Sharalyn Fraser
Agency

INFORMATION | 43 Kohekohe Road, Waikanae

Rates	|	$**15,836.95**
RV	|	$3,280,000
Build	|	**12/10/05** BUILDING CONSENT 055884 : Construction of garden shed away from house and removal of one internal wall in house : Code Compliance Certificate issued 20/07/16 AMENDMENT 055884A : Durability Modification **25/09/68** Building Permit A065733 DWELLING 7400 SQ FT
Architect	|	Girdlestone & Mitchell
Size	|	692m2 dwelling | 4039m2
Foundation	|	Slab + Piles
Roofing	|	New decromastic roof (2013 + 50 year warranty), copper spouting
Heating	|	8 x Heatpumps
Cladding	|	American Heart Redwood (Full repaint 2022/2023)
Finishings	|	High Stud, solid mahogany veneer internal doors (level 2 & 3), “ash chute” to garage, marble fire surround, bespoke vanities, built in bedroom joinery rimu, porcelain tiles, imported light fittings, new carpet
Energy	|	Electricity - 3 phase power
Insulation	|	Ceiling and walls, office insulated for noise reduction
Parking	|	Double garage (have parked 6 vehicles), generous off-street
Chattels	|	Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 5, Fixed Floor Coverings, Garden Shed, Heated Towel Rail x 4, Heat Pump x 8 & Remote x 8, Light Fittings, Range Hood, Security System (monitored), Smoke Detectors, TV Bracket, Waste Disposal, Hot Water Cylinder x 2, Picture Hooks, Electric Gate Remote x 5, Leftover House Paint, Bore with Pump, Automower (Sven)

NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.