

PRICE LIST AUGUST 2017

ALL PRICES INCLUDE PLAN FEES, PROF SIGN BOARD / SHADE CLOTH, LAND SURVEYOR, PLANS, CONNECTIONS, PLATFORM, TAR DRIVEWAY AS PER PLAN, FENCING – POST & RAIL, LANDSCAPING, GRASSING (INSTANT LAWN 2M AROUND HOUSE AND RUNNERS REST OF SITE) , SOAKPIT / SEPTIC TANK, EVAPO-TRANSPIRATION, CONTINGENCY, WATER CONNECT 20MM, ELECTRICAL CONNECTION, PROF FEES, NHBC, COMMISSIONS, STOVE , ALL FINISHES AS PER SCHEDULES , DOUBLE GARAGE AUTOMATION, HEAT PUMP & INSULATION , ALL REQUIREMENTS SET OUT BY THE SANS REGULATION, VAT

PRICES EXCLUDE : POOLS, ALTERATIONS TO BUILDINGS, EXTRA EARTHWORKS & UPGRADES TO STANDARD SPECIFICATIONS

LEVIES : R 2000 monthly + once off Stabilisation Fund R 8000 to HOA on transfer

Option 1 Spec Homes : R2,675,000 Type B Extended 185m2 /double garage ERF 2137 / 1923m2

Option 2 Freehold Homes ...as below

BUILDING PRICES Storey Bed Bath Living Study Guest Loo Garage Total m2
(excludes land price)

Apalis	R 2,195,000	Single	3	2	1	-	-	2	196,04 m2
Barbet	R 2,315,000	Single	3	2	2	-	-	2	220,87 m2
Coucal	R 2,505,000	Single	4	2	2	-	-	2	244,13 m2
Drongo	R 2,265,000	Double	3	2	1	-	1	2	209,30 m2
Egret	R 2,485,000	Double	3	2	2	1	1	2	243,01 m2
Flycatcher	R 3,495,000	Double	3	2	3	1	1	2	386,60 m2

GARAGE UPGRADES Staff Toilet / Shower / Basin R 50,000 / Full Staff Quarters R 125,000

***** **PLAN VARIATIONS / CUSTOMISED PLANS** Priced on application

LAND PRICES /SPECS

HARDWOOD DRIVE

<u>Site No.</u>	<u>Extent(m2)</u>	<u>Land Price</u>
2078	1958	R 950,000
2082	2072	R 950,000
2083	1919	R 900,000
2899	2503	R 825,000

ECO RIDGE

<u>Site No.</u>	<u>Extent (m2)</u>	<u>Land Price</u>
2118	1844	R 950,000
2119	1924	R 1,025,000
2120	2080	R 1,075,000
2121	2063	R 1,050,000
2122	1936	R 950,000
2123	2122	R 1,075,000
2146	2072	R 1,000,000
2147	2146	R 1,025,000
2149	1962	R 975,000

"Millionaires Ridge" available early 2019

Priced from R 1,150,000 to R 1,650,000

SITE No's 2127, 2128, 2129, 2130, 2131 2132, 2133

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Web Sitewww.101acuttsestate.co.za / Facebook Sites www.facebook.com / 101acutts www.facebook.com/TheGridGroup

(All prices are subject to change without notice)