Sharalyn Fraser
Agency

INFORMATION | 114 Paetawa Road, Peka Peka

Rates	|	$6,484.99
RV	|	$1,800,000
Zoning	|	General Residential/Coastal Qualifying Matter Precinct
Architect	|	John Rogers – CCM Architects
Builder	|	Matt Dixon Building
Build	|	1998 Building Consent – dwelling + garage 2010 Building Consent – two story addition + Deck 2011 Building Consent – alterations to Garage, new floor overlay
Size	|	244m2 dwelling | 4,731m2
Foundation	|	Concrete Slab on piles
Roofing	|	Longrun
Cladding	|	Linea weatherboard + Integra aerated concrete panels with Rockcote finish
Heating	|	2 x heat pumps (installed 2024), Wall Heater In Studio
Finishings	|	Cedar sliders on upper west deck for privacy, 3rd Bedroom with Kitchenette, Ensuite and separate access, Engineered stone benchtops

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Gardens	|	Spa inspected April 2024, private beach access, raised garden beds, separate bore water pump with taps around the property for ease of water access
Energy	|	Gas cook top, Hot Water HWC (x2), 2 x switchboards
Internet	|	Fibre
Parking	|	Double Garage, Off-Street Parking
Security	|	Security Alarm, Including smoke alarms
Water	|	15,000L water tank, town mains with trickle feed 1,000L/day
Septic	|	Two chamber
Chattels	|	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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