

Sharalyn Fraser *Agency*

INFORMATION | 114 Paetawa Road, Peka Peka

<u>Rates</u>	\$6,484.99
<u>RV</u>	\$1,750,000
<u>Zoning</u>	General Residential/Coastal Qualifying Matter Precinct
<u>Architect</u>	John Rogers – CCM Architects
<u>Builder</u>	Matt Dixon Building
<u>Build</u>	1998 Building Consent – dwelling + garage 2010 Building Consent – two story addition + Deck 2011 Building Consent – alterations to Garage, new floor overlay
<u>Size</u>	244m2 dwelling 4,731m2
<u>Foundation</u>	Concrete Slab on piles
<u>Roofing</u>	Longrun
<u>Cladding</u>	Linea weatherboard + Integra aerated concrete panels with Rockcote finish
<u>Heating</u>	2 x heat pumps (installed 2024), Wall Heater In Studio
<u>Finishings</u>	Cedar sliders on upper west deck for privacy, 3rd Bedroom with Kitchenette, Ensuite and separate access, Engineered stone benchtops

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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

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<u>Gardens</u>	Spa inspected April 2024, private beach access, raised garden beds, separate bore water pump with taps around the property for ease of water access
<u>Energy</u>	Gas cook top, Hot Water HWC (x2), 2 x switchboards
<u>Internet</u>	Fibre
<u>Parking</u>	Double Garage, Off-Street Parking
<u>Security</u>	Security Alarm, Including smoke alarms
<u>Water</u>	15,000L water tank, town mains with trickle feed 1,000L/day
<u>Septic</u>	Two chamber
<u>Chattels</u>	Auto Garage Door Opener and 2 x Remote, Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Hob, Extractor Fan x 4, Fixed Floor Coverings, Garden Shed, Heated Towel Rail x 3, Heat Pump x 2 & Remote x 2, Light Fittings, Range Hood, Refrigerator, Smoke Detectors, Security System, Wall Heater (Studio) Spa Pool, Ride on Mower, EV Charger, Bore

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