

## Owner information

1. Aroma Aquaculture rent a space to house their mussel bags and pay a monthly fee.
2. The Oyster Bay Water Users Group is run by Aaron Heather who lives behind us, we pay a yearly fee as a collective to Harvest.com who monitor our water usage however there would be no fee to next owners.
3. pōhutukawa tree is a notable tree and is the largest in the South Island apparently! It can be trimmed back if encroaches on the chimneys
4. there are two graves held here as part of the historic interest on the property.
5. Airbnb pulls in income and comes with full set up incl furniture.
6. Steve in the bus on the property can be kept as he is an asset for mechanical work and painting/ plastering if required.
7. Three bay shed contains equipment and tools for the property and can be negotiated in price.
8. pool is freshwater with chlorine, comes with a large pump using sand as filter.14000ltr
9. Sleepout has 2 bed, living area and kitchenette but no water supply
10. previously a deer farm so fencing reflects that.
11. sheep stock can be part of sale but not the pet sheep at the front!
12. recycling for tin, plastic, paper, bottles and general household rubbish up the hill.
13. diesel fuel pump at the port for cardholders.
14. Park over property POP site at the front generates fully self contained vehicles for \$20 fee per night
15. Spark rural broadband at property