Sharalyn Fraser
Agency

INFORMATION | 4 Stonewall Grove, Waikanae Beach

Rates	|	$8,753.19
RV	|	$1,310,000
Build	|	1979 Building Permit J041465 - Garage/Workshop 1994 Building Consent 941477 - Dwelling 1999 Code Compliance Certificate 941477 - Dwelling 2016 Building Consent 160851 - Add toilet & shower to laundry room; replace hot water with a gas system. *CCC not yet issued.* 2018 Building Consent 170652 - New deck & doors. *CCC not yet issued.* *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.*
Size	|	170m2 dwelling | 698m2
Foundation	|	Concrete
Roofing	|	Butynol
Heating	|	Woodburner (serviced September 2026), Heat pump
Cladding	|	Rusticated Weatherboards. Plaster texture coated cladding. Believed to be over polystyrene & direct fix (as per the vendor's builder's report).
Finishings	|	Aluminium joinery, Conservatory, Separate sleepout with kitchenette and bathroom
Energy	|	Hot water (gas bottles), Induction cooktop, Double Glazing (excluding conservatory, and studio)

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Insulation	|	Exterior walls, excluding garage. All first floor ceilings and to ceiling over the garage.
Internet	|	Fibre
Parking	|	Garage, and off street parking
Chattels	|	Auto Garage Door Opener x 2 & Remote x 5, Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Fixed Floor Coverings, Heated Towel Rails x 2, Heat Pump x 1 & Remote x 1, Infinity Water Heating System, Light Fittings, Range Hood, Smoke Detectors, Waste Disposal, Woodfire, Ceiling Fan x 2, Water Tank for rain water, Bookshelves above bedroom doors x 3, Bookshelf in Entry, Picture Hooks

Excluded | Shelving unit in living room

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