



The Lincon

4 Wrenrose Avenue - Birdhaven

OPTIONAL EXTRAS

All items quoted are inclusive of VAT 15%

FIREPLACE

Flules Fireplace 1200mm Flules gas fireplase R 22,000.00
Gas point included
Connected by registered gas plumber

Bedroom - Ecofuel - No Gas R 18,000.00



Decking Everlast decking in various colours R 50,000.00
Set on a galvanised sub structure
Allowable 20m2
5 Year garaunttee on installation and material
Eco woodlook - No maintenance



Swimming Pool Swimming pool 3 x 5m R 85,000.00
1.1m - 1.6m depth
Marbelite shell - white
Filtration system
Automatic pool cleaner
Pool brush
600 x 600 coping paver
150 mosaic to pool surround
1 x pool light



Firepit Structure aproximately 5 x 4m R 65,000.00
Seating structure 3 sides - U shape
Wood burning burner in centre
Tiled floor base & seating base
Plastered and painted structure
No soft furnishings
Final details to be confirmed



Irrigation Syatem Automated irrigation system R 22,000.00
 6 Station automated system
 Pop up shrub head sprayers
 Lawn sprayers
 System to be linked to borehole



Inverter Backup 5Kva Inverter Unit - Standard entry R 152,000.00
 Battery back up
 Moduar - can be increased
 Aproximate back up 6 hours
 Connected to selected circuits
 house
 off the grid TBC



Pizza Oven Wood burning pizza oven R 36,000.00
 Concrete sealed counter top 3m
 Vertical side support - concrete finish

 Pizza oven - Gas upgrade R 8,000.00
 Additional cost over basic
 No gas bottles



Water features To be price upon request
 Design and finish to be discussed
 Estimate R 20,000.00



Landscaping Expanded the landscaping
 Additional selected items:
 Priced per item & planted
 Selected and Estimated costs

| | | |
|--------------------|-----|--------|
| Selected trees 20L | R | 480.00 |
| Shrubs 10 L | R | 250.00 |
| Low level plants | R | 150.00 |
| Ground covers | R | 75.00 |
| Other | TBC | |



Appliance upgrade

| | | | |
|-----------------------|---|--|----------|
| Bosch Oven 900mm wide | | | |
| Additional cost | R | | 6,300.00 |
| | | | |
| Bosch 5 Burner | | | |
| Additional cost | R | | 3,800.00 |
| | | | |
| Extractor 900mm wide | | | |
| Additional cost | R | | 2,850.00 |



Solar Geyser

| | | | |
|---|---|--|-----------|
| Upgrade to solar geysers | R | | 24,500.00 |
| 200L unit - per unit | | | |
| | | | |
| Depending on number of occupants may need to double system | | | |
| | | | |
| 4 Members would suggest 2 units | | | |



Double Glazing

| | | | |
|-----------------------------------|--|--|--|
| Upgade to double glazing | | | |
| | | | |
| Selected areas or elevations | | | |
| | | | |
| Price to be determined on request | | | |



Upgrade Power Management

| | | | |
|--|---|--|------------|
| Upgrade the power management system to take the home 80% off the grid. | R | | 220,000.00 |
| Note: | | | |
| Under tile heating | | | |
| AC units | | | |
| Stove & Oven | | | |
| Are not put onto the management system | | | |



AC UNITS

| | | | |
|-----------------------------|---|--|-----------|
| 18000 BTU AR18TSH | R | | 23,200.00 |
| 12000 BTU AR 12 | R | | 18,235.00 |
| heat inverter system | | | |
| Split system Mid wall Units | | | |
| 12 Amps start up | | | |
| 6 Amps full cycle | | | |



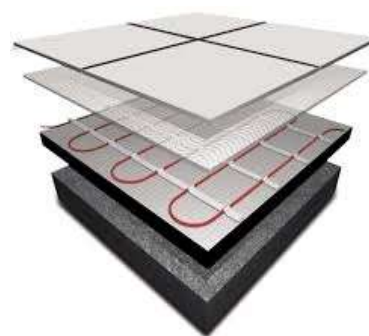
Request for heating and cooling to
calculated and approved against load

**UNDERTILE
HEATING**

Bathrooms floors only
Estimate Only - Per bathroom
This is on a room by room estimate
Final to be priced on request

R

10,000.00



GAS BRAAI

Four section gas burner
Converted
Excluded gas bottles
Existing braai unit to remain

R

19,950.00



SATELLITE DISH

Installed with single cable back to
1 central point

R

1,850.00



All images are ideas only, and may not depict final product to be agreed and confirmed