

Erf 294 79 Westcliff Rd 1250 sq metres.

House 200 sq m. Guest wing 79sq m. Total surface area incl 325 sq m. Guest wing has private garden 120 sq m. House 2 bedrooms, 2 bathrooms. Guest wing fitted to same std as house. One bedroom en-suite incl rain shower & towel heater, lounge, kitchen fitted with premium brand appliances, study nook, laundry, guest toilet. Air conditioner in bedroom, new fireplace in lounge. Beautiful private garden. Off street parking. 22 Solar panels, 2 Deye 8Kw inverters, 4 x 5.5KW batteries=off the grid power.

1. Security: Beams, electric fencing 11 cameras. Hitech App ADT response.
2. Kitchen **Smeg Linea range : 2 ovens**, one Smart cooking self-cleaning (pyrolyse), one combi oven/microwave. **Miele dishwasher, Liebherr under counter fridge. Double Haribo** waste bins.
3. Scullery: Double basin, Haribo waste bins. Wine storage racks & book shelves.
4. New Electricity Board. R500 000 new electrical installation in house and garden. Legrand switches. European combination plugs throughout house, day/night switches for outside wall lights and garden lights. Eskom meter on outside wall. Guest wing has Eskom meter and Solar meter.
5. **2 Geysers**: one house, one cottage. House is **new with solar panel and Geyser wise programmable unit**. Guest wing also has timer attached to its geyser. Energy efficient
6. Backup power : **22 solar panels, 2 Deye 8KW inverters, 4 Hubble 5,5 KW batteries**. Effectively the **house and guest wing are off the grid.**
7. High quality finishes. **Wooden Pearl** manufactured all kitchen units vanity nits in bathrooms, dressing room /second bedroom cupboards and laundry cupboards, guest wing has same std of finishes as the house in kitchen, bathroom and cupboards.
8. Plumbing: replumbing of all bathrooms. Two hanging toilets and three standing units. **Rain showers and hand showers** in all three bathrooms as well as **heated towel rails**, new shower screens/tiling/vanity units. **Bidet** in master en suite. All **sanitaryware supplied by Tivoli**.

9. Sewerage tank completely relined and refitted plumbing to outside wall including a clamp for sewerage truck of council. Capacity 10 000 liters.
10. **Internet fibre** to house. Telkom high speed line 100Mps. Router.
11. **Booster for mobile telephone** signal fitted. Works well and is included.
12. Garden: **R500 000 renovation to spectacular labyrinth Fynbos garden** and shade gardens on both sides of the house. 5-6 seating areas round the house. Extensive irrigation system. Garden lit in various places at night.
13. **Air conditioners** in main bedroom and second bedroom.
14. **Brand new double glazing doors and windows**. New supplied by Anglo Windows. All windows have baboon locks fitted io burglar bars.
15. Underfloor heating. Six zones with separate thermostats: sun room (with insulation plates underneath), lounge, kitchen/scullery, main bedroom/dressing room, second bedroom, master en-suite.
16. Bedrooms have **new Belgotex carpets** in neutral colour,
17. Living areas have **German TFD PVC with broad strokes in herringbone** format. Imported. Looks like French oak.
18. Off street parking for 3- 4 vehicles, one in front of guest wing.
19. Guest wing. Rentable at approx. R14 500pm and covers rates/electricity/water. Guest wing fitted to same standard as the house. Fully equipped Defy kitchen. Kitchen units in same style as house kitchen.
20. Lounge: **R60 000 Carbel new wood fireplace** fitted in the wall with a motorized fan which circulates the heat very effectively. Guest wing also has new fireplace. There are several wood storage areas in the side shade garden as well as in side garden of the guest wing.
21. Roof : **New100mmm insulation** fitted: also **new sisilation fitted** to roof sheets. 75 roof nails replaced. New roof panels fitted above chimney. Two new cowls fitted. **Roof & eaves repainted in Feb 2024. Overberg Gutters aligned gutters** and tested water runs off properly to the ground.
22. Second bedroom has a large wall length custom built study by the Wooden Pearl. Desk drawers and multiple book shelves with Led lighting.
23. **NB EXLUDED : curtains, 2 freestanding Sno masters & Siemens dishwasher in scullery, fridge and wine unit in kitchen. Washing machine & dryer Led**

light mirrors in both bathrooms excluded. Dressing room blind remains. In guest wing washing machine & dryer remain behind. Freestanding appliances are negotiable for takeover.