

AVALON SPRINGS

Chalet Specifications - Fixtures, Finishes & Ancillary Features

A) General – Chalet related facilities & features

- 1) Undercover Car Port on existing car park guaranteed by servitude
- 2) Secure luggage trailer lock up area
- 3) Communal poolset among chalets (exact locaion to be determined)
- 4) New Main Reception Area & Thatch Roof Waiting Room at back (2nd Floor Level)
- 5) 24 Hour Reception Service
- 6) Second Lift to all Levels once 50% of chalets are sold
- 7) Property fully fenced with electric security fence & 24 hour security
- 8) Water reticulaion by High Pressure Pump
- 9) Outdoor Spa Baths fed from natural hot springs albeit with heater back up
- 10) Water borne sewage
- 11) Telephone System with direct dialling and VODACOM & MTN repeaters on site
- 12) Golf Cart transportaion to & from chalets from waiting room
- 13) TV Difusion linked to existing hotel - SABC 1,2&3, E-TV, Assorted DSTV Channels
- 14) Centrally located fire hose reels
- 15) Interior of chalets equipped with solar powered (battery) emergency lighting
- 16) 3 Telephone extensions per chalet linked to hotel (room service etc.)
- 17) All outdoor lighting - Solar Powered
- 18) Double insulation to all roofs and walls

Specs by area

a) Outdoors

- 1) Spa Bath
- 2) Thatch Roof to Spa Bath
- 3) 2 x Wooden Pool Loungers with cushions
- 4) 300 / L Solar Water Tank
- 5) 5 outdoor light fittings

b) Veranda

- 1) Mild Steel built in braai with weather cock , coal bin, potjie kos pot etc.
- 2) Veranda surface - tiled
- 3) Fire Extinguisher
- 4) 6 seater patio set
- 5) Wood storage Bin
- 6) Bain Marie (Food Warmer) next to braai
- 7) Electric Grill
- 8) Braai Utensils
- 9) Skottle Braai with Gas Cooker Plate & Light attachment
- 10) Plumbing point (Water to Bain Marie & Electric Grill)
- 11) 4 downlighters
- 12) Ceiling fan

c) Lounge

- 1) Main entrance aluminium sliding door / window
- 2) Blinds
- 3) Lounge floor tiled
- 4) Under tile heating (lounge & kitchen area)
- 5) 2 x 2 seater sleeper couches
- 6) 2 x occasional chairs or one double Ottoman
- 7) 1 x Coffee table
- 8) 2 x Side Tables
- 9) Sideboard / TV / drinks cupboard with bar fridge
- 10) Plasma Screen & Surround Sound System
- 11) Standing Lamp
- 12) Lounge Rug
- 13) Pictures & Décor items
- 14) 26 000 BTU Air conditioner
- 15) Ceiling Fan
- 16) 6 downlighters & globes

d) Kitchen

- 1) Kitchen Cupboards & Top Boxes
- 2) Granite Tops
- 3) 2 x Underslung single bowl sinks
- 4) Cobra Kitchen Taps
- 5) 2 Plumbing points (Sink & Dishwasher)
- 6) Defy Fridge – Metallic (Model C305)
- 7) Defy Oven, Hob, Extractor – Metallic
- 8) Defy Stainless Steel Dishwasher
- 9) Defy 31 l Microwave – Metallic
- 10) Kettle
- 11) Toaster
- 12) Filter Coffee Machine
- 13) Pots, Pans, Braai Pan etc.
- 14) Kitchen Utensils (Cutting board, knives, spatula etc.)
- 15) Crockery, Cutlery, Glassware
- 16) 6 x Kitchen Bar Stools
- 17) Kitchen Floor tiled
- 18) Waste Ring with rubbish chute to underside of building
- 19) 4 downlighters, transformers, bulbs
- 20) Mini Vacuum cleaner, broom, mop & sundries
- 21) Under tile heating
- 22) Stainles Steel Extractor Hood

e) Bedroom 1

- 1) 159 Aluminium Window
- 2) Window blind
- 3) Carpets with under carpet heating
- 4) 2 x ¾ Base & Mattress sets
- 5) Custom built head board & cupboard combo
- 6) Dressing Table
- 7) Granite Dressing Table Top
- 8) Dressing Table chair
- 9) Dressing Table Mirror
- 10) Hand held hairdryer
- 11) Full length mirror
- 12) Corner TV Shelf
- 13) 54cm TV
- 14) 6 downlighters, transformers, bulbs
- 15) Ceiling fan
- 16) Vanity Light
- 17) Décor items
- 18) Bedding, blankets, duvets, comforters etc. x 2 ½
- 19) Digital Safe

f) Bedroom 2

- 1) As per bedroom 1

g) Bathroom 1

- 1) Fully tiled
- 2) PT 69 Natural Aluminium window
- 3) Window blind
- 4) 1900 x 900 Bath with handles
- 5) HWB on wall mounted cabinet
- 6) Glass / Aluminium Shower screen
- 7) Cobra Focus bath mixer with telephone shower and sliding rail
- 8) Cobra Focus HWB mixer
- 9) Close Couple Toilet / Cistern / Flush Mechanism
- 10) Toilet Seat (Wood – white)
- 11) Stop Cock (for entire house)
- 12) 4 x plumbing points
- 13) Sewage connections
- 14) Vanity Mirror
- 15) Hairdryer / Shaver
- 16) Magnifying Mirror
- 17) Under tile heating (speed heat)
- 18) 4 x downlighters, transformers, bulbs
- 19) Vanity light
- 20) Tissue box
- 21) Heated Towel Rail (Theta – Bathroom Butler)
- 22) Towels, gowns, bathmats x 2 ½
- 23) Bathroom accessories (rails, grips, toilet roll holder etc.)

h) Bathroom 2

- 1) As per bathroom 1