

INFORMATION | 15 Fleetwood Grove, Waikanae

<u>Rates</u>	\$6,843.88
<u>RV</u>	\$1,100,000
<u>Build</u>	27/08/73 Building Permit 7557 HOUSE AND GARAGE 2024 SQF 17/06/87 Building Permit 18008 ADDITIONS SPA AND SAUNA 21 SQM 19/02/07 BUILDING CONSENT 070016: New bedroom & walk in Wardrobe : Code Compliance Certificate issued 30/07/07 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.
<u>Size</u>	230m2 dwelling 1,115m2
<u>Foundation</u>	Concrete
<u>Roofing</u>	Metal tiles
<u>Heating</u>	Heatpumps (lounge has WIFI), Woodburner (serviced September 2026), Panel Heater, Bar Heater (conservatory)
<u>Cladding</u>	Brick and Rusticated Weatherboard
<u>Finishings</u>	Aluminium Joinery, polished wooden floors, new Bosch Oven
<u>Energy</u>	Retro Double Glazed (excluding garage, sauna room & conservatory), Electric Hot Water (cylinder in roof), Cooktop (ceramic electric),
<u>Insulation</u>	Ceiling and Walls & Ceiling in Front Bedroom.
<u>Parking</u>	Double garage and offstreet

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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

Chattels | Auto Garage Door Opener & 2 x Remote, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 2, Heat Pump x 2 & Remote x 2, Light Fittings, Range Hood, Security System, Smoke Detectors, Wood Lean-Too, Heater (in conservatory & remote), Spa, Spa Cover, Spa Chemicals, Sauna & Ladle, Compost Bin, Assorted Garden Pots, Sun Awning (in conservatory), Bookcase (in office), Lights on Fence, Solar Lights x 4, Railway Sleepers, Assorted Paints, Wall Panel Heater x 1, Fan Heater (in ensuite), Outdoor Leaf Wall Art (on side of house), Large Spain Wall Poster (in conservatory), Cabinet & Work Surface (in multi-purpose room), Linen Cupboard (in laundry), Picture Hooks

Excluded | Daisy's on the fence

Internet | Fibre

Other | Woodshed, Garden Shed
Indigenous trees at the property - Kohekohe

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