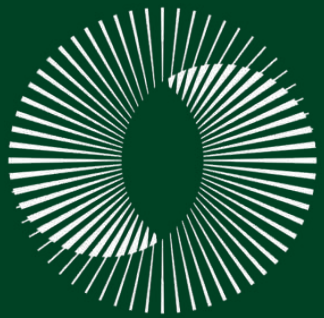


Mint



20 AINTREE ROAD, HAVELOCK NORTH

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20 AINTREE ROAD, HAVELOCK NORTH

THE ENCLAVE

Scale to gather. Space to retreat.

Set privately on 1.6 hectares in an established Havelock North lifestyle location, 20 Aintree Road has been extensively refreshed over the past twelve months, creating a more refined and contemporary presentation to an already substantial family home. With rare space, privacy and proximity to the village, it is exceptionally well suited to families who do much of their living, gathering and hosting at home.



4



4



3



2



477 m2 +
143 m2
decks



1.6682 ha (more or less)

Legal & Council

LEGAL DESCRIPTION

LOCATION	20 Aintree Road, Havelock North
LEGAL DESCRIPTION	Lot 2 DP 28215
CERTIFICATE OF TITLE	HBY1/651
ESTATE	Freehold
LAND AREA	1.6682 ha (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Rural Residential
RATING VALUATION	\$3,760,000
IMPROVEMENTS	\$2,750,000
LAND VALUE	\$1,010,000
RATES	\$6,549.76 HDC
	\$1,953.57 HBRC current





Design & Build

BUILDING CONSENT

ABA20030464 Construct new dwelling & pool.
Building Consent 05/2003. CCC 06/2011

- Architect - Fat Parrot Architecture
- Builder - Trevor Mossman
- Exterior construction - Firth Hotbloc concrete block with solid plaster finish (approx 90%) & solid plaster over Hardibacker (bay windows & one parapet)
- Foundation - Concrete slab
- Roof - Eurotray metal roof; Butynol membrane over 17.5mm ply with battens to fall over the entrance, spa & garage
- Gutters - Copper
- Joinery - Aluminium with aluminium louvres
- Glazing - double-glazed (apart from garage - single glazed)
- Insulation - batts - ceilings R 2.2 & R 1.8

POOL

- Concrete pool
- Infinity saltwater pool - 1.5 m x 1.8 m deep
- Pool dimensions approx. - 10m x 4m
- Maintenance - Taylor Pools

SPA

- Mayfair spa - Tahiti Elegance

REPORTS AVAILABLE

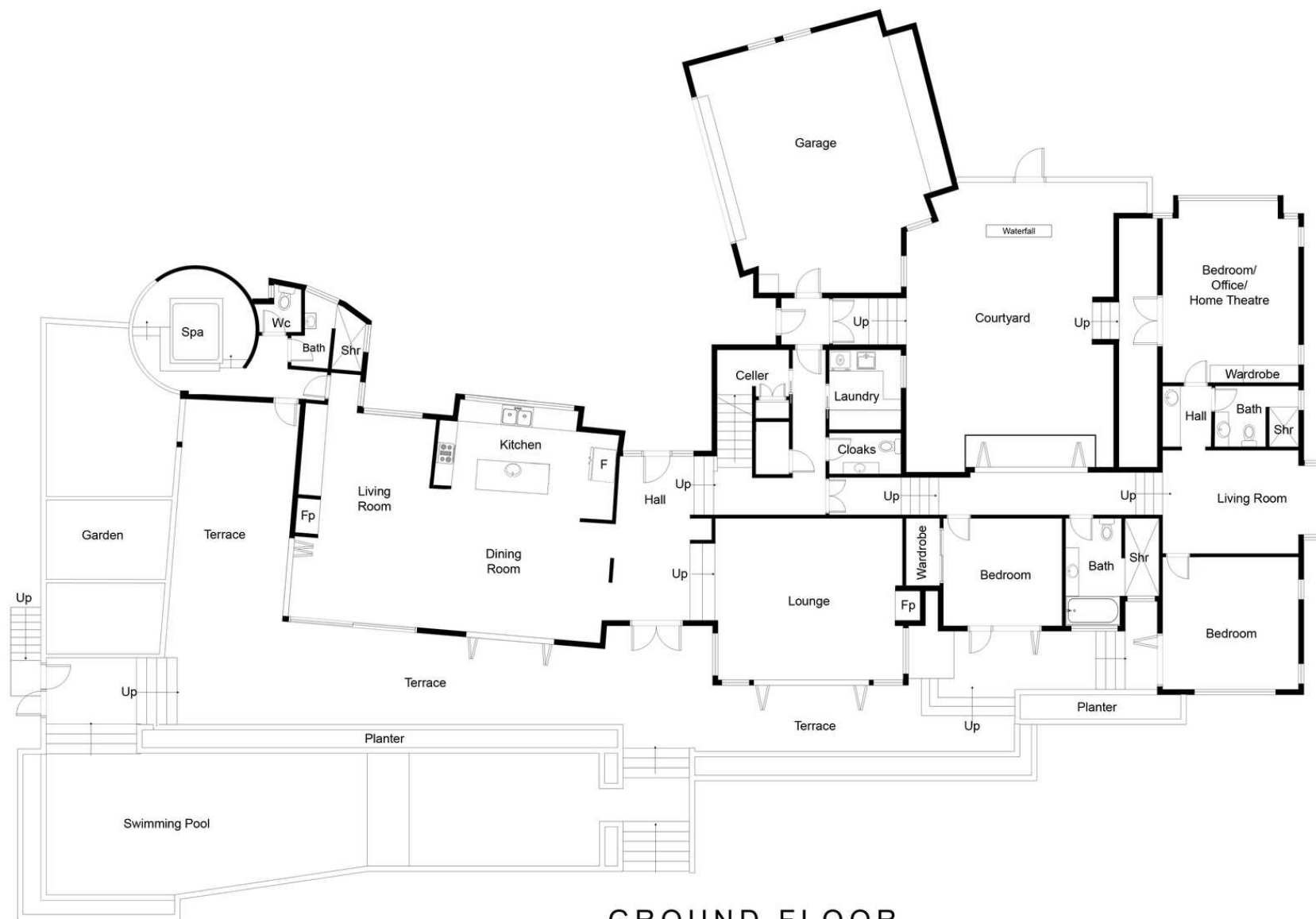
- Title
- Floor Plans
- LIM
- Building report

RECENT IMPROVEMENTS

Curtains, blinds and carpet throughout
Toilets and tapware to all bathrooms
Paint - interior & exterior
Floor coverings
Downlights and pendant light fittings
Starlink Satellite dish installed
Irrigation system
Garden and path lighting
Aluminium joinery - resealed with silicone & refreshed using the Everbrite system and some rubber seals replaced.
Cedar - refreshed

SCHOOL ZONES

Lucknow Primary - yrs 1 - 6
Havelock North Intermediate - yrs 7/8
Havelock North High School - yrs 9 - 13
Hereworth - yrs 1 - 8
Woodford House - yrs 7 - 13
Iona College - yrs 7 - 13
Lindisfarne College - yrs 7 - 13
Hastings Christian Scholl - yrs 1 - 13



GROUND FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

20 Aintree Road, Havelock North



FIRST FLOOR

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20 Aintree Road, Havelock North



A Closer Look

WATER

Town supply

Bore water for irrigation - concrete tank (approx 20,000 L)

Greenway water filtration system

IRRIGATION

Automated irrigation

WATER HEATING

Ground floor - 2 x Rinnai Infinity Gas system (gas bottles)

Primary ensuite - 250L electric hot water cylinder (in roof space)

POWER

Electric

SEPTIC

Town septic

INTERNET

Starlink

HEATING

Air conditioning & heatpumps

Gas fire x 2

AUDIO

Control4 CORE3 controller

Episode 4 zone DSP amplifier

Speakers

SECURITY

Security alarm system – monitored by Eastek Security

NVR 4 Channel with 4TB storage

3 x 4 megapixel cameras/3 x camera back boxes

Yale touch screen Zigbee smart deadbolt

Gate Monitoring Screen

Internal Security alarm control panels/keypads

External Gate Keypad

A Closer Look

HOUSE

- Fixed floor coverings
- Window treatments
- Light fittings
- 1.5 Smeg wall oven
- Bosch induction cooktop (new)
- Fisher & Paykel double dish drawer
- Rangehood
- LG Fridge Freezer with ice and water dispenser
- Insinkerator
- Miele coffee machine
- Fisher & Paykel mini bar fridge
- Whirlpool microwave x 2
- Gas fire x 2
- Panasonic Nanoe-x air-conditioning unit x 9
- Sony Bravia 50inch TV (new)
- Extractor fans x 2
- Heated towel rails x 4
- LED mirrors x 5
- Miele washing machine
- Control4 CORE3 controller & Episode 4 zone DSP amp
- Speakers x 13
- Central Vac system & accessories
- Yates Safe
- Security alarm system – monitored by Eastek Security
- NVR 4 Channel with 4TB storage
- 4 megapixel cameras x 3 & camera back boxes x 3
- Yale touch screen Zigbee smart deadbolt
- Internal Security alarm control panels/keypads x 3

OUTDOORS / GARAGE

- Panasonic gate monitoring screen
- External gate keypad
- Retractable clothesline
- Rockwall water feature
- Mosaic outside table & 4 metal chairs
- Auto electric garage door & remotes
- John Deere ride-on mower X595
- Electric Ergolift Bosch 36v mower
- Laundry tub
- Beam, Serenity Plus central vacuum system
- Mayfair Spa – Tahiti Elegance
- Infinity pool pump & pool accessories, including Dolphin pool cleaner
- Grey wicker pool recliner deck chairs
- Gas heaters wall-mounted x 2
- Automatic INSOL ceiling shutters x 2
- Irrigation system
- Pots and planter boxes
- Water feature
- Marble outdoor tables & 6 metal chairs
- Various outdoor pots
- Frigorex fridge
- Rinnai Infinity gas hot water system











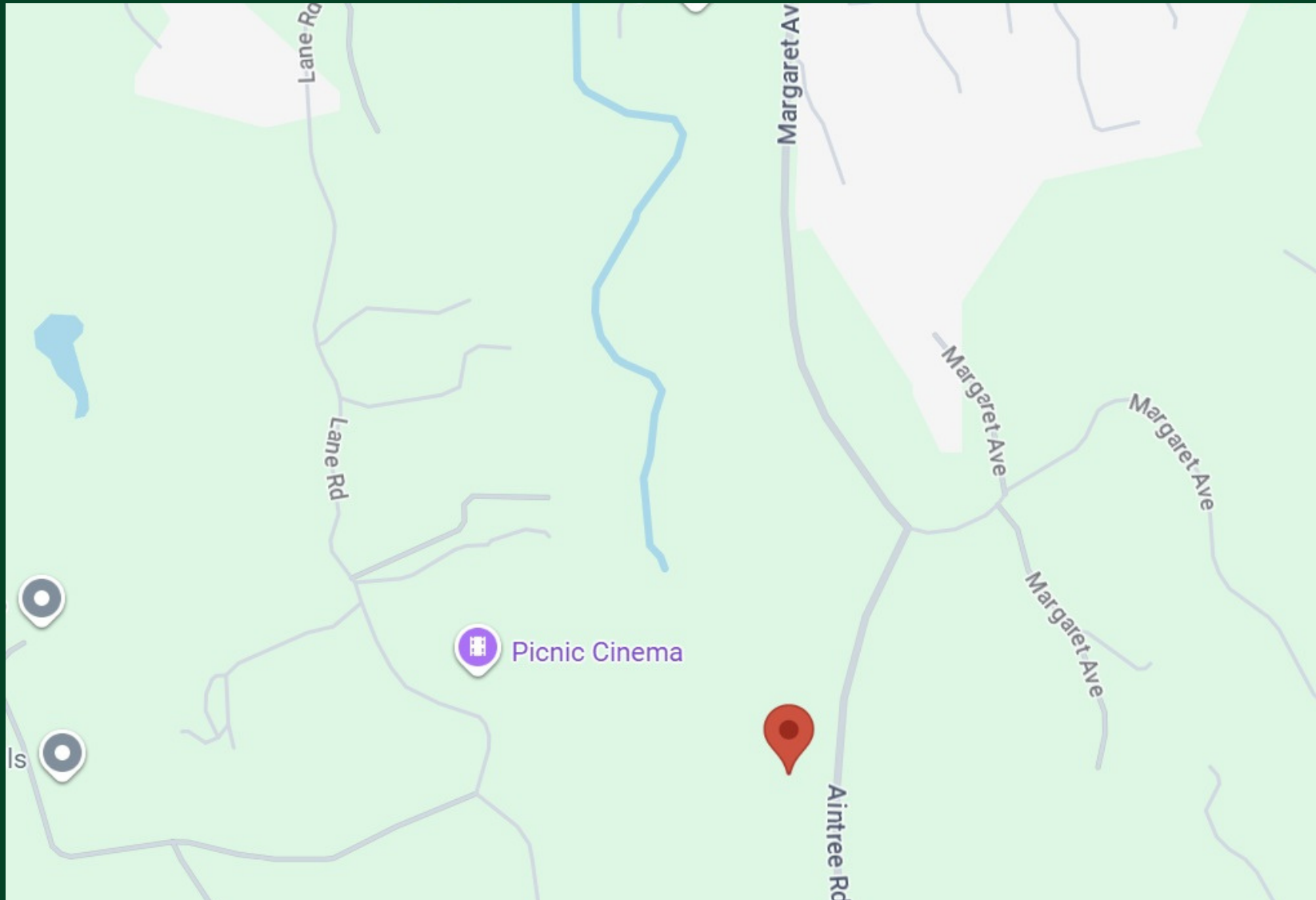








20 AINTREE ROAD, HAVELOCK NORTH - LOCATION



Meet Nic Goodman

**FOUNDER AND PREMIUM PROPERTY SPECIALIST
MINT – HAWKE'S BAY'S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES**

For over a decade, I have had the privilege of guiding clients through the property market in Hawke's Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke's Bay's only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke's Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke's Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let's shape the future of your property together.

I look forward to working with you.

Nic Goodman

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