



A Picturesque Community With A Country Feel

Specifications & Accessories

CONSTRUCTION

- Concrete structures with textured finish

ROOF

- Treated pine structure with Duratile UPVC tiles

KITCHEN

- Italian Astral Model Epoca and Bassano with granite countertop and stainless steel sink

BATHROOM

- Italian Astra Model Epoca and Bassano with granite countertop.

ACCESSORIES

- Ceiling fans
- GE Stainless steel appliances

EXTERNAL

- Paved brick driveways
- UPVC Fence
- Detached garage
- Landscaped Communal area with a swing set.

INTERIOR

General Finishes

Internal Walls Finishes:

- Textured finish in Natural colour

External Walls Finishes:

- Textured finishes

Ceiling:

- Suspended gypsum ceiling with the living/dining having a tray ceiling. All other areas flat.

Floor Finishes:

- Porcelain tiles 18 x 18

Skirting:

- Concrete board - solid paint finish

Moldings:

- Pine - solid paint finish

Windows & Doors

- UPVC windows - Double hung sash windows
- PVC window hoods

Exterior Doors:

- Masonite panel and French doors

Internal Doors:

- Masonite six panel doors

Closet Doors:

- Masonite bi-fold doors

Development Team

- **Developers:** Caribbean Homes Ltd.
- **Architect:** Gillespie & Steel
- **Main Contractor:** Spring Homes Ltd.
- **Engineers:** Atlantic Engineering

- **Land Surveyors:** Gill & Warrens Associates Inc.
- **Sub-Contractors:** Preconco Ltd., CemTile, Meridian Caribbean Inc. and Duratile Inc.



Purchase Procedures

OPTION A

1. Confirm available lots with your real estate agent.
2. Visit site and select desired lot number, unit type and location.
3. Choose available upgrade options (if applicable).
4. Confirm final cost.
5. Sign Reservation Agreement and pay a refundable reservation deposit of **BDS\$10,000.00** to secure your location and house type.
6. Ensure that your financial arrangements are in place.
7. Within **30** days from the date of receipt of the Sale Agreement by your attorney, you will be required to sign the Sale Agreement and pay a further deposit of **25%** of the agreed sale price, less the sum of **BDS\$10,000.00** already paid.
8. At the appropriate time you will be required to sign the Conveyance and pay the full balance due on the property purchase.
9. You should ensure that your attorney-at-law arranges for the Vendor or its Agent to point out the line/boundary marks of the lot to you, prior to closing the transaction.
10. There is a 10-month construction period.

OPTION B

1. Confirm available lots with your real estate agent.
2. Visit site and select desired lot number, unit type and location.
3. Choose available upgrade options (if applicable).
4. Confirm final cost.
5. Sign Reservation Agreement and pay a refundable reservation deposit of **BDS\$10,000.00** to secure your location and house type.
6. Ensure that your financial arrangements are in place.
7. Within **30** days from the date of receipt of the Sale Agreement by your attorney, you will be required to:
 - a.) Sign the Sale Agreement and pay a further deposit of **10%** of the cost of the land, less the sum of **BDS\$10,000.00** already paid.
 - b.) Sign the Building Contract
8. Pay the full balance due on the land and make stage payments in accordance with the Building Contract
9. You should ensure that your attorney-at-law arranges for the Vendor or its Agent to point out the line/boundary marks of the lot to you, prior to closing the transaction.
10. There is a 10-month construction period.

FOR COMPLETED HOMES

If at the time of purchase the construction of the house has been completed, the following will apply:

1. Within **30** days from the date of receipt of the Sale Agreement by your attorney, you will be required to sign the Sale Agreement and pay a deposit of **10%** of the agreed sale price, less the sum of **BDS\$10,000.00** already paid.
2. At the appropriate time, you will be required to sign the Conveyance and pay the full balance due on the purchase price.