Property Information

125 NIKAU PALM ROAD,
PARAPARAUMU

General Specifications

EXTERIOR

- 6 acres land covered in a combination of native bush and deciduous, and fruit trees and shrubs Over 5000 trees and shrubs planted
- 300 pine trees trimmed 3 lifts
- Walking tracks cut throughout section
- Keystone block wall over 80 tonne installed creating terraced gardens
- Over 280 metres concrete curb
- Sika Polyclad Barricade
- Natural Schist veneer

GENERAL

- 1 meter wide soffit for extra weather protection
- All interior doors are 2.2metres
- Stud height 2.7 metres

GARAGE

- 2.8 metre stud
- Suspended ceiling fully insulated
- Colour matched sectional doors fully insulated 2.4 metre opening height
- Belt driven auto door controllers
- Polyurethane plywood timber finishes to walls

REAR BLOCK WALL

- Engineer designed
- Wall sealed with SikaProof SB DPM Membrane commercial product
- Textile blanket added for protection
- 40mm polystyrene foam for insulation

SECURITY

- There is a Paradox EVO 192 Alarm system includes integrated smokes and IP monitored, includes access control to the plant room protecting critical systems, Two touch screen and one LCD keypads, all sensors are pet friendly. Full remote access is via PC or phone.
- Geovision camera system featuring 6 cameras with remote access from Internet or phone

JOINERY

- Metro Architectural series all doors 2.2metres in height
- Double glazed grey tinted glass 4mm thick each side
- ASSA ABLOY colour matched hardware
- Locks all keyed alike all dead lock option
- Double tongue catch option
- Security stays all windows

WATER & SEWAGE

- Greywater treatment five stage Gould 10,000 Series wastewater treatment plant with a total capacity of 10,000 litres
- Water storage is 2 x 20,000 litre concrete tanks buried in the ground, supplied by water fall capture off the main roof also a trickle feed from the council supply if storage falls below 30%
- Surface water is controlled by multiple series of surface drains installed to the rear of the block wall rear yard drive way and overflow of the tanks
- All storm water is discharged into the onsite creek
- Hot water is generated by a series of methods, primarily by 12 kilowatts of solar arrays with the backup being electric, the system is 100% solar 9 months of the year with a supplement of 1 hour a day when needed through the winter months.
- The Spa bath in the main bathroom uses gas instant water heating totally. Storage is via a 300 Litre AA 5/5 cylinder
- There is two 45 litre gas bottles supplying the Gas hob and spa bath expectation of supply would exceed 9 to 12 months using the spa bath often.

HEATING

- There is a Hydronic water heating system installed it has 6 radiators and 3 towel rails all connected via a full copper pipe piping system, a storage buffer is via a custom 500 litre 5/5 AA cylinder. The system is heated by a Hunter Herald 14 wrap around boiler stove these stoves have been manufactured in Britain for over 45 years.
- To supplement the Hydronic system there is a Panasonic ducted heat pump system to all upstairs rooms
- With a simple action the towel rails continue to operate in the summer via the solar system.
- The flow through design ensures the house stays cool in the summer with no added systems needed.

STRUCTURED CABLING

- Property has a full structured cabling system includes around 7 Ariel outlets and 30 RJ45 (computer) outlets
- There is audio and speaker cables installed to the plant room and around the Living area to suit a 5.1 + systems or future development.
- Presently VDSL is connected; speed is around 60mb down (stunning)
- There is provision for 2 telephone lines,
- Satellite dish is installed and operational.

ELECTRICAL

- The property is supplied by a 3 phase copper underground cable, metering is at the gate, there is an import export meter installed on the yellow phase.
- There is a 3KW wind turbine installed but at present not operational this has consent and is all cabled, will be left in operating condition.
- The property has consent to install Solar PV (photo Voltaic) panels and is all cabled to the wind turbine area, not installed
- Water pump is a submersible pump in the tank advantage no noise
- The property has in excess of 50 double power outlets all RCD protected

LIGHTING

- All lighting is primarily LED with a supplement of low energy fluorescent; most areas have a choice of 3 different lighting modes
- There is emergency lighting over the stairs and in the plant room over the breaker panels.
- The ceiling space has a full florescent lighting system and power outlets with plywood walkways

INSULATION

- All walls throughout the property internal and external are insulated, the Living area frame size is 150mm insulated with the max size ceiling insulation.
- The concrete floor is insulated underneath via polystyrene.
- The roof space gable ends are insulated and the roof has had a 15mm ply thermal break installed prior to the colour steel fitted, the roof is a light colour to reduce heat retention.
- Garage doors are rated the same as walls and a further separate insulation barrier has been installed to the garage ceiling

FLOOR COVERING

- 5.2All service areas, bathrooms, laundry, entry, are tiled
- Living, Kitchen, Study and hall is 15mm T&G Vaka natural timber over 20mm treated ply
- Bedrooms are 100% wool carpet

BEDROOMS

- Bedrooms vary in size from 20 to 30 square metres two have ensuite bathrooms and walk in wardrobes the other has a bathroom next to it and a wardrobe with 4 metres of hanging
- The wardrobes are all organised shelves and double and single hanging.
- The lower floor bedroom ceiling is separated from the upstairs room with separate insulation, the space is accessible from the plant room.

BATHROOMS

- Size of bathrooms range from 4.2 to 11 square metres all have frameless glass showers porcelain vanities and toilets, the main bathroom has a double spa bath, shower has multiple shower heads.
- Showers are all membraned and tiled

LIVING/DINING

- Large open plan around 85 square metres, opening out via 2 x 5 metre wide bifold doors to a 65 square metre balcony edged in a glassvice glass hand rail.
- A Hunter stove surrounded by natural schist, fitted with a boiler to provide water to the radiators and underfloor, floor under is 20mm compressed sheet tiled to create a flat floor no upstand.
- Ceiling is broken into two levels one flat and the other sloping to create the feel of two separate spaces.

KITCHEN

- Bench tops and breakfast bar is polished natural stone 3'' price tare includes waterfall end and stone toe spaces.
- Colour matched glass splash backs
- Designer series Fisher and pykel dish drawers and 900 gas/electric oven, Top model insinkerator triple grind, glass/stainless steel ducted range hood.
- Walk in Pantry with appliance benching and power and lighting

LAUNDRY

- 5.2metre square laundry with a separate toilet attached full Formica benching and melteca cupboards small fridge space in tall cupboard powered