








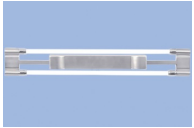



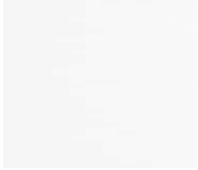








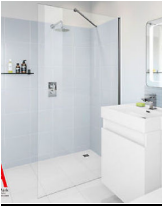







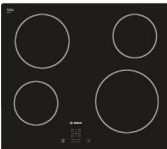


BAILEY'S JUNXION (482 MUCKLENEUK) SCHEDULE OF FINISHES

DINING / LIVING AREA	REMARKS	IMAGE
Floors	600mm x 600mm Porcelain tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls	 'and or similar'
Concrete Soffits	Two coats paint onto plaster (Ground floor units)	
Cornices	Polystyrene cornice painted to match ceiling	
Lights	LED spotlights to ceilings	 'and or similar'
HD DSTV	Communal satellite dish connection point in each unit	
KITCHEN	REMARKS	IMAGE
Floors	600mm x 600mm Ceramic tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls	 'and or similar'
Concrete Soffits	Two coats paint onto plaster (Ground floor units)	
Cornices	Polystyrene cornice painted to match ceiling	

Splash Back	80mm Quartz stone splash back & paint	 'and or similar'
Counter Top	Natural quartz	 'and or similar'
Cupboards	Melamine	 'and or similar'
Ironmongery	Satin chrome pull door handles	 'and or similar'
Electrical	Fluorescent ceiling light	 'and or similar'
BEDROOMS	REMARKS	IMAGE
Floors	600mm x 600mm Ceramic tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls	 'and or similar'
Soffits	Two coats paint onto plaster (Ground floor units) Ceiling – 60mm Isoboard installed between exposed roof beams (First floor units)	
Cornices	Polystyrene cornice painted to match ceiling	

Lights	LED spot lights to ceilings	 <hr/> 'and or similar'
Cupboards	Melamine	 'and or similar'
Ironmongery	Satin chrome pull door handles	 'and or similar'
BATHROOMS	REMARKS	IMAGE
Floors	600mm x 600mm Ceramic tiles	 'and or similar'
Edging	Metal edging strips throughout	
Walls	Ceramic tiles floor to 1,2m high Two coats paint over an undercoat onto plastered walls	 'and or similar'
Concrete Soffits	Two coats paint onto plaster (Ground floor units) Ceiling – 60mm Isoboard installed between exposed roof beams (First floor units)	
Cornices	20mm shadow line (First floor)	 'and or similar'

Lights	LED spot lights to ceilings	 'and or similar'
Geyser	Solar powered geyser (1 st and 2 nd floor) Conventional (ground floor)	
DOORS & WINDOWS	REMARKS	IMAGE
Doors	Entrance door - 2000mm 30 minute fire rated solid timber door with horizontal slats Internal doors - 2000mm Horizontal slatted hollow core timber door fitted to timber frame with shadow line surround	
Ironmongery	Lever handle on rose, semi solid satin chrome finish	 'and or similar'
Windows and sliding doors	Standard powder coated (charcoal) aluminum frames	
Curtain tracks	All windows to receive double C-track curtain rails	
SANITARY FITTINGS	REMARKS	IMAGE
Vanity	Basin vanity combo unit with single tap hole & mixer including wall mounted mirror	 'and or similar'
Shower cubicle	Glass panels, waterproofed and tiled with shower mixer, arm & head	 'and or similar'
Toilets	Close coupled suites	 'and or similar'
Bath	Cast acrylic with spout & mixer	

		'and or similar'
Other	Under counter washing machine and dishwasher stopcock to be provided	
SANITARY ACCESSORIES	REMARKS	IMAGE
Toilet roll holder		 <p>'and or similar'</p>
Towel rail		 <p>'and or similar'</p>
Hand towel rail		 <p>'and or similar'</p>
APPLIANCES	REMARKS	IMAGE
Hob	Electric hob with glass finish	 <p>'and or similar'</p>
Oven	Under counter	 <p>'and or similar'</p>
Extractor	Wall mount, stainless steel finish	 <p>'and or similar'</p>
EXTERIOR FINISHES	REMARKS	IMAGE
External walls	Structural and load bearing masonry walls plastered and painted	
Concrete slabs	In situ Concrete slabs to structural engineer's details	

Roof covering	Powder coated metal roof sheeting installed to manufacturers specifications	
Stairs	In-situ stairs tiled with non-slip ceramic tile	
Garden walls	1,8m high masonry face brick walls flush jointed whitewash	
Boundary walls	2,1m high masonry walls plastered and painted 2,1m high brick walls plaster and painted	
Electric fence	8 strand electric fence	
Pavers	60mm interlocking pavers	
Landscaping	Kikuyu grass	
Carports	Canter lever metal sheet carports to engineers' detail (2 per two bedroom unit and 1 per one bedroom unit)	
Security	Each unit to receive a security gate at the front door	
Data / Fibre	All units will be fibre ready	
Refuse yard	As per plan	

GENERAL NOTES

All material herein specified or displayed on the mood boards are subject to availability. If any of the materials are not readily available or undue delay is experienced in procurement, the Seller shall have the right to the nearest similar material available. The Seller also reserves the right to change designated suppliers.

The Seller cannot guarantee that the material used will be the same colour or texture as the sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representative. Where the material is not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material they consider to be the most suitable for the intended purpose.