

## INFORMATION | 65 Kohekohe Road, Waikanae

|                   |  |  |
|-------------------|--|--|
| <u>Rates</u>      |  | \$7,451.13   |
| <u>RV</u>         |  | \$1,900,000 - (Land \$590,000 & Improvement \$1,310,000)   |
| <u>Size</u>       |  | Dwelling Floor area 300 m <sup>2</sup>   Land area 1108 m <sup>2</sup> (more or less)  |
|                   |  | <u>Designer</u> Kapiti Architectural Design Limited  |
|                   |  | <u>Builder</u> Pat White Builders  |
| <u>Build</u>      |  | 2017 Building Consent (170844) – A comprehensive rebuild that retained only minimal elements of the original structure, effectively delivering a near-new home - Code Compliance Certificate issued September 2018.  |
|                   |  | <u>Prior to existing build:</u>  |
|                   |  | 1961 <i>Building Permit (049879) – Dwelling 1004 ft<sup>2</sup> (circa 93 m<sup>2</sup>) – Precision Cut Homes by Beazley Homes.</i>   |
|                   |  | 1961 <i>Building Permit (112549) – Garage 336 ft<sup>2</sup> (circa 31 m<sup>2</sup>)</i>  |
|                   |  | 2010 <i>Building Consent (100899) – Interior alterations (new entrance hall, re-designed main bathroom, extension dining room) and building addition including double garage/laundry, garden store and bedroom additions including ensuite &amp; walk-in wardrobe - Code Compliance Certificate issued March 2012.</i> |
| <u>Foundation</u> |  | Mix of piles, bearers and concrete slab including existing concrete/block foundation wall  |
| <u>Roofing</u>    |  | Corrugated iron roofing (Windsor grey), matched with coloursteel quarter round continuous spouting.  |
| <u>Heating</u>    |  | Gas Fireplace lounge, Solid fuel Masport Akaroa woodburner - (Last inspected / serviced - January 2025), Floor heat pump lounge, under tile heating to bathrooms   |
| <u>Cladding</u>   |  | Wood Weatherboards   |

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Sharalyn Fraser  
*Agency*

- Finishings | Aluminium windows and doors (Matt Charcoal) double glazing (including garage window/door), Front door – Timber T&G (Porters Palm Black), Metal mesh over guttering system; electric gate; House can operate via generator; Custom made tiled vanities in both bathrooms and separate W/C, Three velux skylights, two in bedrooms with remote operated blinds, one in the kitchen opening with insect screen and rain sensor
- Energy | Gas (Mains) - Gas & Induction kitchen top, Induction cook top, Gas water heating, Electric Oven
- Insulation | Exterior walls, ceiling and underfloor including Garage walls and Garage doors.
- Parking | Double garage
- Chattels | Auto Garage Door & Remote x 4, Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Hobs, Induction Hobs, Extractor Fan x 3, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 2, Heated Hand Towel Rail x 1, Heat Pump x 1 & Remote x 1, Infinity Water Heating System, Light Fittings, Range Hood, Smoke Detectors, TV Bracket x 3, Spare Hard Flooring Panels, Escea Gas Fire, Wood Burner, TV x 3, 6 x Inbuilt Speakers
- Negotiable | Kitchen Island Stand, Water Feature in Front Garden, Fire Wood, Circular Corten Steel Wood Stacker
- Excluded | Bird Bath, Wire Balls & Stone Balls in front, Shelving in Garage, Few Plants from Garden, Clothes Rack, Large Black Outdoor Pot x 2, Bench Seats in Garden x 2, Outdoor Furniture, Hypertufa Planter
- Other | Although part of the property appears on KCDC's projected flood-hazard maps as being subject to ponding risk, the maps also note that earthworks completed during the comprehensive 2017 rebuild were designed to mitigate the known hazards at that time.

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