



Silverthatch Heights Brochure

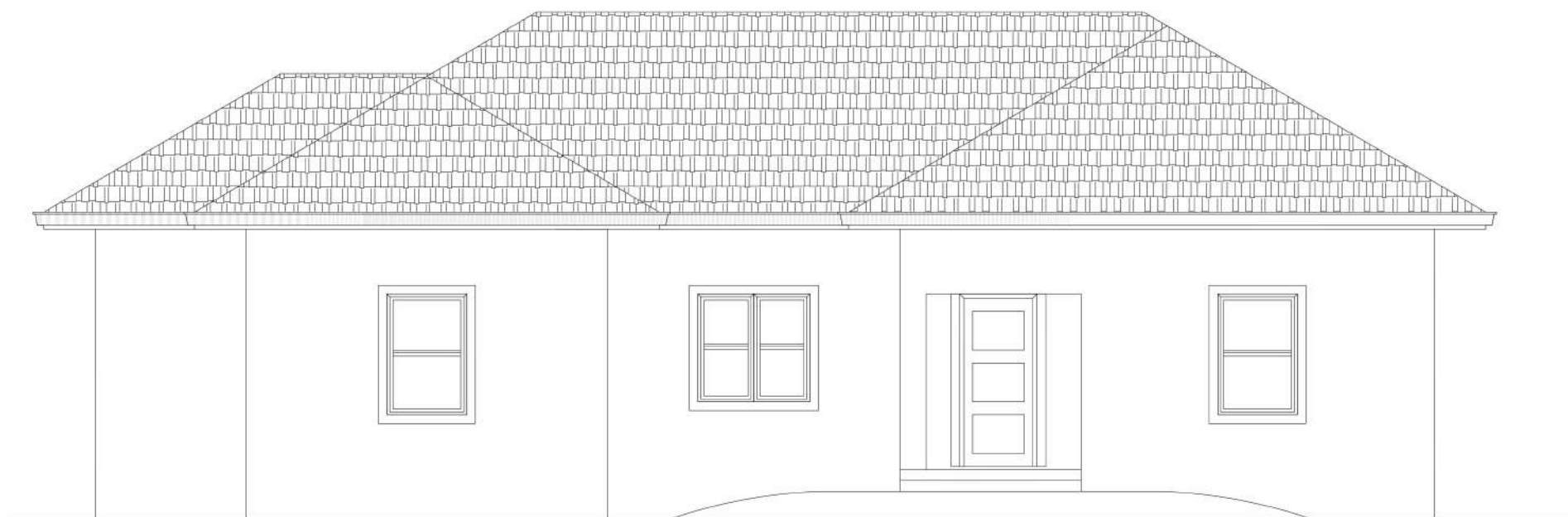


FLOOR PLAN

1,223
AREA (sf)

A
MODEL

SILVER THATCH HEIGHTS
PROJECT



FRONT ELEVATION

1,223
AREA (sf)

A
MODEL

SILVER THATCH HEIGHTS
PROJECT



1,223

AREA (sq.)

A

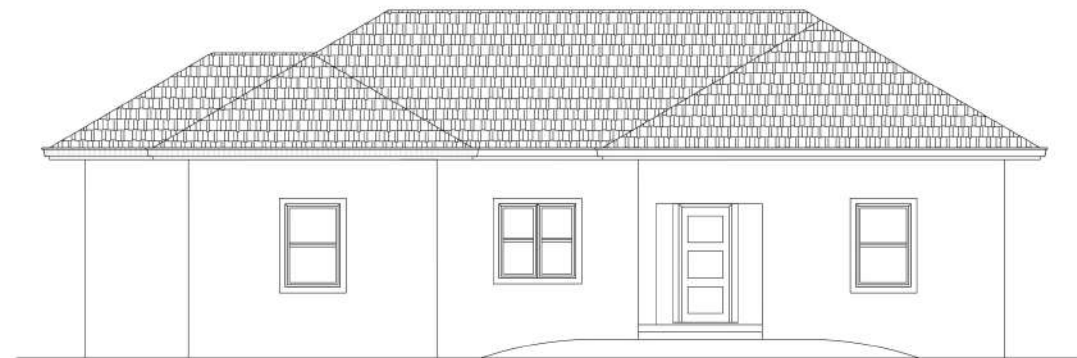
MODEL

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FLOOR PLAN



FRONT ELEVATION

1,223

AREA (sq. ft.)

A

MODEL

SILVER THATCH HEIGHTS

PROJECT

SILVERTHATCH HEIGHTS HOMES FOR SALE

Located Off Moonbeam Drive In Newlands. Make third right turn onto Devonshire, then right turn onto Noreen's Way.

The development is nestled in a serene community with no flooding during heavy rains.

Sales Price: **CI\$495,000**

3BED/2BATH HOME

FLOOR SPACE 1,223 sq ft

LOT SIZE ARE A MINIMUM OF 0.115 ac/5040 sf

- Open Plan Living Area
- Kitchen with Whirlpool Stainless steel appliances
- Washer & Dryer included
- Master bedroom with ensuite shower

Customer will be given an Offer to Purchase to seek mortgage approval once a favorable pre-qualification assessment is determined by local bank and/or vendor.

Bank Approval letter is required before lot assignment with a deposit payment of \$10,000 via bank draft or online transfer.

Construction timeline expected within 6-7 months from commencement date.

As per Government Stamp duty Law, For a Caymanian purchasing their first developed residential property, there will be no stamp duty assessed on values up to CI\$550,000. The stamp duty for non-caymanians is 7.5% of the purchase price or the market value (whichever is higher).

PROJECT SPECIFICATION

A PROJECT BY: **ISLAND FORTUNA DEVELOPMENT LTD.**

Sub-division Name: **"SILVERTHATCH HEIGHTS"**

Foundation: 6-inch concrete block with # 4 bar (half inch) reinforcement footings as per approved drawings / reinforced concrete slab.

External walls: Half inch cement render to both sides of block walls. Textured Finish "Marmoran" (client choice of color) inclusive of flat bands to windows and exterior door.

Internal Walls: 4-inch metal stud partitions with half inch drywall. Bathroom tiled with porcelain tiles midway.

Roof: Timber framed roof completely fastened with hurricane straps. 5/8 plywood covered with one-layer waterproofing underlayment paper (ice and water shield) and finished with 3 tabs Asphalt shingles over stick framed roofing.

Insulation: Open Cell 6" Spray Foam

Ceilings: Half inch drywall 9 ft 4inch ceiling with (knock-down) texture.
Standard Finish color white (flat).

Windows: Low maintenance aluminum vertical single hung with screens
Impact Rated Glass as per Planning specifications.
Window Style Plain. Prefinished White.

Exterior Doors: 3-0" X 6-8" fiberglass weather front door with lockset. Impact Rated Rear Door with lockset. Impact Rating Glass for French Doors.

Interior Doors:	Pre-hung hollow core standard interior. Painted white with door trims and locksets installed. Utility/Linen doors to be bifold or similar. Bedroom Closets are mirrored by-pass doors.
Cabinets:	Lumber framed solid wood kitchen and bathroom cabinets (white only included. Upgrades available) with granite/quartz coverings.
Shelving/Closets:	Closet Shelving and hanging rails provided in bedroom, linen, storage and laundry closets.
Plumbing Fixtures:	Faucets will be Delta or similar, with matching mixing valves and bathroom accessories as per budget. Kitchen sink to be stainless steel undermount with faucet. Bathrooms sink undermount. Tubs and toilets to be Sterling or similar, in white. Tankless Hot Water Heater.
Tiles:	Floor tiles to be porcelain, with walls tiled in shower enclosure and grouted. Bathroom wall tiles to be 4 ft from floor. Kitchen backsplash tiled beneath cabinets only. Elongated/Plank or larger tiles will attract upgrade tile and labor costs.
Interior Paint:	All walls painted with two coats of clients' color choice. One color only throughout.
Appliances:	Stainless Steel Kitchen Appliances. Whirlpool Side-By-Side 36in. 28cu.ft. Fridge with ice and water Whirlpool 5.3 cu.ft. electric glass top range w/air fry mode oven Whirlpool 2.1 cu. ft. microwave Whirlpool 24in. dishwasher Whirlpool side-by-side washer top load Whirlpool side-by side-dryer (white)
Electrical Fixtures:	Fans with light kits in all bedrooms and living room. Bathroom lighting to be wall lights. Exterior lighting to be scones/porch lights and security lighting on corners of the house. Smoke detectors as per code.

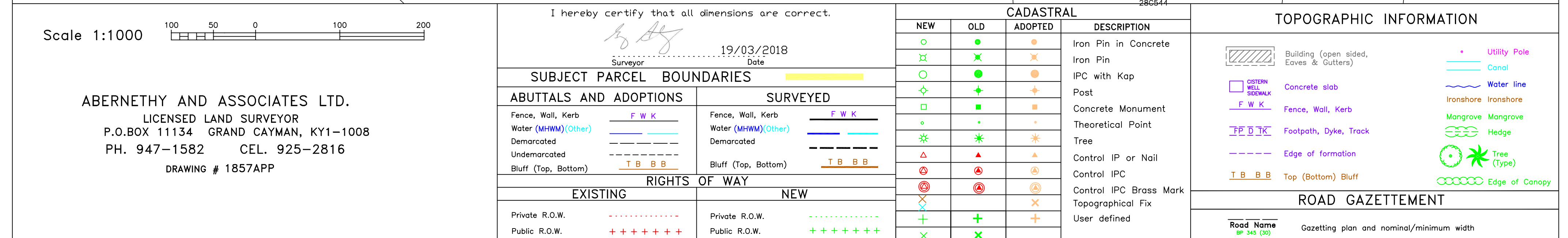
Air Condition: Central air condition with 17 seer rating.

Baseboard / Trims: Baseboard to be 4 and ¼ inch modern, with all holes filled and painted. Door trims to be 2-3 inch modern to match.

Driveway: Concrete poured reinforced with 6x6 fabricated wire.

Landscaping: Yard to be leveled to existing grade (owners responsible for grass and any further landscaping).

Further Details: Single Family house lot size minimum of 5,040 square feet.
1,000 gallon septic tank
Covered Entry Porch
Circular concrete driveway.



certify that

[Signature]

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SUBJECT PARCEL BOUNDARIES

ABUTTALS AND ADOPTIONS		SURVEYED	
Fence, Wall, Kerb	<u>FWK</u>	Fence, Wall, Kerb	<u>FWK</u>
Water (MHW)(Other)	<u> </u>	Water (MHW)(Other)	<u> </u>
Demarcated	<u> </u>	Demarcated	<u> </u>
Undemarcated	<u> </u>		
Bluff (Top, Bottom)	<u>T B B B</u>	Bluff (Top, Bottom)	<u>T B B B</u>
EXISTING		NEW	
Private R.O.W.	<u> </u>	Private R.O.W.	<u> </u>
Public R.O.W.	<u>++++++</u>	Public R.O.W.	<u>++++++</u>

CADASTRAL			
NEW	OLD	ADOPTED	DESCRIPTION
			Iron Pin in Concrete
			Iron Pin
			IPC with Kap
			Post
			Concrete Monument
			Theoretical Point
			Tree
			Control IP or Nail
			Control IPC
			Control IPC Brass Mark
			Topographical Fix
			User defined

TOPOGRAPHIC INFORMATION	
	Building (open sided, Eaves & Gutters)
	Concrete slab
<u>F W K</u>	Fence, Wall, Kerb
<u>TP D TK</u>	Footpath, Dyke, Track
---	Edge of formation
<u>T B B</u>	Top (Bottom) Bluff
	 Utility Pole  Canal  Water line  Ironshore  Mangrove  Hedge   Tree (Type)  Edge of Canopy
ROAD GAZETTEMET	
Road Name BP 345 (30)	Gazetting plan and nominal/minimum width

SILVERTHATCH HEIGHTS SUB-DIVISION
BLOCK 27E PARCELS 282H1-TBA
LOT NUMBERS 6A-9D
RESTRICTIVE COVENANTS

The buyer with intent and to bind the Lot into whomever's hands it may come and to benefit and protect the other proprietors of land in the subdivision and all parts of the scheme covenants with the seller that the buyer and his successors in title will always observe and perform the following stipulations in relation to the lot.

1. Not to erect, alter or maintain any building on the lot unless approved by the Central Planning Authority.
2. The lot shall be used for residential purposes only.
3. Not to do anything on the lot which is a nuisance or disturbance to the proprietors or occupiers of any of the lots forming part of the sub-division.
4. Not to interrupt or cease any construction work on the lot for more than two (2) months and to complete all construction and landscaping within 18 months of commencement of construction. Not to allow visitors, family members or workmen to block neighbouring driveways and roadways.
5. Not to build any kind of fence or wall outside of the setbacks, distances as prescribed by the planning regulations, which should meet the criteria of not exceeding four (4) feet in height.
6. Not to permit the accumulation of rubbish, or disused vehicles of any kind on the lot or burn anything on it.
7. Not to erect any sign advertisement billboard or advertising structure of any kind on the lot without the necessary consent required by the Planning Department.
8. The seller reserves the right to:
Extend the roads to adjoining properties if they so desire and to have access over existing roads.