



CLEARWATER

VILLAGE

FINISHING SCHEDULE

EXTERIOR FINISHES

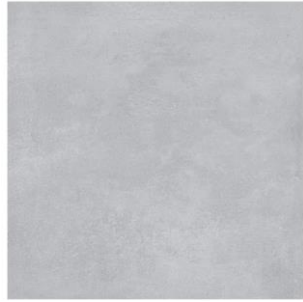
- **External Walls** – Plastered with one undercoat and two top coats.
 - **Concrete Slabs** – To structural engineers details
 - **Roof covering** – Concrete roof tiles on rough pine gang nail trusses
 - **External walkways & Stairs** – Tiled (Maru dark grey ceramic non-slip floor tile) with dark grey grout
 - **Communal gardens:**
 - Landscaping as per plan
 - Braai facilities
 - Childrens play area
 - Multi-purpose sports field & outdoor gym facility
 - **Boundary walls** – mixed heights 1.8 to 2.1 - Concrete palisade and face brick as per site development plan
 - **Electric Fence** - 6 strand fence on top of boundary wall
 - **Pavers** – Cement bond pavers
 - **Landscaping** – To approved council / developers plan
 - **Carports** – Four post steel carport with shade net covering
 - **Refuse** – Traditional wheelie bin or underground refuse system - developers discretion
 - **Water and electrical meters** – Prepaid water and electrical meters
 - **Guardhouse** – As per architects plans and subject to design development/changes
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ITEMS EXCLUDED:

- **Municipal water and electrical connection fee** - approx R3 500
 - **Front door security gates** – Refer to standard security package
 - **Burglar bars** – Refer to standard security package
 - **Plan changes allowed** - No
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INTERIOR FINISHES

FLOOR FINISHES



Dining / Living / Kitchen / Bathroom

- Porcelain tiles 600x600
- R120/m2
- Colour: Echo light Grey with dove grey grout
- Metal edging strips

WALL FINISHES



Dining / Living / Kitchen / Bathrooms

- 2 Plaster system allowed
- One undercoat and two top coats washable paint
- Product : Plascon / Dulux or similar quality
- Colour: neutral – to developers choice

CEILING FINISHES

Dining / Living / Kitchen / Bathrooms

- Concrete Soffit
- One undercoat and two top coats to underside of soffit
- Colour: White

Skirting

- 70mm Softwood skirting, painted white

Cornice

- Polystyrene 70mm
- R30p/m allowance
- Colour: To match ceiling
- Profile to be approved by the developer

SANWARE



Bath-Shower combo

- S0014413 – Evox Sable frameless bath screen



Bath

- S0012379 – Thandi Acrylic white drop in bath with handles 1700x700x400mm
- S0012428 – Evox shower arm 150mm
- S0012432 Evox shower head round 75mm



Basin Mixer

- S0013672 – Evox Kelia basin mixer - Chrome finish



Basin

- S0015370 – Waterfall Nara wall hung vanity white 610x470x460mm



Shower Mixer

- SS0013676 – Evox Kelia diverter mixer - Chrome finish

SANWARE



Toilet

- S0015201 – Bettalux Close coupled toilet – white
- S0012263 – Evox vegas MDF round toilet seat - white

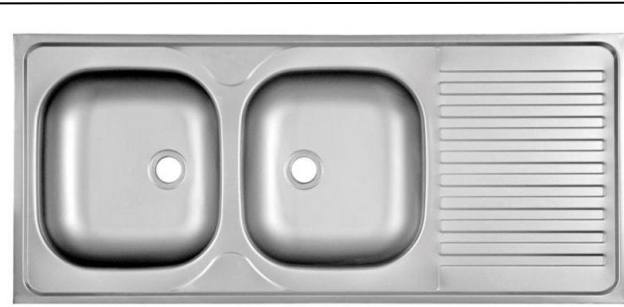


Bathroom Accessories

- S0012400 – Theos towel ring - chrome
- S0012405 – Theos chrome double towel rail 600mm
- S0012401 – Theos chrome Toilet roll holder
- S0013672 – Busta bevel frameless rectangular mirror 600x400mm
- Soap dish holder
- Or similar -To developers choice



KITCHEN



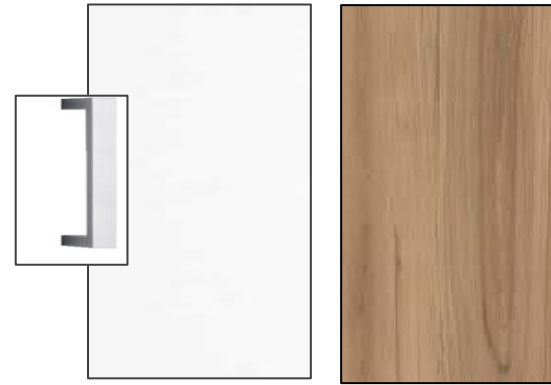
Kitchen Sink

- Double bowl sink
- Stainless Steel – drop in



Kitchen basin mixer

- S0013674 – Evox Kelia sink mixer - Chrome finish



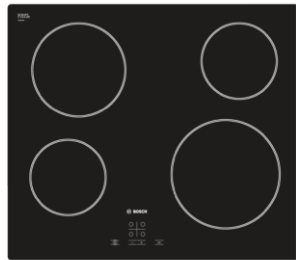
Cupboards

- Cupboard fronts: melawood specia white
- Cupboard sides & drawer fronts: Melawood Sahara
- Ironmongery – Satin chrome pull door handles



Counter Top

- 20mm Tops: Magnolia quartz with bevelled edge



Hob

- Bosch / Defy with glass finish



Oven

- Bosch / Defy undercounter electric



Extractor

- Wall mounted, stainless steel finish

OTHER

- **Tiled splashback** to underside of top cupboards. Tile to selected finish in large format
- **Plumbing** – One water point for dishwasher or washing machine

ELECTRICAL SCHEDULE

LIGHTS



Dining / Living / Kitchen / Bedroom / bathroom

- Brighstar CF0663 Aluminium

PLUG POINTS & SWITCHES - as per electrical plan



Plug

- Single and Double plug
- As per electrical layout
- white



Switches

- Single and double switches
- As per electrical layout
- white



Outdoor Lights

- Round or square sealed unit
- And or similar

Geyser

- Solar powered geyser – 100L

WINDOWS & DOORS



Doors

- Entrance door – 2000mm 30 Minutes fire rated solid timber door with horizontal slats.
- Internal doors – 2000mm Horizontal slatted hollow core timber door fitted to timber frame with polyurethane seal
- Painted white



Ironmongery

- Lever handle on rose, semi solid satin chrome finish (or similar)
- Outside – four lever cylinder lock



CHARCOAL

Windows & Slider doors

- Standard powder coated (charcoal) aluminium frames.



Curtain Rails

- Double track fitted to bedrooms, living and kitchen areas

BEDROOM CUPBOARDS

- White melamine
- Ironmongery – chrome, to match kitchen
- 1 x hanging rail & cupboard space



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.