

## 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)

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

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

#### ECO RIDGE

Site No.	Extent (m2)	Land Price
2118	1844	R 950,000
2119	1924	R 1,025,000
2120	2080	R1,075,000
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

**“Millionaires Ridge” available early 2018**

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

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

**Sales Office ...contact us 7 days a week : Dave 083-4172000 / [dave@grid.co.za](mailto:dave@grid.co.za) or [info@grid.co.za](mailto:info@grid.co.za)**

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(All prices are subject to change without notice)