

INFORMATION | 11 Matuhi Street, Waikanae

<u>Rates</u>	\$5,712.85
<u>RV</u>	\$910,000
<u>Build</u>	10/12/15 BUILDING CONSENT 150804 : New single level dwelling, linea weatherboard cladding. Code Compliance Certificate issued 15/06/16 Built by A1 Homes
<u>Size</u>	177m2 dwelling 665m2
<u>Foundation</u>	Firth RibRaft Floor System: reinforced concrete waffle raft floor slab-on-ground.
<u>Roofing</u>	NZS Colorsteel Endura – corrugated profile roof. Metalcraft 185mm Colorsteel fascia. Metalcraft ¼ round gutter with Marley 80mm round downpipe system.
<u>Heating</u>	Heat pump, panel heater, and underfloor heating in both bathrooms.
<u>Cladding</u>	James Hardie 180 LINEA weatherboards; cavity system.
<u>Finishings</u>	Aluminium joinery, pergola over deck, outdoor shower (hot+cold), bath
<u>Energy</u>	Double glazed (excluding garage). Infinity Hot water - Rinnai VT2(2 x 45kg LPG Bottles).
<u>Insulation</u>	Pink Batts insulation to all ceilings (except garage), all exterior wall perimeters & cavities (except garage), however includes walls between house & garage.
<u>Parking</u>	Double Garage and off-street
<u>Chattels</u>	Auto Garage Door Opener x 1 & Remote x 2, Window Treatments, Clothesline, Dishdrawer x 2 , Electric Oven, Electric Hob, Extractor Fan x 4, Fixed Floor Coverings, Garden Shed, Heated Towel Rail x 2, Heat Pump x 1 & Remote x 1, Infinity Water Heating System, Light Fittings, Range Hood, Refrigerator, Security System (needs to be reset), Smoke Detectors, TV Brackets, Panel Heater, Wine Fridge, Pergola, Garage Shelving, Drier (as is), Washing Machine, Outdoor Table and 6 x Chairs, Outdoor Shower

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Sharalyn Fraser
Agency

<u>Other</u>	10,000 litre concrete tank for outdoor taps and toilets (with submersible pump). Fruit Trees – apple and apricot. Fibre Internet available.
<u>Rental</u>	Available on request

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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.