA126A/705 NA136C/759

Estate Fee Simple
Area 8666 square metres more or less
Legal Description Lot 5, 10 Deposited Plan 332400
Registered Owners
Jack Clive Elliott and Amanda Kate Elliott

Estate Fee Simple - 1/40 share
Area 3.5910 hectares more or less
Legal Description Lot 34 Deposited Plan 332400
Registered Owners
Jack Clive Elliott and Amanda Kate Elliott

Interests

Appurtenant to Lot 5 & part Lots 10 & 34 (formerly CT NA136C/759) is a right of way created by Transfer B287997.4

Appurtenant to Lot 5 & part Lots 10 & 34 (formerly CT NA136C/759) are electricity and water rights specified in Easement Certificate B876139.4

The easements specified in Easement Certificate B876139.4 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way and electricity and telecommunication rights specified in Easement Certificate D029711.3 (affects part Lot 34 formerly CT NA106B/766)

Subject to a right of way and to electricity and telecommunication rights over part Lot 34 marked A on DP 332400 specified in Easement Certificate D029711.3

The easements specified in Easement Certificate D029711.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and electricity and telecommunication rights created by Transfer D146727.6 (affects Lot 5 & part Lots 10 & 34 formerly CT NA136C/759 & part now marked D on DP 332400)

The easements created by Transfer D146727.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part (Lot 5 & part Lots 10 & 34 formerly CT NA136C/759 & part now marked D on DP 332400) is a water right specified in Easement Certificate D153460.4

The easements (excluding water) specified in Easement Certificate D153460.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and to electricity and telecommunications rights over parts Lot 34 marked E, V, X & BI on DP 332400 specified in Easement Certificate D153460.4 - 9.6.1997 at 3.03 pm

CERTIFICATE OF TITLE

Identifier**132767**

Subject to a right of way and an electricity and telecommunication right over parts Lot 34 marked A & B on DP 332400 specified in Easement Certificate D211902.4 - 5.11.1997 at 9.49 am

The easements specified in Easement Certificate D211902.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way and to electricity, water and telecommunication rights over parts Lot 34 marked A & B on DP 332400 specified in Easement Certificate D301945.3 - 14.8.1998 at 9.03 am

The easements specified in Easement Certificate D301945.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to an electricity right over parts Lot 34 marked E & V on DP 332400 created by Transfer D344717.21 - 23.12.1998 at 10.54 am

Appurtenant hereto are rights of way and electricity and telecommunication rights specified in Easement Certificate D344717.26 - 23.12.1998 at 10.54 am (affects part Lot 10 formerly CT NA125B/688 & parts Lot 34 formerly CT NA126A/705 & NA125B/688)

Subject to a right of way and to electricity and telecommunication rights over parts Lot 34 marked E & V on DP 332400 specified in Easement Certificate D344717.26 - 23.12.1998 at 10.54 am

The easements specified in Easement Certificate D344717.26 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to transmit electricity, telecommunications and a right of way over part of Lot 34 marked V on DP 332400 specified in Easement Certificate D344717.14 - 23.12.1998 at 10:54 am

The easements specified in Easement Certificate D344717.14 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is an electricity right specified in Easement Certificate D344717.27 - 23.12.1998 at 10.54 am (affects part Lot 10 formerly CT NA125B/688 & parts Lot 34 formerly CT NA126A/705 & NA125B/688)

Appurtenant hereto is an electricity right specified in Easement Certificate D344717.28 - 23.12.1998 at 10.54 am

Appurtenant hereto is an electricity right created by Transfer D344717.30 - 23.12.1998 at 10.54 am

Appurtenant hereto is an electricity right created by Transfer D344717.33 - 23.12.1998 at 10.54 am

Subject to an electricity right over parts Lot 34 marked E & V on DP 332400 created by Transfer D344717.36 - 23.12.1998 at 10.54 am

Subject to an electricity right over parts Lot 34 marked E & V on DP 332400 created by Transfer D344717.37 - 23.12.1998 at 10.54 am

Subject to a right of way and to electricity, telecommunications and water rights over parts Lot 34 marked A, B, C & D on DP 332400 specified in Easement Certificate D347210.5

The easements specified in Easement Certificate D347210.5 are subject to Section 243 (a) Resource Management Act 1991
6122356.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.8.2004 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 332400)

Appurtenant to Lot 10 herein is a right to convey water easement created by Easement Instrument 6122356.6 - 20.8.2004 at 9:00 am

Appurtenant to Lot 34 herein are right to convey water, right of way, right to convey electricity, computer media & telecommunications, right of way limited to pedestrians & golf buggies & right to maintain stormwater detention pond easements created by Easement Instrument 6122356.6 - 20.8.2004 at 9:00 am

Subject to a right to convey water easements over part Lot 10 marked T on DP 332400 created by Easement Instrument 6122356.6 - 20.8.2004 at 9:00 am

The easements created by Easement Instrument 6122356.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to Lots 5 & 10 herein are right to convey water, right of way, right to convey electricity, computer media & telecommunications, right of way limited to pedestrians & golf buggies & right to maintain stormwater detention pond easements created by Easement Instrument 6122356.7 - 20.8.2004 at 9:00 am

Subject to a right to convey water easement over part Lot 10 marked T on DP 332400 created by Easement Instrument 6122356.7 - 20.8.2004 at 9:00 am

Subject to a right to convey electricity easement over part Lot 34 marked BO on DP 332400 created by Easement Instrument 6122356.9 - 20.8.2004 at 9:00 am

CERTIFICATE OF TITLE

Identifier

132767

The easement created by Easement Instrument 6122356.9 is subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey electricity easement in gross over part Lot 34 marked BO on DP 332400 in favour of
Northpower Limited created by Easement Instrument 6122356.10 - 20.8.2004 at 9:00 am
The easements created by Easement Instrument 6122356.10 are subject to Section 243 (a) Resource Management Act 1991
6122356.16 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 20.8.2004 at 9:00 am
Appurtenant to Lot 34 DP 332400 herein is a right of way limited to activities related to maintenance of stormwater
detention pond, a right of way, a right of way limited to pedestrians and a right to maintain stormwater detention pond
created by Easement Instrument 7833600.10 - 30.5.2008 at 9:00 am
Some of the easements created by Easement Instrument 7833600.10 are subject to Section 243 (a) Resource Management
Act 1991
Subject to a right (in gross) to convey electricity over all of Lot 34 DP 332400 excepting part marked BH on DP 349888 in
favour of Northpower Limited created by Easement Instrument 7833600.12 - 30.5.2008 at 9:00 am
12358768.2 Mortgage to ANZ Bank New Zealand Limited - 26.1.2022 at 3:48 pm
12388001.1 Variation of Mortgage 12358768.2 - 4.3.2022 at 9:15 am



SUE MAICH & DAMIEN DAVIS

Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

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