

INFORMATION | 1 Pihoihi Close, Waikanae

<u>Rates</u>	\$6,906.65
<u>RV</u>	\$1,150,000
<u>Build</u>	21/06/2023 BUILDING CONSENT 230413 : 3 Bedroom, 2 Bathroom, attached Double Garage, Concrete Slab Foundation, Brick Veneer/WB Cladding, Metal Tile Roof : <i>Code Compliance Certificate issued 7/10/24</i> Builder Paterson Homes
<u>Size</u>	236m2 Dwelling 709m2 Land
<u>Foundation</u>	RibiRaft Concrete Slab
<u>Roofing</u>	Gerard Pressed-Metal Tile
<u>Heating</u>	Fujitsu Anywair Smart Wi-Fi Central Zoned Heatpump/Air Conditioner
<u>Cladding</u>	Brick Veneer, and Cedar Bevel-back Weatherboard
<u>Finishings</u>	Fibre Internet, Stone Benchtop in Kitchen and Laundry, Large Kitchen Island With Breakfast-Bar, Walk-in Pantry, Plumbed For Fridge, Large Storage Cupboard, Upgraded Hard Flooring Underlay, Electric Blinds In Master and Second Bedroom, Under Floor Heating In Bathrooms, Tiled Showers, LED Lighting, Separate Laundry, Covered Alfresco Entertaining Area, Paved Outdoor Areas, Exterior Lighting, Non Potable Water Tank (10,000L), Plygroove Wall Lined Garage, EV Charger
<u>Energy</u>	Solar Edwards/Solahart L305 Solar System For Hot Water (Has Electric Booster When Needed), Power is Electric
<u>Insulation</u>	Double Glazed Low-E Glass with Aluminum Joinery, Walls and Ceiling Including Garage
<u>Parking</u>	Double Internal Access Garage, Off-Street Parking
<u>Chattels</u>	Auto Garage Door Opener and Remote x 3, Window Treatments, Clothesline, Dishwasher, Electric Oven x2, Induction Hob, Extractor Fan x 2, Fixed Floor Coverings, Heated Towel Rail x 2, Light Fittings, Built-In Range Hood, Security System, Smoke Detectors, TV Bracket x 2, Waste

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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

Disposal, Electric Blinds in Master Bedroom & Bedroom 1, Bin
Store/Shed, Ducted Heating/Cooling System, Solar Panels x 2, EV
Charger
Excluded | Bike Racks, All Garage Shelving, Fridge (Kitchen), Freezer
(Laundry)

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