

Work Completed on 312 Hokianga Harbour Drive, Omapere

- Deck completely rebuilt with gluelambeams and quila 90mm boards, all stainless steel fittings
- Deck and storage underneath + concrete cost about \$180k
- All new windows downstairs are double glazed with a thermal break
- All electrics downstairs redone, mini of the electrics upstairs also.
- All lights in the house replaced with LEDs.
- Painted throughout
- All carpet hundred percent wool Cavalier Bremworth
- Downstairs boards are Oak
- Downstairs bathroom fittings, all good quality from Plumbing World
- Plumbed downstairs and left pipes exposed in case somebody wants to put a kitchenette in
- Bottom floor has been spec'd so it can be rented out as separate accommodation if desired including unbroken ceiling
- Will need to fit a smoke door if it's to be rented out separately (by the stairs)
- A lot of the plumbing in the house has been refitted
- Brand-new oven in kitchen
- House has been sprayed for Lycan and was washed about two months ago.
- All paint inside either Resene or Dulux