

## INFORMATION | 417 Te Moana Road, Waikanae

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <u>Rates</u>      | \$6,822.20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <u>RV</u>         | \$1,280,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <u>Build</u>      | 13/12/73 – Building Permit F10367: Garden shed, 96 sq ft.<br>06/08/82 – Building Permit A21985: Dwelling and garage, 143 sq ft.<br>16/11/90 – Building Permit 33890: Swimming pool.<br>15/11/93 – Building Consent 931197: Carport. Code Compliance Certificate issued 01/12/97.<br>22/02/01 – Building Consent 010184: New trellis support structure. PIM decision issued 22/02/01.<br>23/02/17 – Building Consent 170091: Removal of old Kent fire and installation of a new Metro Wee Rad Base wood stove. Code Compliance Certificate issued 07/04/17. |
| <u>Size</u>       | 152m2 Dwelling   1214m2 Land   40.8m2 Cottage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <u>Foundation</u> | Concrete Slab                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <u>Roofing</u>    | Trough 410 Long Run, Roof Sprayed with COHE Ultra Flex Pro 2025, New Guttering Approx 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <u>Heating</u>    | Rinnai Gas Fire, Metro Woodburner (Installed 20217 and Serviced 19/08/2026)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <u>Cladding</u>   | Brick Veneer (Now Rendered) and Rusticated Timber Weatherboards, House Painted 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <u>Finishings</u> | Partially Double Glazed, Stainless Steel Benchtop, Fibre, 8x Skylights, Upgraded LED Lights/Sockets Throughout, Stash Custom Designed 3x Wardrobe Organizers, Entertaining Deck With Louvered Pergola, Outdoor Terraces, Drilled New Bore (2016), Electric Entrance Gates (Installed                                                                                                                                                                                                                                                                       |

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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. Note

Sharalyn Fraser  
*Agency*

2015), Landscaping, Fully Fenced, 2x Workshops, Gate Intercom, Fruit Trees, Banana Trees, Enclosed Vege Garden

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Energy</u>     | Gas Mains - Both House and Cottage/Pool (Installed 2016/17)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <u>Insulation</u> | Batts in Exterior and Ceiling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <u>Parking</u>    | Double Carport, and Off-Street Parking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <u>Cottage</u>    | Upgraded Sliding Door, Bifold Door and Toilet Windows, Califont Hot Water System, Cottage Deck, Modernised Kitchen, Income Potential Rented/Airbnb, Power on Same Metre as House                                                                                                                                                                                                                                                                                                                                                                                                           |
| <u>Pool/Spa</u>   | Spa Pool, Upgraded Swimming Pool, Pool Room With Heating Unit For Pool, and Pool Equipment Including Pool Robot Cleaner                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <u>Chattels</u>   | Window Treatments, Clothesline, Dishdrawer x 2, Electric Oven, Gas Hob, Fixed Floor Coverings, Heated Towel Rail x 1, Infinity Water Heating System x 2, Light Fittings, Range Hood, Refrigerator, Smoke Detector, TV x 4, TV Bracket x 3, Waste Disposal, Enclosed Garden, Woodburner, Pergola, Spa, Gasfire, Pool Robot Cleaner, Pool Chemicals, Pool Cover, Kitchen Island, Buddha Statue, Cabinet in Media Room, Couch in Media Room, Electric Gate Remote x 4, Washing Machine (as is), Drier (as is), Garden Pots, Bore, Bore Pump x 1, 1,000L Water Tank, Fridge/Freezer in Cottage |
| <u>Other</u>      | Property Can Be Purchased Furnished.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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