

INFORMATION | 40 Anderson Park Drive, Waikanae

<u>RV</u>	\$1,750,000 (LV \$650,000 IV \$1,100,000)
<u>Build</u>	New Build Completed 2025 Designed by AD Architecture Ltd
<u>Size</u>	233m2 Dwelling 2242m2 Land
<u>Foundation</u>	Rib Raft Concrete Slab
<u>Roofing</u>	Metalcraft Metrib 760 Profiled COLORSTEEL® MAXAM® In FlaxPod®
<u>Heating</u>	Central Heating & Cooling system, Escea DS Series Gas Fireplace
<u>Cladding</u>	James Hardie Stria Horizontal Cladding and JSC Verti-clad Vertical Timber Shiplap Cladding Installed On A Cavity System, with Schist Feature Cladding In Entrance
<u>Finishings</u>	Thermally Broken Aluminium Double Glazing, Hidden Butler's Pantry, Stone Beachtops, Freestanding Induction Hob/Oven, Schist Fireplace Feature Wall, Separate Laundry and Mudroom, Pitched Ceilings In Living With Timber Detailing, Two Outdoor Decks One With Louvre Sunshade, Landscaped Grounds, Skylight in Loft, 10,000L Underground Water Tank Supplying Non-Potable Water, Engineered Stormwater System Including Soak pit, Soakage trench, Sewer Pump Chamber, and Driveway Strip Drain With Sump
<u>Energy</u>	Electric Water and Cooking, Gas Bottles (Fire)
<u>Insulation</u>	Insulated Walls and Ceilings/Roof Cavity with H1 Compliant Insulation Standards
<u>Parking</u>	Double Internal Access Garage With Loft Space, Off-Street Parking
<u>Chattels</u>	Auto Garage Door Opener & Remote x 2, Electric Oven, Induction Hob, Extractor Fan x 2, Fixed Floor Coverings, Heated Towel Rail x 2, Light Fittings, Range Hood, Smoke Detectors, Gas Fire & Remote x 1, Central Heating & Cooling

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