

INFORMATION | 7 Tutere Street

<u>Rates</u>		\$11,625.59
<u>RV</u>		\$2,260,000 - (Land Value \$1,080,000 and Improvement Value \$1,180,000)
<u>Build</u>		2022 New Garage - Code Compliance Certificate – Consent #150134 – issued 23 May 2022
		2021 New House Build - Code Compliance Certificate - Consent #140009 - issued 02 August 2021
		2015 New Garage - Approval of Building Consent #150134
		2014 New House Build - Approval of Building Consent #140009
		1983 <i>Building Permit – Galvanised iron Garden Shed – Previous dwelling - since demolished.</i>
		1958 <i>Building Permit – additions to existing dwelling - Previous dwelling - since demolished.</i>
<u>Size</u>		220 m2 dwelling + 50m2 separate garage & 16.50m2 upper deck Section – 696 m2
<u>Architect</u>		Justin Wright – Assembly Architects Queenstown
<u>Engineer</u>		Dunning Thornton
<u>Builder</u>		Black Pine Construction
<u>Foundation</u>		Timber Piles (Unipole), Concrete Slab Garage.
<u>Roofing</u>		Bituflame Torch-on
<u>Heating</u>		Radiators (Diesel), Wood burner
<u>Cladding</u>		Californian Redwood (stained), rainscreen over plywood.
<u>Finishings</u>		Vistalite Aluminium windows are black anodised aluminium (not powdercoated) Matai Flooring
		25,000 L Water Tank

Sharalyn Fraser
Agency

<u>Energy</u>		The primary heating source for hot water and radiators is diesel. HWC has an electric backup
<u>Insulation</u>		Walls R3.6, Roof R5.0, Floor R2.6
<u>Parking</u>		Double Garage
<u>Chattels</u>		Auto garage door opener x 1 & remote x 2, Window treatments, Dishwasher, Electric oven, Induction hob, Extractor fan x 2, Fixed floor coverings, Heated towel rails x 2, Light fittings, Range hood, Refrigerator, Security System, Smoke detector x 1, TV brackets, Waste disposal, Diesel heating system including radiators, Wood burner, TVs (Kitchen & Lounge), hard-wired sound system and speakers.

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