



CLEARWATER

VILLAGE

## FINISHING SCHEDULE

## EXTERIOR FINISHES

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- **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
  - **Stairs** – Tiled with non-slip ceramic tile
  - **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: Grey or similar to developers choice
- 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

## FLOOR FINISHES



### Skirting

- 70mm Softwood skirting, painted white

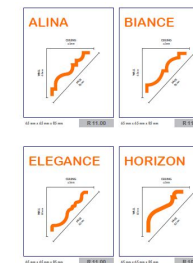
## WALL FINISHES



### Bathroom Porcelain tiles 600x600

- Floor to Ceiling height
- Colour: Grey or similar to developers choice
- Metal edging strips

## CEILING FINISHES



### Cornice

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

# SANWARE



## Bath-Shower combo

- White drop-in (built-in) 1700 x 700 bath with fixed screen 800 x 1400
- Water proofed and tiled with shower mixer, arm and head (and or similar)



## Basin Mixer

- Chrome finish
- Or similar -To developers choice



## Basin – All units

- Basin with single tap hole and mixer
- Bottom vanity with doors
- To developers choice



## Shower Mixer

- Chrome finish
- Or similar -To developers choice

# SANWARE



**Toilet**

- Close coupled dual flush suite
- Or similar – developers choice



## **Bathroom Accessories**

- Chrome Hand towel hook
- Chrome Double Towel rail
- Chrome Toilet roll holder
- Bathroom mirror
- Soap dish holder
- Or similar -To developers choice

# KITCHEN



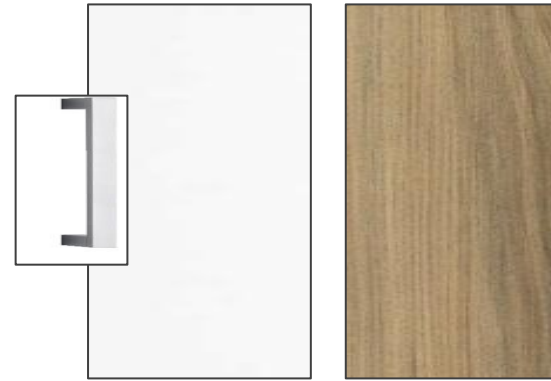
**Kitchen Sink**

- 1.5 Bowl
- Stainless Steel – drop in



**Kitchen basin mixer**

- Chrome finish
- Or similar – to developers choice



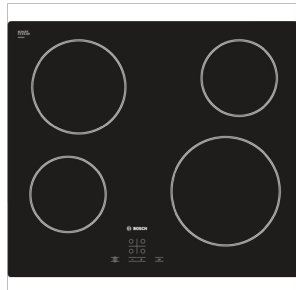
**Cupboards**

- Melamine – Two tone (white and oak or similar)
- All cupboards in the kitchen to receive doors
- Ironmongery – Satin chrome pull door handles



**Counter Top**

- 20mm Natural stone 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

## PLUG POINTS & SWITCHES - as per electrical plan



### Dining / Living / Kitchen / Bedroom

- LED spot lights to ceiling
- And or similar



### Plug

- Double plug
- As per electrical layout
- white



### Switches

- Single, double, triple switches
- As per electrical layout
- white



### Bathroom

- Round or square sealed unit
- And or similar



### Outdoor Lights

- Round or square sealed unit
- And or similar

### Geyser

- Solar powered geyser – 150L

# 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



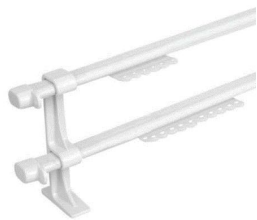
## Ironmongery

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



## 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

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- 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.