

INFORMATION | 179 Tutere Street, Waikanae Beach

<u>Rates</u>	\$6,446.73
<u>RV</u>	\$790,000 (Land - \$650,000 Improvements \$140,000)
<u>Build</u>	1984 Building Permit B102334 – 134 m ² Dwelling
	1988 Building Permit F038622 – 38.88 m ² Double Garage/Workshop
	2002 Building Consent 020805 – Retaining Wall reconstruction (at rear behind garage). Code Compliance Certificate issued 16/8/2002
	2019 Building Consent 190933 – Removal of old wood fire and installation of a new Metro Wee Rad. Code Compliance Certificate issued 15/01/2000
<u>Size</u>	140 m ² floor area Dwelling 716 m ² land area Section
<u>Foundation</u>	Concrete foundation wall and concrete slab.
<u>Roofing</u>	Dwelling – Monier concrete roofing tile Garage – corrugated iron
<u>Heating</u>	Wood burner (2019), heat pump (2017), Underfloor heating bathroom. HRV home ventilation system
<u>Cladding</u>	Mix materials – Dwelling - Pioneer brick and hardiplank weatherboards Garage – Galvanised steel weatherboards.
<u>Windows / Doors</u>	Aluminium external doors and windows – single glazed.
<u>Energy</u>	Electric hot water, Electric stove and cooktop
<u>Insulation</u>	Ceiling (source: Insulation certificate issued – 18/03/2019 ceiling R2.9). Walls (source: KCDC building file – Approved council plans indicate intention to install R1.6 batts)
<u>Parking</u>	Double garage plus additional off-street parking

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Sharalyn Fraser
Agency

- Chattels | Auto Garage Door Opener & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob, Extractor Fan x 1, Fixed Floor Coverings, Heated Towel Rail x 1, Heat Pump x 1, Heat Transfer System, Light Fittings, Range Hood, Refrigerator, Smoke Detectors. Waste Disposal
- Rental | Previously rented at \$790 per week.

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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.