

## INFORMATION | 48 Anderson Park Drive, Waikanae

<u>Rates</u>	\$8,414.09
<u>RV</u>	\$1,900,000
<u>Build</u>	<b>Constructed 2023</b>   Code Compliance Certificate Issued 25/09/24
<u>Size</u>	270m2 Dwelling   740m2 Land
<u>Foundation</u>	RibRaft Slab (Cresco System)
<u>Roofing</u>	Colorsteel Carro Roofing
<u>Heating</u>	Heatpump
<u>Cladding</u>	Maxstone Stone Veneer on F/C on 20mm cavity and Bevel Back (B/BACK) Weatherboard
<u>Finishings</u>	Electric Blinds In 3 Bedrooms + Living (Voice Activated Through Alexa), Built In Oven With Induction Cooktop, Butlers Pantry, Exposed Timber Beams, Outdoor Patio Covered With Pergola, Outdoor Water Feature, Powered Spa Location, 5G Internet (Fibre To Letterbox), Ply Lined Garage with Lined and Carpeted Loft Space, Integrated Smoke Detectors, SmartSoak Soak Pit (Driveway), 10,000L Non-Portable Water Tank, Septic Pump System To Council Sewer
<u>Energy</u>	Electric Hot Water and Cooking, Solux-E Double Glazed Aluminum Joinery
<u>Insulation</u>	Built To Current H1 Energy Efficiency Standards With Insulated RibRaft Slab Foundation, Thermally Broken Low-E Glazing And Rigid Air Barrier Wall System.
<u>Parking</u>	Double Internal Access Garage, Off-Street Parking
<u>Chattels</u>	Auto Garage Door Opener & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 3, Fixed Floor Coverings, Heated Towel rail x 2, Heat Pump x 1 & remote x 1, Light Fittings, Range Hood, Smoke Detectors, Electric Blind Remote x 4
	<u>Excluded</u>   Spa and Fridge

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