

AGENT INFORMATION | 13 Atua Street, Waikanae Beach

<u>Rates</u>	\$5,449.23
<u>RV</u>	\$660,000 (Improvements \$195,000 Land \$465,000)
<u>Build</u>	1972 Building Permit (6919) – Garage 160 sq. ft. 1982 Building Permit (A21906) – Dwelling 53 m ² 1987 Building Permit (EO70288) – Alterations (Turn dwelling around and extend existing garage). Extension 18.6 m ² . 2000 Building Consent (000636) – Addition to Dwelling - Code Compliance Certificate - in progress, yet to be issued.
<u>Size</u>	Dwelling floor area 110 m ² Land area 819 m ² (more or less)
<u>Foundation</u>	Garage – Concrete Slab, Original build Dwelling – Concrete Piles, Dwelling Extension in 2000 – Driven Timber Piles – source KCDC building file.
<u>Roofing</u>	Garage – iron, Dwelling - Corrugated iron roofing
<u>Heating</u>	Electric Water Heating x2, Heat pump and wall panel heaters
<u>Cladding</u>	Garage – metal weather board, Dwelling mixed – Shadowline vertical cladding eaves, Horizontal Building cement wall cladding (source building file). Extension Hardies Weatherboards.
<u>Finishings</u>	Aluminium windows - single glazed exception of South facing window in main bedroom which is double glazed.
<u>Energy</u>	Electric Oven and Stove
<u>Insulation</u>	Ceiling, exterior walls and underfloor (source KCDC building file)
<u>Chattels</u>	Window Treatments, Clothesline, Dishwasher, Electric Oven, Extractor fan x 1, Fixed Floor Coverings, Garden Shed x 2, Heated Towel Rail x 1, Heat Pump & Remote x 1, Light Fittings, Security System, Smoke Detector x 2, Panel Heater x 2, Hot Water Cylinder x 2, Kitchen Extractor Fan

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