

INFORMATION | 43 Kohekohe Road, Waikanae

<u>Rates</u>		\$15,836.95
<u>RV</u>		\$3,320,000
<u>Build</u>		12/10/05 BUILDING CONSENT 055884 : Construction of garden shed away from house and removal of one internal wall in house : Code Compliance Certificate issued 20/07/16 AMENDMENT 055884A : Durability Modification 25/09/68 Building Permit A065733 DWELLING 7400 SQ FT
<u>Architect</u>		Girdlestone & Mitchell
<u>Size</u>		692m2 dwelling 4039m2
<u>Foundation</u>		Slab + Piles
<u>Roofing</u>		New decromastic roof (2013 + 50 year warranty), copper spouting
<u>Heating</u>		8 x Heatpumps
<u>Cladding</u>		American Heart Redwood (Full repaint 2022/2023)
<u>Finishings</u>		High Stud, solid mahogany veneer internal doors (level 2 & 3), "ash chute" to garage, marble fire surround, bespoke vanities, built in bedroom joinery rimu, porcelain tiles, imported light fittings, new carpet
<u>Energy</u>		Electricity - 3 phase power
<u>Insulation</u>		Ceiling and walls, office insulated for noise reduction
<u>Parking</u>		Double garage (have parked 6 vehicles), generous off-street
<u>Chattels</u>		Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 5, Fixed Floor Coverings, Garden Shed, Heated Towel Rail x 4, Heat Pump x 8 & Remote x 8, Light Fittings, Range Hood, Security System (monitored), Smoke Detectors, TV Bracket, Waste Disposal, Hot Water Cylinder x 2, Picture Hooks, Electric Gate Remote x 5, Leftover House Paint, Bore with Pump, Automower (Sven)

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NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.