

INFORMATION | 6 York Avenue, Waikanae

<u>Rates</u>	\$5,522.64
<u>RV</u>	\$840,000
<u>Build</u>	13/07/88 Building Permit G011021 GARAGE ADDITION 35-75 SQ M 30/03/84 Building Permit B068703 ADDITION TO DWELLING 29 SQ FT 19/06/68 Building Permit A065614 EXTENSION TO DWELLING 441 SQ FT 16/01/63 Building Permit 4718 DWELLING 760 SQ FT Resource Consent number RM930095 (To attach garage on boundary), was granted in 1993 for this property. A copy of the Decision is provided with this LIM. <i>Note: that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.</i>
<u>Size</u>	130m2 dwelling 938m2
<u>Foundation</u>	Concrete
<u>Roofing</u>	Steel tiles (house), Colorsteel Long-run (garage)
<u>Heating</u>	Heatpumps (x4)
<u>Cladding</u>	Mixed Cladding (Red Cedar, Yellow Cedar, Treated Pine)
<u>Finishings</u>	Wood and aluminum joinery, Wooden ceilings - Douglas Fir, French Doors - Cedar Kitchen bench - Manufactured Stone
<u>Energy</u>	Electric (no gas), Partial Double Glazing (kitchen, single bedroom, master bedroom (western window) and ensuite. Heated bathroom mirrors. LED bulbs.
<u>Insulation</u>	Walls, ceiling
<u>Parking</u>	Double garage (internal access) and offstreet parking
<u>Internet</u>	Fibre
<u>Chattels</u>	Auto Garage Door Opener x 1 & Remote x 1, Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 2, Fixed Floor Coverings, Heated Towel Rail x 2, Heat Pump x 4 & Remote x 4, Light Fittings, Range Hood, Security System, Smoke Detector, Shelves in Single Bedroom, Shelves & Bookcase in Studio, Bench & Shelving in Garage, Storage Room Shelving, Security Lights (x 2 LED, Sensor)

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