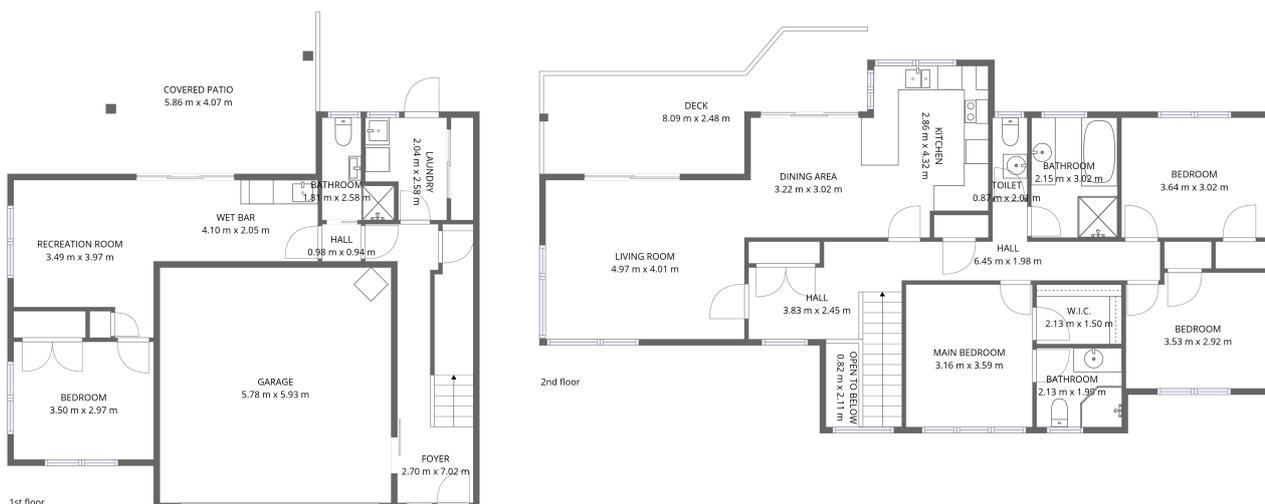


Home report

18 Ko Place, Pyes Pa, Tauranga, Bay of Plenty, New Zealand, 3112



Total Area: 173 m²

1st Floor: 58 m², 2nd Floor: 115 m²

Excluded: Garage 34 m², Covered patio 24 m², Open to below 2 m², Deck 18 m², Walls: 17 m²

Property summary

 **2** Floors

 **4** Bedrooms

 **3** Bathrooms

Home report

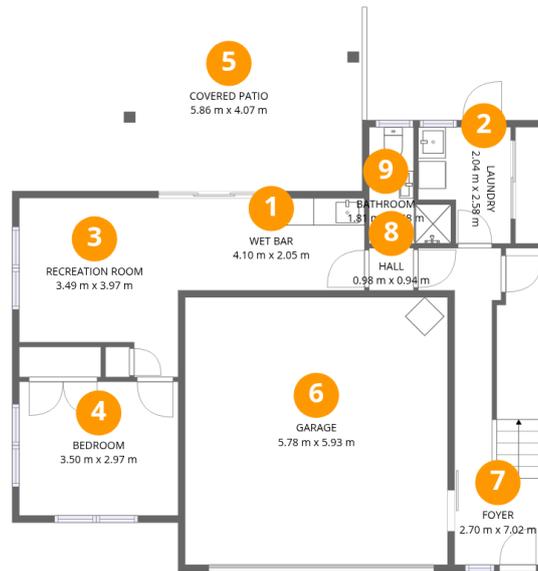
**18 Ko Place, Pyes Pa, Tauranga, Bay of Plenty, New Zealand,
3112**

 **1**
Half baths

 **1**
Garages

Home report

18 Ko Place, Pyes Pa, Tauranga, Bay of Plenty, New Zealand, 3112



Room dimensions

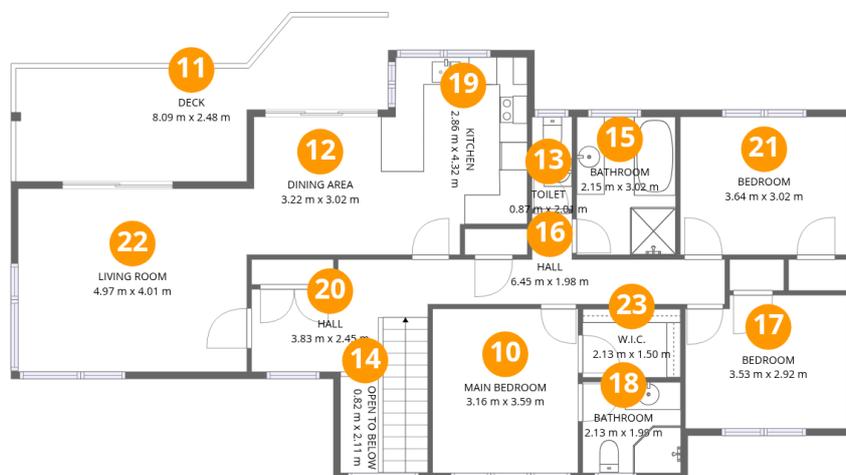
Floor 1

Total:58m2

Excluded: 58m2

#		Dimensions	m2	Counted as living area
1	Wet Bar	4.10 m x 2.05 m	8 m2	Yes
2	Laundry	2.04 m x 2.58 m	5 m2	Yes
3	Recreation Room	3.49 m x 3.97 m	14 m2	Yes
4	Bedroom	3.50 m x 2.97 m	10 m2	Yes
5	Covered Patio	5.86 m x 4.07 m	24 m2	No
6	Garage	5.78 m x 5.93 m	34 m2	No
7	Foyer	2.70 m x 7.02 m	19 m2	Yes
8	Hall	0.98 m x 0.94 m	1 m2	Yes
9	Bathroom	1.81 m x 2.58 m	5 m2	Yes

18 Ko Place, Pyes Pa, Tauranga, Bay of Plenty, New Zealand, 3112



Room dimensions

Floor 2

Total:115m2 Excluded: 20m2

#		Dimensions	m2	Counted as living area
10	Main Bedroom	3.16 m x 3.59 m	11 m2	Yes
11	Deck	8.09 m x 2.48 m	20 m2	No
12	Dining Area	3.22 m x 3.02 m	10 m2	Yes
13	Toilet	0.87 m x 2.01 m	2 m2	Yes
14	Open To Below	0.82 m x 2.11 m	2 m2	No
15	Bathroom	2.15 m x 3.02 m	6 m2	Yes
16	Hall	6.45 m x 1.98 m	13 m2	Yes
17	Bedroom	3.53 m x 2.92 m	10 m2	Yes
18	Bathroom	2.13 m x 1.99 m	4 m2	Yes
19	Kitchen	2.86 m x 4.32 m	12 m2	Yes
20	Hall	3.83 m x 2.45 m	9 m2	Yes

Home report

**18 Ko Place, Pyes Pa, Tauranga, Bay of Plenty, New Zealand,
3112**

#		Dimensions	m2	Counted as living area
21	Bedroom	3.64 m x 3.02 m	11 m2	Yes
22	Living Room	4.97 m x 4.01 m	20 m2	Yes
23	W.I.C.	2.13 m x 1.50 m	3 m2	Yes

1 Floor 1 - Wet Bar



Dimensions: 4.10 m x 2.05 m
Area: 8 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Laundry



Dimensions: 2.04 m x 2.58 m
Area: 5 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

3 Floor 1 - Recreation Room



Dimensions: 3.49 m x 3.97 m
Area: 14 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Bedroom



Dimensions: 3.50 m x 2.97 m
Area: 10 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Covered Patio



Dimensions: 5.86 m x 4.07 m
Area: 24 m²
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6 Floor 1 - Garage



Dimensions: 5.78 m x 5.93 m
Area: 34 m²
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 1 - Foyer



Dimensions: 2.70 m x 7.02 m
Area: 19 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Hall



Dimensions: 0.98 m x 0.94 m
Area: 1 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

9 Floor 1 - Bathroom



Dimensions: 1.81 m x 2.58 m
Area: 5 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

10 Floor 2 - Main Bedroom



Dimensions: 3.16 m x 3.59 m
Area: 11 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Deck



Dimensions: 8.09 m x 2.48 m
Area: 20 m²
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

12 Floor 2 - Dining Area



Dimensions: 3.22 m x 3.02 m
Area: 10 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 2 - Toilet



Dimensions: 0.87 m x 2.01 m
Area: 2 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

14 Floor 2 - Open To Below



Dimensions: 0.82 m x 2.11 m
Area: 2 m²
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

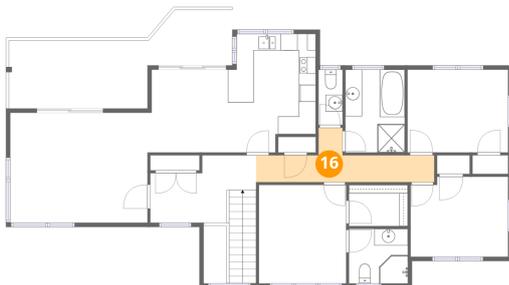
15 Floor 2 - Bathroom



Dimensions: 2.15 m x 3.02 m
Area: 6 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

16 Floor 2 - Hall



Dimensions: 6.45 m x 1.98 m
Area: 13 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 2 - Bedroom



Dimensions: 3.53 m x 2.92 m
Area: 10 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

18 Floor 2 - Bathroom



Dimensions: 2.13 m x 1.99 m
Area: 4 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

19 Floor 2 - Kitchen



Dimensions: 2.86 m x 4.32 m
Area: 12 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 2 - Hall



Dimensions: 3.83 m x 2.45 m
Area: 9 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

21 Floor 2 - Bedroom



Dimensions: 3.64 m x 3.02 m
Area: 11 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

22 Floor 2 - Living Room



Dimensions: 4.97 m x 4.01 m
Area: 20 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

23 Floor 2 - W.I.C.



Dimensions: 2.13 m x 1.50 m
Area: 3 m²
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No