Mint

15 TAUROA VALLEY, HAVELOCK NORTH

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15 Tauroa Valley, Havelock North

Some homes are shaped by their outlook. This one was designed around it.

Designed by architect Simon Clarkson, the home sits low across the site, with broad panes of glass bringing afternoon light into the living spaces and framing views across lawn, established planting and the landscape beyond.

The outlook stretches across Havelock North towards the ranges and Ruapehu, with Napier Hill and glimpses of the sea in the distance.

Set within Tauroa Valley, the home has a strong sense of privacy while remaining only minutes from the Village and Te Mata Peak.

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4 | 2 | 3 | 4 | 415 m2 + 54 m2 garage | 1.1835 Ha (more or less)

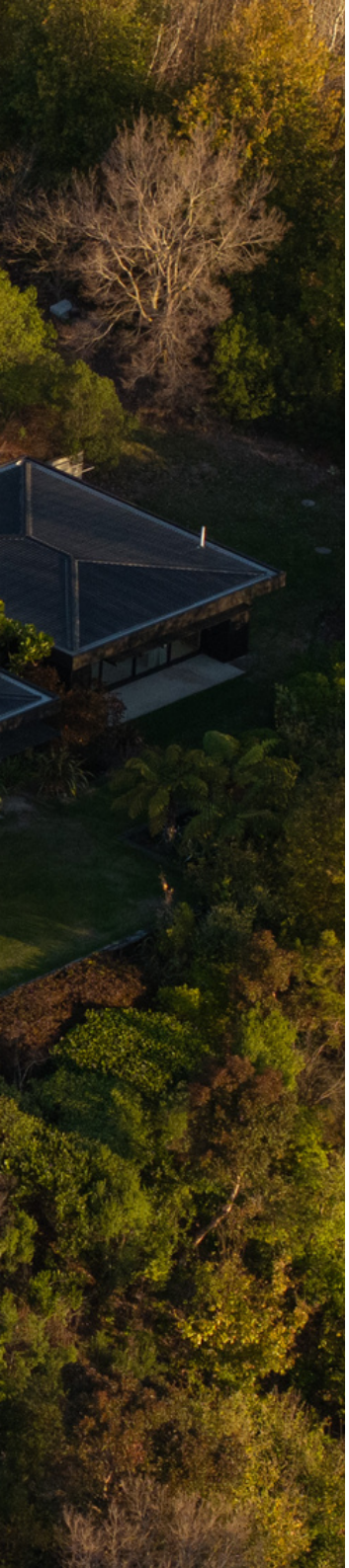
Legal & Council

LEGAL DESCRIPTION

LOCATION	15 Tauroa Valley, Havelock North
LEGAL DESCRIPTION	LOT 20 DP 410351
CERTIFICATE OF TITLE	438232
ESTATE	Freehold
LAND AREA	1.1835 ha (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Residential
RATING VALUATION	$4,440,000
IMPROVEMENTS	$3,220,000
LAND VALUE	$1,220,000
RATES	$7,295.10 HDC
	$2,263.40 HBRC



Design & Build

BUILDING CONSENT

ABA20091532 Erect new dwelling.
BC 02/2010. CCC 09/2011

Architect: Simon Clarkson
Builder: Pro-Structure Ltd
Foundation: 20 Series black masonry foundation – reinforced concrete slab with 50mm polystyrene under slab
Exterior cladding:
Main – Vertical shiplapped cedar weatherboards
Garage – Stack bonded concrete block walls to garage with Rockcote plaster
Entry – Stoneworks stone veneer on hardibacker
Roof Cladding: Predominantly Colorsteel, with Viking Enviroclad used on the living pavilion
Insulation:
Wall – R4.0 in all external framed timber walls and Pink Batts Silencers insulation on a number of internal walls (shown on plans)
Ceiling – R2.8 Batts Insulation

ABA20110103 Install Swimming Pool & Landscaping
BC 02/2011. CCC 04/2013
10m x 3m Fibreglass pool. 1.2m - 1.8m deep
Magna Pool - Magnesium Mineral Pool System
Solar heated
Installed and maintained by Mayfair Pools

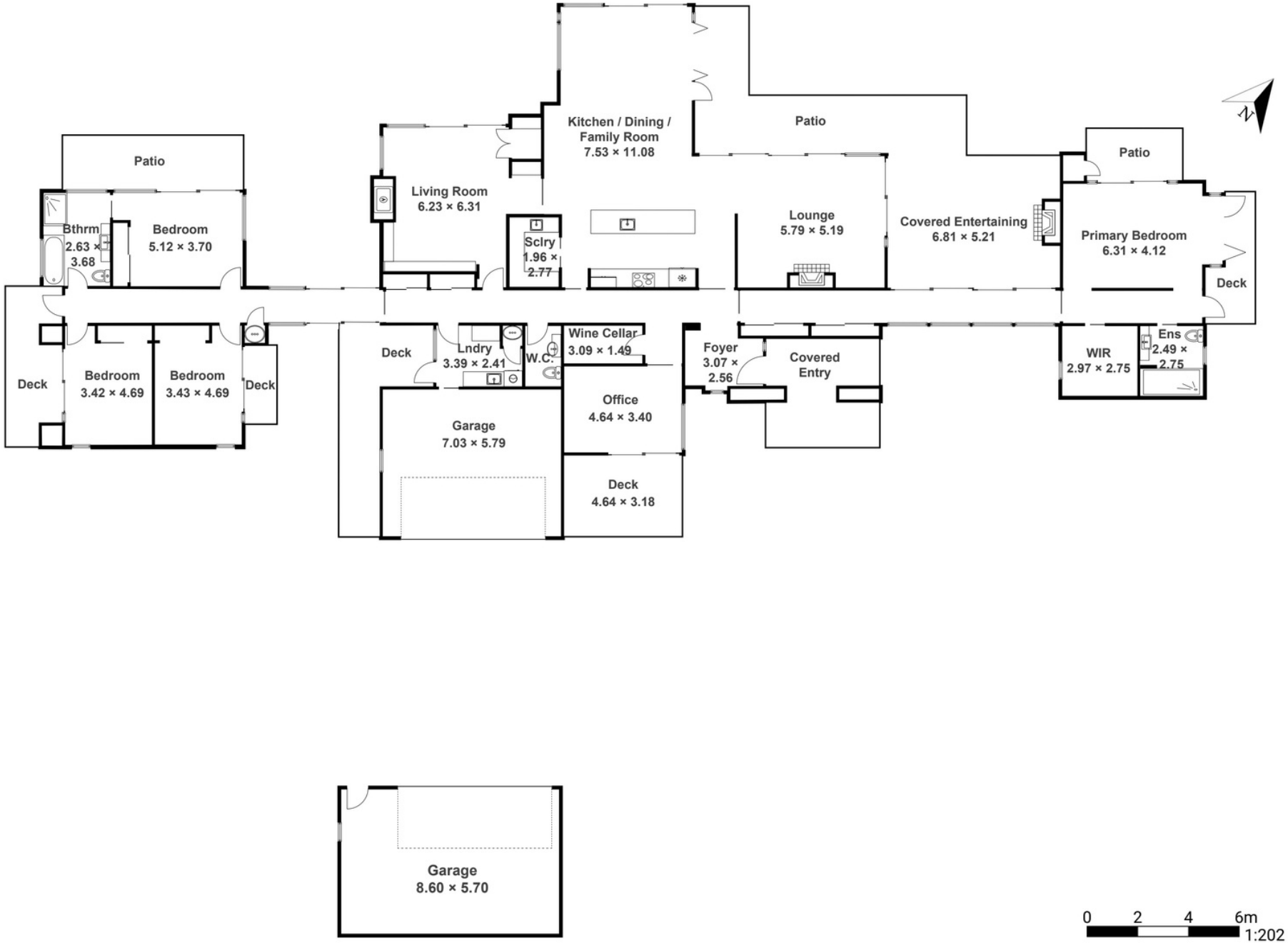
ABA20171410 Alterations to Dwelling - Enclose Patio.
BC 11/2017. CCC 10/2018

REPORTS AVAILABLE

· Title
· Floor Plans
· LIM
· Building report

SCHOOL ZONES

Havelock North Primary School - 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



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FOR VISUAL PURPOSE ONLY Drawings are approximate only and to be used for visual representations ONLY. We measure internal spaces and not the exterior. Measurements should be verified by the buyer. We take no responsibility for omissions and errors. floorplanshb.co.nz

A Closer Look

WATER
Town supply - House and pool
Water filtration system and high-pressure pump servicing the main dwelling and external garage

IRRIGATION
Rainwater catchment from dwelling roof to 2 x 22,700L Hynds Elite tanks, with submersible pumps supplying irrigation and exterior taps.
Weathermatic irrigation system – external garage.

HOT WATER
Hot water cylinder - 3 x HJ Cooper Electric 180L

POWER
Electric
Automated solar pool heating via roof-mounted collector mats and a digital SolaStat controller

SEPTIC
Mains sewer with on-site pump/ holding tank

INTERNET
Wireless

HEATING
Ducted central heating
Heat pump in master bedroom and bedroom 2
Ceiling heaters in family room
Gas Jetmaster fires in the living room and covered entertaining area
Wood Jetmaster fire in lounge
Underfloor heating – Ensuite and Bathroom

POOL
MagnaPool – Magnesium Mineral Pool System

A Closer Look

House chattels/fixtures

Throughout
Window finishes
Fixed floor coverings
Light fittings
Ducted central heating - living rooms, office + hallways

Primary Bedroom
Heat pump – Daikin

Ensuite
Wall heater – Vynco
Underfloor heating
Heated towel rail – 1
Internal fan
Hot water cylinder – 180L– HS Cooper

Kitchen and Pantry
Fridge/ freezer – Samsung
Oven – Miele – 2
Cook top – Induction Miele 4 hob
Integrated rangehoof
Dishdrawer – Fisher and Paykel - 2
Fridge – Westinghouse
Under Bench Water filter System – Aqua filtration and Treatment

Family room
Ceiling heaters – Intracomfort – 2

Lounge
Open fire – Wood Jetmaster

Living room
Gas Fire – Jetmaster
Wine fridge – De'Longhi – (no vendor warranty)

Wine Cellar
Temperature controlled

Laundry
Hot water cylinder – 180l – HS Cooper
Washing machine – Fisher and Paykel
Dryer – Fisher and Paykel

Garage
Central vacuum system
Garage door remote – 2

Bathroom
Heated towel rail
Wall heater – Vynco
Underfloor heating

Bedroom 2
Heat pump – Daikin

External Garage
Work bench – timber
Cupboards – white
1000l water tank – Green
Water softener – Harris Pumps and Filtration
UV filters – Aqua filtration and treatment Hawkes Bay
Pressure tanks – 2
House pump – Harris Pumps and Filtration
Irrigation system – Weathermatic
Garage door remote – 2

Outdoor
Gas fire – Jetmaster
Pool vacuum – Dolphin Supreme
Pool Solar – cloth panel on roof – SolaStat
Hose reel – 2
22,700l Hynds Elite tanks – Harris Machinery – 2
Submersible pumps – Harris Machinery – 2
Water feature (front door)

Additional
Hot water cylinder – hallway cupboard - 180l – HS Cooper

Sound System
Speaker system – Hills Home Hub
Yamaha Amplifier
Yamaha AM/FM Tuner
Speakers

- Exterior Patio: JBL speakers x2
- Lounge: Akai freestanding speakers x2
- Living room, Kitchen and family room: built in ceiling speakers

15 Tauroa Valley, 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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