

INFORMATION | 155 Field Way, Waikanae Beach

<u>Rates</u>		\$6,845.27
<u>RV</u>		\$1,200,000 (Land value \$485,000 Improvements value \$715,000)
<u>Build</u>		2018 Building consent (170818) - Cladding remediation - reclad the entire building, remove and replace any defective timber, replace membrane roofs and decks. New Aluminium double glazed windows and doors. Code Compliance Certificate issued 25 February 2019.
<u>Builder</u>		CD van der Meer Builders Limited
		Prior to existing reclad:
		2014 Building consent (140293) - install new Firenzo Contessa Freestanding Wood burner and flue system. Code Compliance Certificate issued 5 August 2014.
		2011 Building Consent 110554 - Addition on top of existing garage. Bedroom, walk in Wardrobe, Ensuite and stairs. Code Compliance Certificate 4 February 2015.
		2002 Building Consent 020045 - Construction new Dwelling - Code Compliance Certificate issued 28 May 2004.
<u>Size</u>		Floor area 277 m ² dwelling Land area 632 m ² (more or less)
<u>Foundation</u>		Concrete slab Foundation
<u>Roofing</u>		Mix - Viking Butylclad & Ardex Butynol membrane roof, and Corrugated iron roofing.
<u>Heating</u>		Electric Hot Water Cylinder x2 - 180 Litre manufactured 2011 located in Garage, 177 Litre manufactured in 2025 located in downstairs cupboard. Freestanding wood burner.
<u>Cladding</u>		Mix of materials: <ol style="list-style-type: none">1. Metalcraft vertical metal cladding with cavity2. Shadowclad Plywood Cavity construction with horizontal Stainless-Steel flashings and fixings; and

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3. Vertical cedar entrance way

<u>Finishings</u>	Double glazed Aluminium windows and doors including in garage. Water bore for non-potable garden water. Outdoor hot water shower. Stainless Steel flashings and fixings (in part)
<u>Energy</u>	Electric Oven and Hobs/Cooktop, Electric Hot water
<u>Insulation</u>	New insulation to exterior walls during reclad in 2018 including Garage exterior walls. Insulation in Ceiling including garage also Interior walls to garage and main living spaces.
<u>Parking</u>	Double Garage plus off-street parking
<u>Chattels</u>	Clothesline, Dishwasher, Electric Oven, Electric Hob, Extractor Fan x 4, Fixed Floor Coverings, Garden Shed, Heated Towel Rail x 3, Range hood, Refrigerator, Security System (Unmonitored), Smoke Detectors, TV Bracket, Waste Disposal, Fireplace, Separate Water Bore (not potable) for Garden, External Shower
	Negotiable Furniture
	Excluded Bookcase
<u>Rental</u>	Available on request

