

Homes & Stands  
**FOR SALE**



**3 Bed 2 Bath**  
Full Title Homes  
selling from  
**R830 000.00**  
Incl transfer & bond costs

**Full Title Stands**  
selling from  
**R188 000.00**  
Incl transfer & bond costs

**Estate Amenities:** Chip & put golf course, sport field, tennis courts, swimming pool, clubhouse, boat houses, landings and jetty's, walking trails & exclusive slipway into Vaal River.  
**Close to:** Vaal Mall & Vaal River City Development & Emerald Casino



# External View

Artist Impressions

  
**RIVERSPRAY**  
LIFESTYLE ESTATE





# The Estate

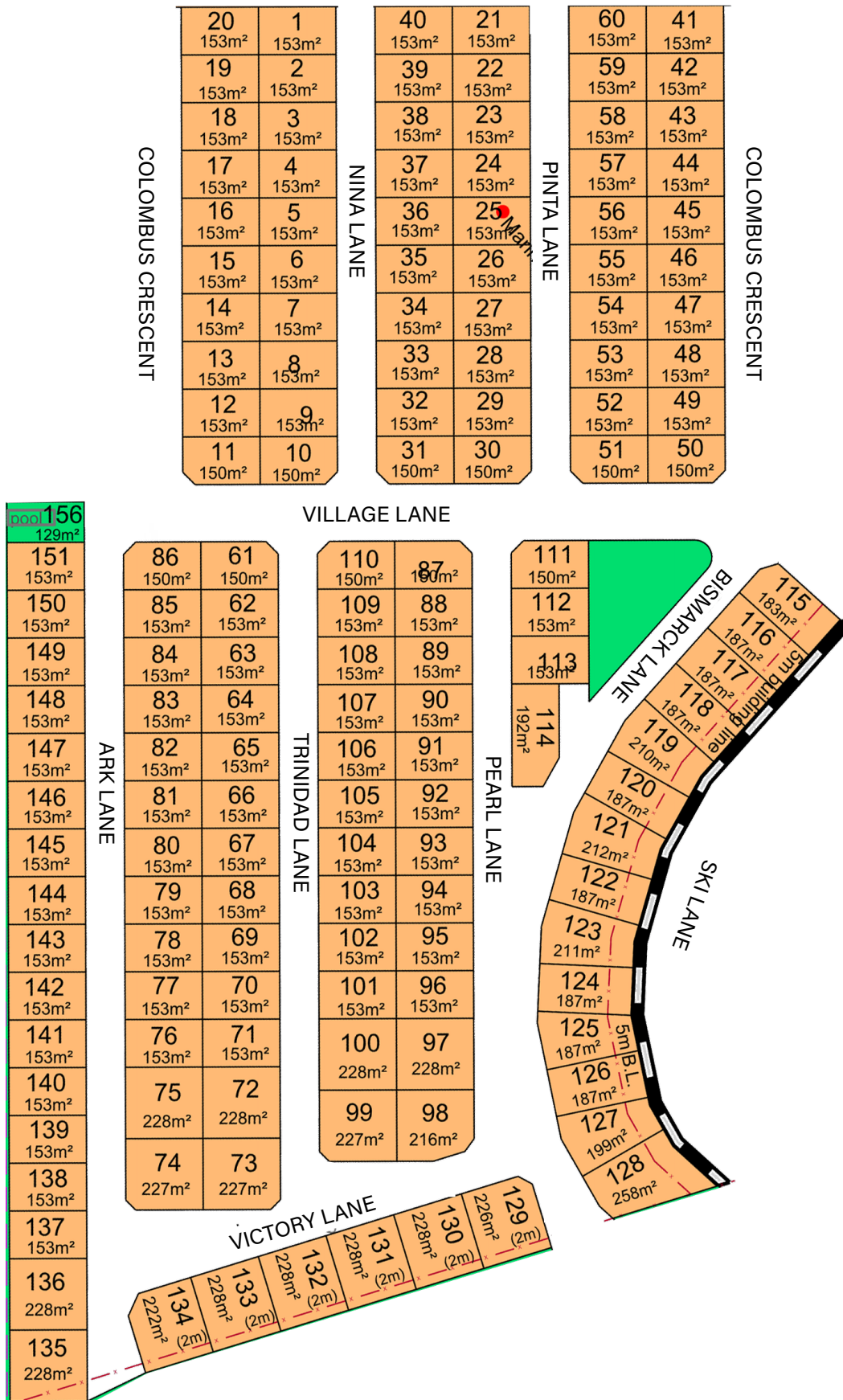
Site map with amenities



- ① Boatlockers
- ② Slipway
- ③ Boat Club
- ④ Fishing Areas
- ⑤ Swimming Pool
- ⑥ 2000 Trees Planted
- ⑦ Amenities
- ⑧ Tennis Courts
- ⑨ Dams
- ⑩ Jetty's
- ⑪ Picnic Area
- ⑫ Sport Field
- ⑬ Chip & Put Golf Course
- ⑭ Wetland Area
- ⑮ Jogging Trail
- ⑯ Main Gate

# The Village

Site map





# The Village

Aerial photo with proposed units

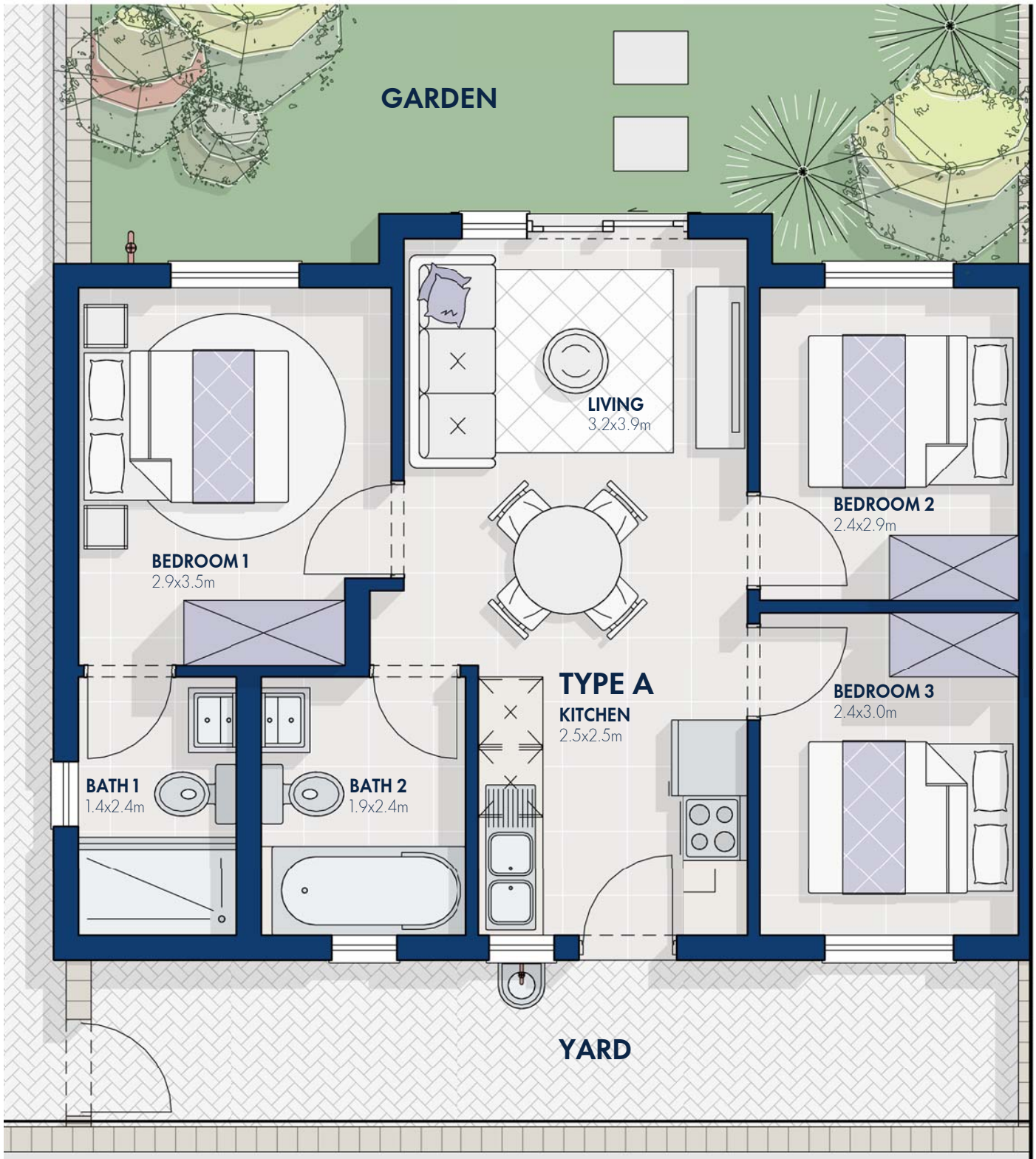




# Unit Layout

Type A

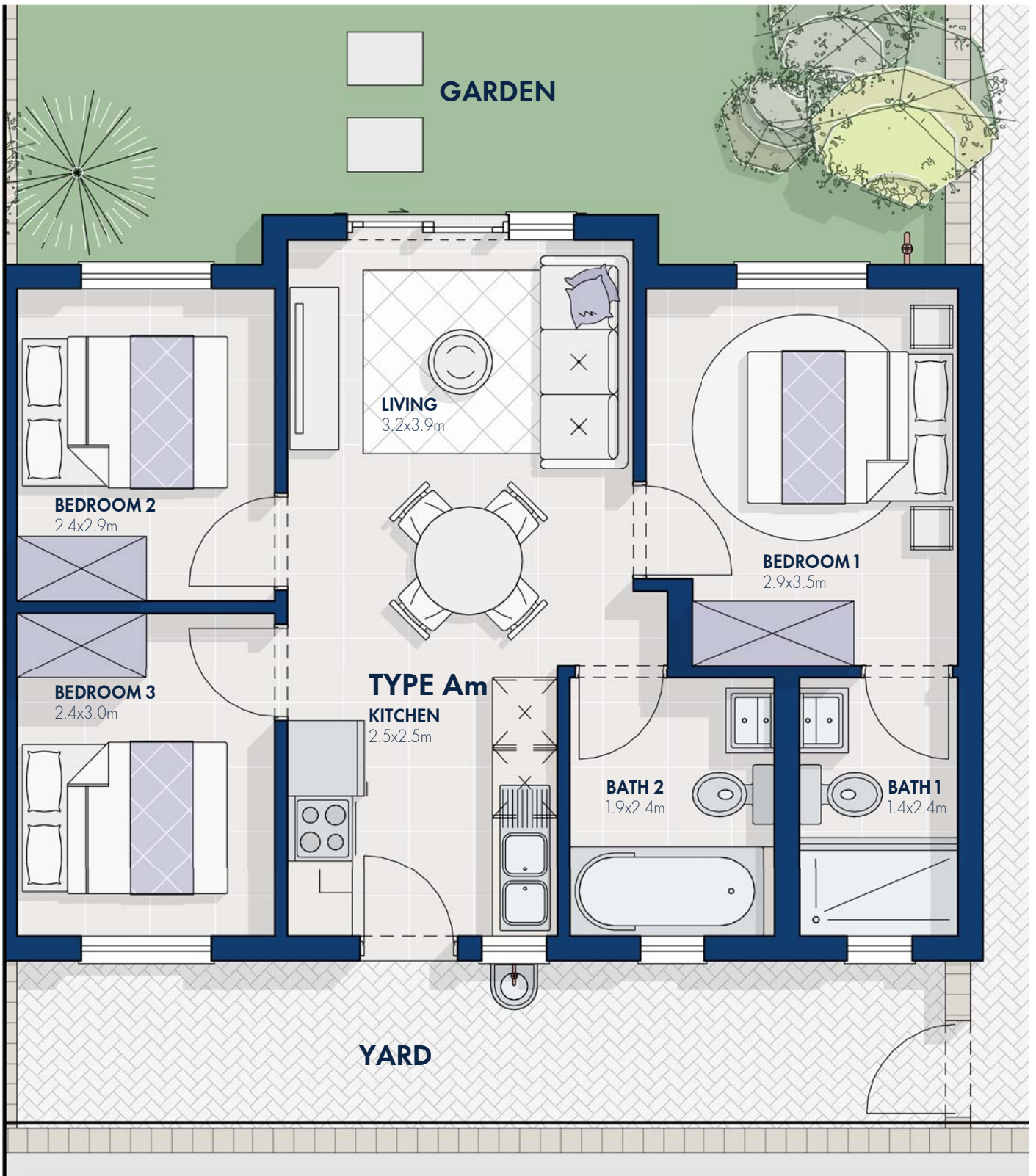
Unit 60,44m<sup>2</sup> | Dbl Carport 25,00m<sup>2</sup> | Total 85,44m<sup>2</sup>



# Unit Layout

Type Am

Unit 60,44m<sup>2</sup> | Dbl Carport 25,00m<sup>2</sup> | Total 85,44m<sup>2</sup>

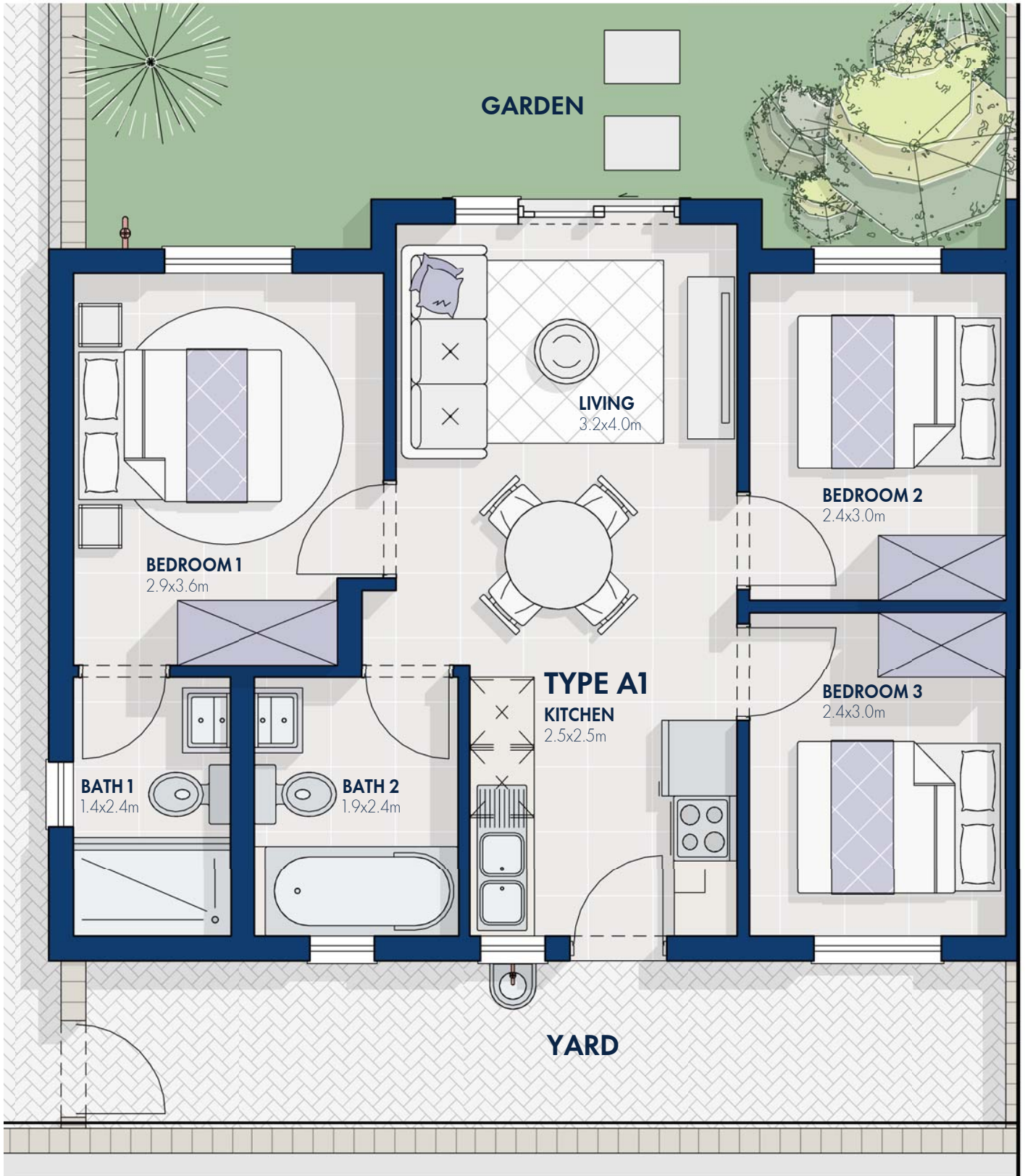




# Unit Layout

Type A1

Unit 61,58m<sup>2</sup> | Dbl Carport 25,00m<sup>2</sup> | Total 86,58m<sup>2</sup>

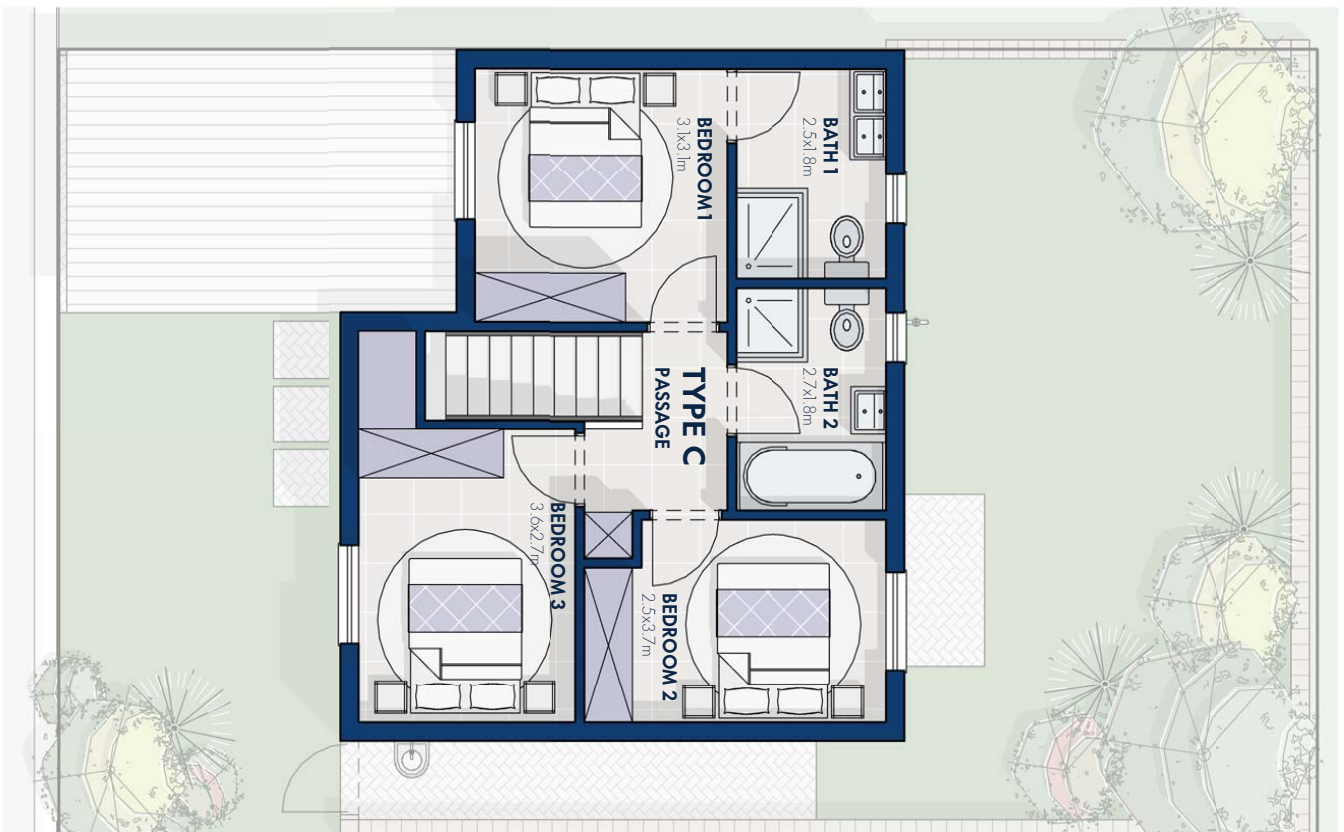
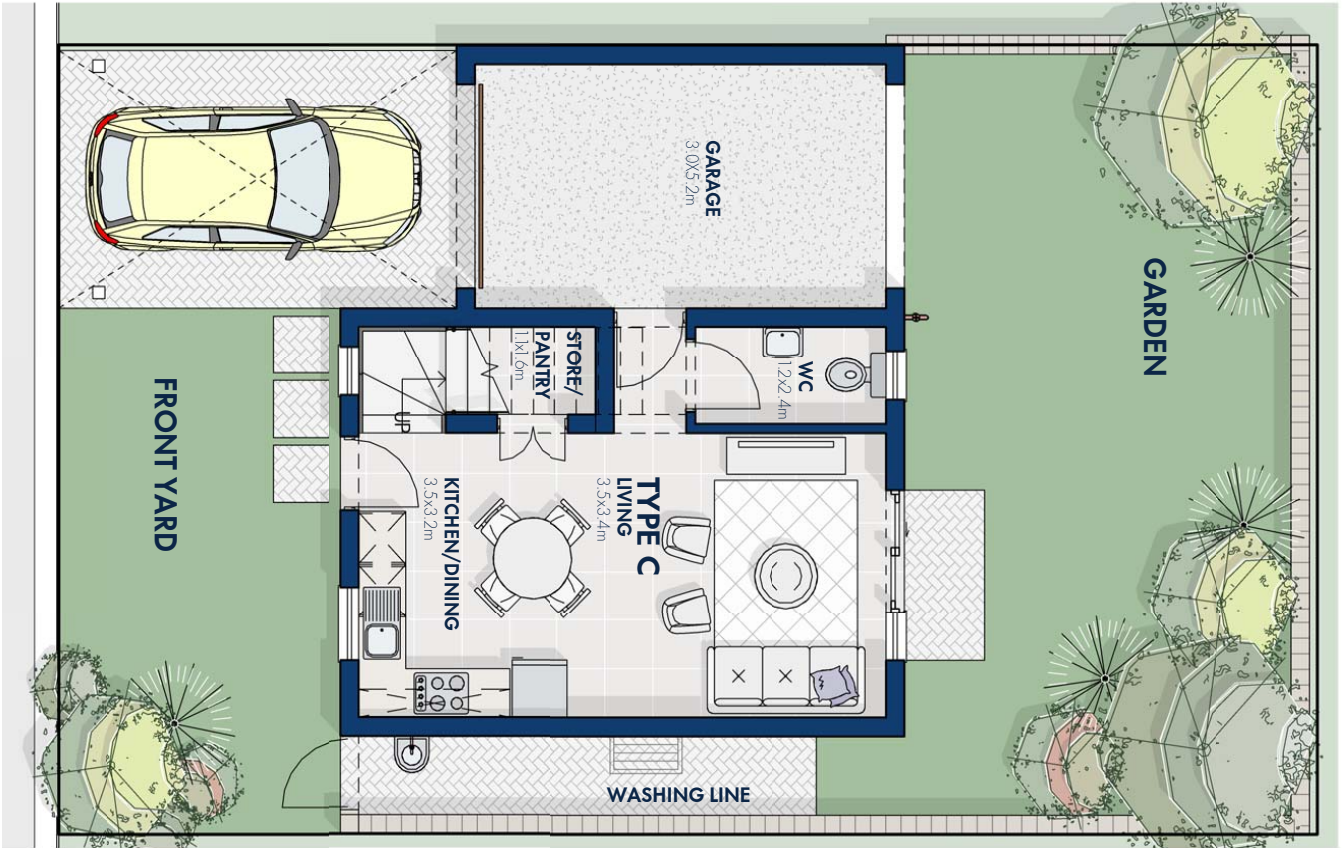




# Unit Layout

Type C (Option – Developer to confirm)

Unit (incl sgl garage) 107,83m<sup>2</sup> | Sgl Carport 15,00m<sup>2</sup> | **Total 122,83m<sup>2</sup>**





# Pricelist

## The Village

Stand No	Unit Type	Stand Size (m <sup>2</sup> )	Description	Total Size (m <sup>2</sup> )	Vacant Land	Building Package
1	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
2	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
7	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
8	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
15	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
17	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
18	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
20	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
21	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
23	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
24	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
27	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
28	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
35	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
36	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
38	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
46	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
48	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
49	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
51	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
54	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
55	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
56	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
57	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
58	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
59	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
60	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R835,000
61	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R863,500
62	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R868,500
64	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R863,500
68	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R863,500
69	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R868,500
70	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R863,500
71	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R868,500
72	A	229	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R235,000	R873,500
73	Am	226	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R232,000	R873,500
74	A	226	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R232,000	R873,500
75	Am	229	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R235,000	R873,500
76	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R863,500



# Pricelist

## The Village

Stand No	Unit Type	Stand Size (m <sup>2</sup> )	Description	Total Size (m <sup>2</sup> )	Vacant Land	Building Package
77	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R868,500
78	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R863,500
79	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R868,500
80	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R863,500
85	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R868,500
86	A	150	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R188,000	R863,500
87	A	150	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	<b>SOLD</b>	<b>SOLD</b>
88	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	<b>SOLD</b>	<b>SOLD</b>
89	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	R192,000	R830,000
90	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	R192,000	R830,000
91	A1	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	87.38	R192,000	R835,000
92	B	153	2 BED, 1 BATH, PRIVATE GARDEN, DOUBLE CARPORT	73.89	<b>SOLD</b>	<b>SOLD</b>
95	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R863,500
96	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R868,500
97	A	229	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R235,000	R873,500
98	Am	216	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R222,000	R872,500
99	A	226	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R232,000	R873,500
101	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	R192,000	R868,500
103	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	R192,000	R868,500
104	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	R192,000	R863,500
105	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	R192,000	R863,500
107	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	R192,000	R868,500
108	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	86.19	R192,000	R863,500
110	A	150	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	<b>SOLD</b>	<b>SOLD</b>
111	A	150	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R188,000	R878,500
112	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R878,500
113	C	153	3 BED, 2 1/2 BATH, PRIVATE GARDEN, SGL GARAGE AND CARPORT	125.84	R192,000	R1,340,000
117	Am	187	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	87.55	<b>SOLD</b>	<b>SOLD</b>
118	A	187	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	87.55	R201,000	R878,500
119	Am	210	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	87.55	R216,000	R893,500
120	Am	187	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	87.55	R201,000	R888,500
125	A	187	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	87.55	R201,000	R888,500
126	Am	187	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	87.55	R201,000	R888,500
129	A	226	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R232,000	R886,000
130	Am	226	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R232,000	R886,000
131	C	228	3 BED, 2 1/2 BATH, PRIVATE GARDEN, SGL GARAGE AND CARPORT	125.84	R234,000	R1,345,000
134	A	222	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R228,000	R885,500
143	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R878,500
144	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R878,500



# Pricelist

The Village

Stand No	Unit Type	Stand Size (m <sup>2</sup> )	Description	Total Size (m <sup>2</sup> )	Vacant Land	Building Package
145	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R878,500
146	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R878,500
147	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R878,500
149	Am	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R878,500
150	A	153	3 BED, 2 BATH, PRIVATE GARDEN, DOUBLE CARPORT	85.44	R192,000	R878,500

# Pricelist - Vacant Land

The Greater Estate

Stand No	Stand Size (m <sup>2</sup> )	Vacant Land	Stand No	Stand Size (m <sup>2</sup> )	Vacant Land
			314	500	R300 000 (NA)
229	464	R299 000	315	500	R300 000 (NA)
232	502	R317 000	316	524	R330 000 (NA)
260	408	R277 000	323	810	R350 000 (NA)
292	531	<b>SOLD</b>	324	820	R384 000 (NA)
295	428	<b>SOLD</b>	330	582	R338 000 (NA)
297	453	R294 000	357	419	R279 000
298	466	R300 000	363	425	R283 000
301	407	R276 000 (NA)	402	412	R279 000
302	598	R356 000 (NA)	414	425	<b>SOLD</b>
305	505	R318 000 (NA)	421	425	<b>SOLD</b>
306	505	R318 000 (NA)			

\* (NA) = Not Availabale



# Repayment Schedule

Monthly Repayments					Minimum Income Required		
Purchase Price	Deposit Term	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate
		11.75%	12.00%	12.25%	11.75%	12.00%	12.25%
R 699 000	20 Years	R 7 502	R 7 620	R 7 740	R 25 000	R 25 400	R 25 790
	30 Years	R 6 987	R 7 119	R 7 251	R 23 290	R 23 720	R 24 160
R 704 000	20 Years	R 7 555	R 7 675	R 7 795	R 25 180	R 25 580	R 25 980
	30 Years	R 7 037	R 7 170	R 7 303	R 23 450	R 23 890	R 24 340
R 708 500	20 Years	R 7 604	R 7 724	R 7 845	R 25 340	R 25 740	R 26 140
	30 Years	R 7 082	R 7 216	R 7 349	R 23 600	R 24 050	R 24 490
R 718 500	20 Years	R 7 711	R 7 833	R 7 956	R 25 700	R 26 100	R 26 510
	30 Years	R 7 182	R 7 317	R 7 453	R 23 940	R 24 390	R 24 840
R 830 000	20 Years	R 8 908	R 9 049	R 9 190	R 29 690	R 30 160	R 30 630
	30 Years	R 8 297	R 8 453	R 8 610	R 27 650	R 28 170	R 28 690
R 835 000	20 Years	R 8 961	R 9 103	R 9 246	R 29 870	R 30 340	R 30 810
	30 Years	R 8 347	R 8 504	R 8 662	R 27 820	R 28 340	R 28 870
R 863 500	20 Years	R 9 267	R 9 414	R 9 561	R 30 890	R 31 370	R 31 870
	30 Years	R 8 632	R 8 794	R 8 957	R 28 770	R 29 310	R 29 850
R 868 500	20 Years	R 9 321	R 9 468	R 9 617	R 31 060	R 31 560	R 32 050
	30 Years	R 8 682	R 8 845	R 9 009	R 28 930	R 29 480	R 30 030
R 872 500	20 Years	R 9 364	R 9 512	R 9 661	R 31 210	R 31 700	R 32 200
	30 Years	R 8 722	R 8 886	R 9 051	R 29 070	R 29 610	R 30 160
R 873 500	20 Years	R 9 374	R 9 523	R 9 672	R 31 240	R 31 740	R 32 230
	30 Years	R 8 732	R 8 896	R 9 061	R 29 100	R 29 650	R 30 200
R 878 500	20 Years	R 9 428	R 9 577	R 9 727	R 31 420	R 31 920	R 32 420
	30 Years	R 8 782	R 8 947	R 9 113	R 29 270	R 29 820	R 30 370
R 885 500	20 Years	R 9 503	R 9 654	R 9 805	R 31 670	R 32 170	R 32 680
	30 Years	R 8 852	R 9 018	R 9 185	R 29 500	R 30 060	R 30 610
R 886 000	20 Years	R 9 509	R 9 659	R 9 810	R 31 690	R 32 190	R 32 700
	30 Years	R 8 857	R 9 023	R 9 191	R 29 520	R 30 070	R 30 630
R 1 295 000	20 Years	R 13 898	R 14 118	R 14 339	R 46 320	R 47 050	R 47 790
	30 Years	R 12 945	R 13 189	R 13 433	R 43 150	R 43 960	R 44 770
R 1 325 000	20 Years	R 14 220	R 14 445	R 14 671	R 47 390	R 48 140	R 48 900
	30 Years	R 13 245	R 13 494	R 13 744	R 44 140	R 44 980	R 45 810
R 1 340 000	20 Years	R 14 381	R 14 608	R 14 837	R 47 930	R 48 690	R 49 450
	30 Years	R 13 395	R 13 647	R 13 900	R 44 640	R 45 480	R 46 330
R 1 342 000	20 Years	R 14 402	R 14 630	R 14 859	R 48 000	R 48 760	R 49 530
	30 Years	R 13 415	R 13 667	R 13 921	R 44 710	R 45 550	R 46 400
R 1 345 000	20 Years	R 14 435	R 14 663	R 14 893	R 48 110	R 48 870	R 49 640
	30 Years	R 13 445	R 13 698	R 13 952	R 44 810	R 45 650	R 46 500

All Banks require certain information in order for their Credit division to approve a Home Loan application. These differ between Banks but fundamentally they all require.

1. **Signed and Completed Application and consent forms**
2. **Clear Copy of Identity Document of the Purchaser/s**
3. **Proof of Income of the Purchaser/s**
  - If only basic salary earned (no overtime or commission) - latest 3 payslips and latest 3 months non internet bank statements needed
  - If overtime or commission is earned, then latest 6 months payslips and bank statements needed
  - If self employed, latest 2 years audited financials and letter of earnings as well as latest 2 year's ITA34's plus latest 6 month's personal and business bank statements will be required together with signed assets and liabilities

# Specification List

No other changes/upgrades will be permitted if it is not on the approved specification or upgrade list.

<b>Foundations</b>	Raft foundation specified as per Engineer details	
<b>Plinth Brick Work</b>	Brick options	Dapple Multimix Dark 3-4 courses above NGL
<b>External brickwork</b>	Brick options	Clay Stock
<b>External finish:</b>	1 Coat plaster,steel troweled smooth.	
	Primer and 2 coats paint:	<i>(Paint colour according to H.O.A guidelines)</i>
	Wall	Pale Platinum
	Columns	Fossil
	Plaster Bands	White
<b>Internal brickwork</b>	Brick options	Clay Stock
<b>Internal finish</b>	1 Coat plaster,steel troweled smooth	
	Primer and 2 coats paint	Light Stone - Plascon Code 68
<b>External windows</b>	Aluminium Frames	Top Hung - White
	Glazing:	
	Living/Bedrooms	Clear glass
	Bathroom 1/2	Obscured glass
	Window Sills:	
	External window sills brick on edge plastered and painted	
	Internal window sills plastered and painted	White
<b>External door</b>	Frame	Steel Single Rebate
	Door - White	Horizontal Slat Exterior Hardwood Door 3LV
	Lock	DCLSA Mortice
	Handles	UMEA QS Handle
	Escutcheon	Mortice Handle
	Weather bar	Silver
<b>Internal door</b>	Door	Masonite interior Hollow core Door to be painted white
	Lock	3LV DCLSA Mortice
	Handles	UMEA QS Handle
<b>Ceilings</b>	6.44 mm Rhino board , painted with 2 coats PVA (Colour: white) Extra over plasterboard ceiling for trap door	
<b>Cornice</b>	75mm cornice painted white	
<b>Insulation</b>	100mm Thermal Insulation	



<b>Sanitary ware</b>	<b>Bath</b>	1700mm Nikki Spout Contractor to supply and Install
	Mixer Towel rail	
	<b>Basin</b>	Top basin on top of vanity cupboard, floating or on feet
	Vanity Basin Mixer Mirror Towel ring	Chrome Lever Type 600mm x 900mm bevel edge Contractor to supply and Install
	<b>Shower</b>	Pivot door Round / Square Shower Head CP Long Shower Arm CP Contractor to supply and Install Chrome Lever Type Square Chrome finished brass Trap
	<b>Water Closet</b>	Standard Toilet Close Couple Contractor to supply and Install
	Close couple Toilet roll holder	
<b>Water meter</b>	Kent meter with Shutoff Valve	Contractor to supply and install
<b>Geyser</b>	150L B-rated elec geyser	
	Conduits to be provided for Solar System	1 x 25mm Conduit to Existing DB Board
<b>Washing machine</b>	Cold water point sharing with Dishwasher	1 x Angle valve
<b>Dishwasher</b>	Cold water point with drain sharing with Washing machine	
<b>Tile Range</b>	Refresh Ivory & Grey 500mm x 500mm	
<b>Floor covering</b>	Bedrooms Bathroom Shower Lounge Kitchen	Tiles 500mm x 500mm Tiles 500mm x 500mm Tiles cut to match floor tiles 100 x 100mm blocks Tiles 500mm x 500mm Tiles 500mm x 500mm
<b>Skirting</b>	Unit Bathroom	70mm tile skirting (to match floor tile) 70mm tile skirting (to match floor tile)
<b>Wall tiles</b>	Bathroom Shower Handwash basin 1 Handwash basin 2 Kitchen	Floor Tile front of bath Above bath +/- 500mm high , Three sides Fully Tiled (Shower head & taps) 2100mm high One tile height to match floor tile One tile height to match floor tile To match floor tile Splash back above counters and Sinc
<b>Built-in-cupboards</b>	Main bedroom Bedroom 2 Bedroom 3	As per building Plan, Similar to Attached design As per building Plan, Similar to Attached design As per building Plan, Similar to Attached design
<b>Kitchen</b>	Shelves Top Handles Sink Mixer	As per building Plan, Similar to Attached design Rustenburg Granite, Similar to Attached design Similar to Attached design Similar to Attached design Similar to Attached design
<b>Stove</b>	Electric Oven Gas Hob Extractor Hood	A.E.G 600 or Defy Slimline 600 4 Burner gass hob A.E.G or Defy, including 9 kg bottel and C.O.C A.E.G or Defy standard 600 hood

<b>Pre-Paid Electricity meter</b>	Client to provide via HOA		
<b>Light fittings</b>	Main bedroom Bathroom 1 & Bathroom 2 Bedroom 1 & Bedroom 2 Lounge Kitchen	Cheese ceiling light Cheese ceiling light Cheese ceiling light Down lights x 5 Down lights x 3	
<b>Plug Points</b>	Main bedroom Bedroom 1 Bedroom 2 Lounge Kitchen	2 X DBL Plug Lesco or Similar 2 X DBL Plug Lesco or Similar 2 X DBL Plug Lesco or Similar 2 X DBL Plug Lesco or Similar 1 X Isolator, 1 X DBL Plug WM/DW, 2 XDBL Plug on Splashback, 1 X SNG Coockerhood, 1 X DBL Fridge or Similar	
<b>TV Points</b>	Conduit only to lounge (no wiring)	Blank Box x 1 next to DBL Plug	
<b>TV Dish Point</b>	Conduit only to lounge (no wiring)	Blank Box x 1 next to DBL Plug	
<b>Fibre point</b>	Conduit only to lounge (no wiring)	Blank Box x 1 next to DBL Plug	
<b>Curtain rails</b>	Type	DBL Rail C-Track	
<b>Roof</b>	Roof Tile Perspective Charcoal Gable End Ruled Plaster Lines as per Building Plan	White	
<b>Gutters and downpipes</b>	Square chromodek seamless type	White	
<b>Barge Boards</b>	Rolled on site chromodek seamless type	White	
<b>Landscaping</b>	Landscaping per unit External Garden Taps	1 x Back yard at the Gully 1 x Front Yard	-
<b>Washing line</b>	Type	Fold Down Washing line	
<b>Unit numbers</b>	Chromadec - Position TBC		
<b>External Paving</b>	As per Site Finishes (Plan)		
<b>Carports</b>	Carport installation	As per Site Plan	
<b>Garden Walls</b>	Picket Fencing 1.4m high  Boundary wall 1.4 m high Maxi brick with columns as per Site plan	Wooden picket fence as per Site plan	
<b>Garden Gate</b>	1.4m Square tube Gate x2 per Unit	White	
<b>External Lights</b>	Front & Back Door Under the carport	4ft Florescent light	
<b>Stepping Stones</b>	As per Site Finishes (Plan)		



# Personal Guide

2023/2024



This presentation has been especially prepared to acquaint you with this specific development. Please retain it for future reference. We appreciate you taking an interest in this document. Should you have any questions, please do not hesitate to contact us.

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