

Savannah Greens- A Project by Island Fortuna Development Ltd.

Type Model and Size	3 Bed / 2.5 Bath Model A-1 (1550sf)	3 Bed / 2 Bath Model A-2 (1550sf)	3 Bed / 3 Bath Model B-1+2 (1800sf)	4 Bed / 3 Bath Model C (1800 sf)	3 Bed / 2.5 Bath Model D 2000sf)	4 Bed / 3.5 Bath Model E (2300 sf) Includes Garage
House and Land	455,395.00	455,395.00	538,200.00	538,200.00	574,800.00	635,700.00
Selling Price	455,395.00	455,395.00	538,200.00	538,200.00	574,800.00	635,700.00
Down Payment 5%	\$ 22,770.00	\$ 22,770.00	26,910.00	26,910.00	28,740.00	31,785.00
Mortgage Required After Down Payment	432,625.00	432,625.00	511,290.00	511,290.00	546,060.00	603,915.00

NOTE

Customer will be given an Offer to Purchase to seek mortgage approval once pre-qualification assesment is determined.
 Bank Approval letter is required before lot assignment with a deposit payment of \$10,000.
 Construction timeline expected within 6-8 months once approved Building Permit is received from Planning Dept.
 Stamp Duty waived for 1st Time Caymanian Buyers up to valuation of \$400,000 for single buyer or dual up to \$500,000

Lots are minimum of 10,000 sq. feet

Larger lots - Additional cost

Lot Numbers	
11,000-11,999 sq. ft.	10*11*14*15*18*20*21
12,000-12,999 sq. ft.	19*35
13,000+ sq. ft.	37

Plus \$5,000
 Plus \$7,500
 Plus \$10,500

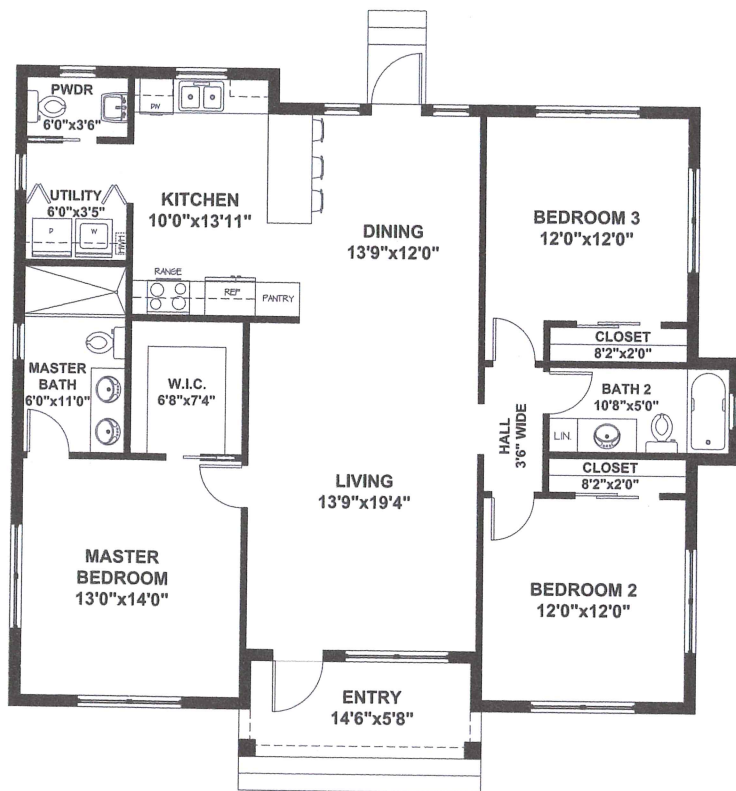
Island Fortuna Ltd

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 P.O. Box 10187
 Grand Cayman KY1-1002

Website: www.ifortuna.ky



FLOOR PLAN - MBF



FRONT ELEVATION

1,550

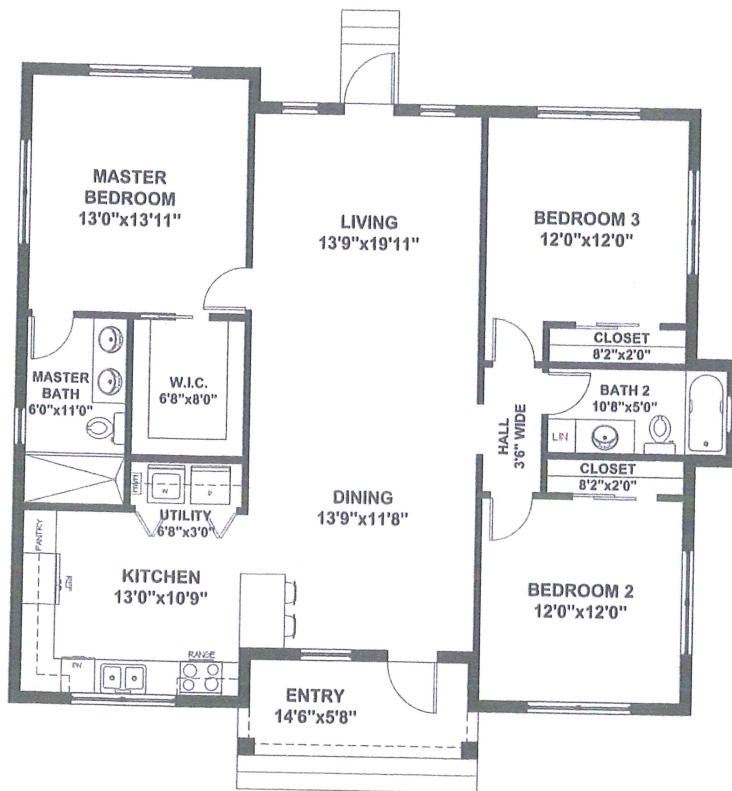
AREA (sq ft)

A1

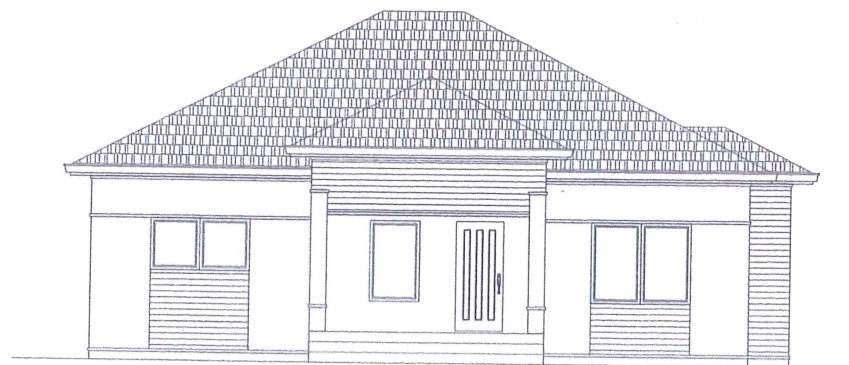
MODEL

SAVANNAH GREENS

PROJECT



FLOOR PLAN - MBR



FRONT ELEVATION

1,550

AREA

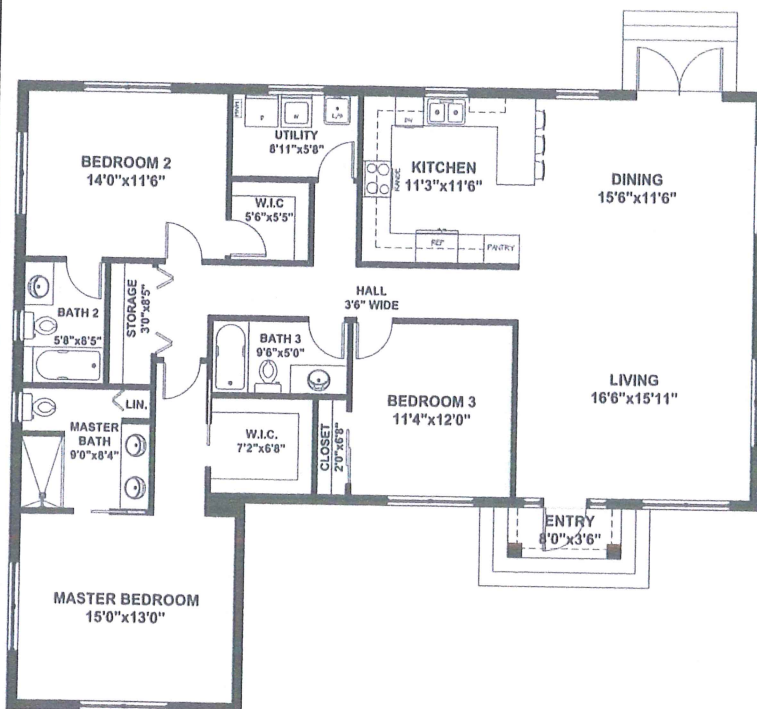
A2

PLAN

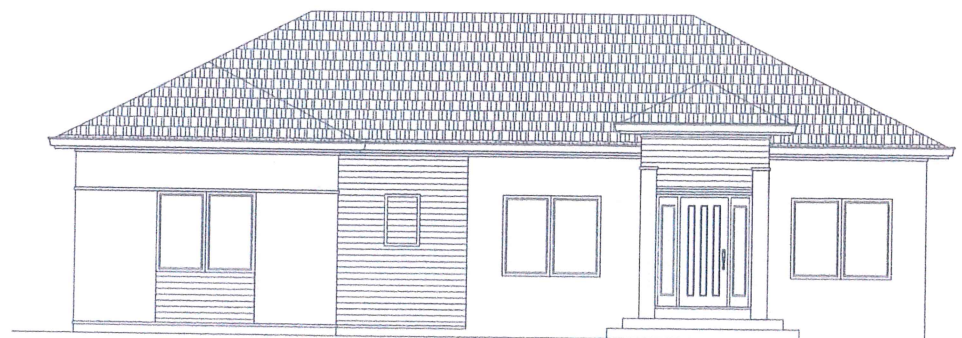
SAVANNAH GREENS

PLAN

1/2" = 1'-0"



FLOOR PLAN - MBF



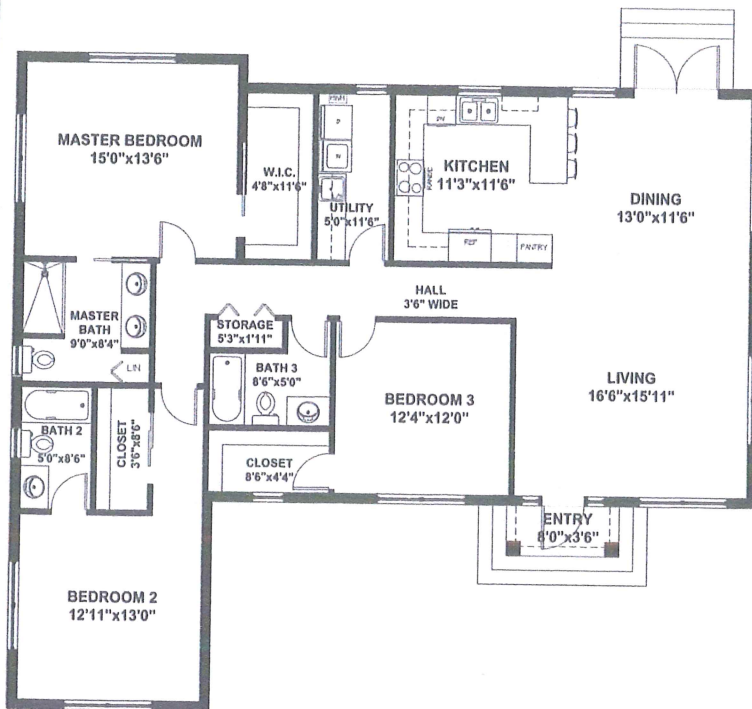
FRONT ELEVATION

1,800

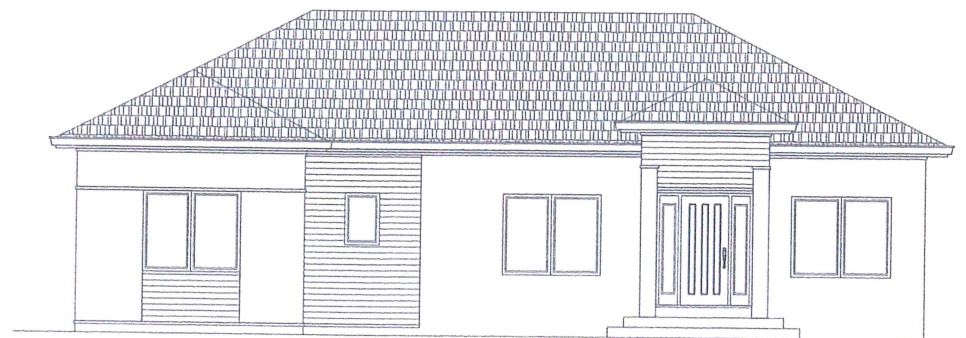
B1

SAVANNAH GREENS

PRODUCT



FLOOR PLAN - MBR



FRONT ELEVATION

1,800

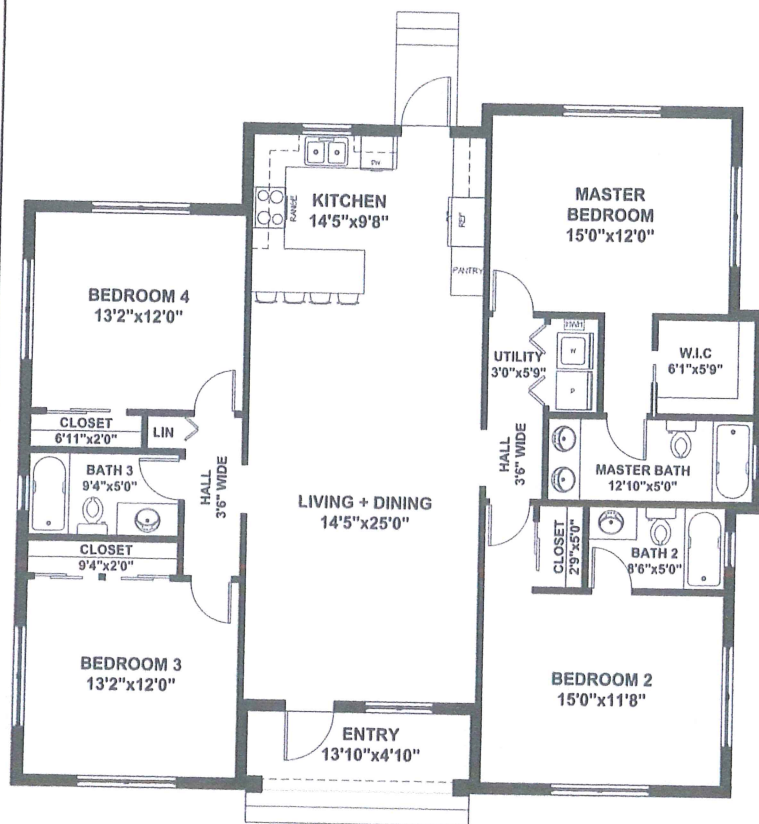
AREA (sq. ft.)

B2

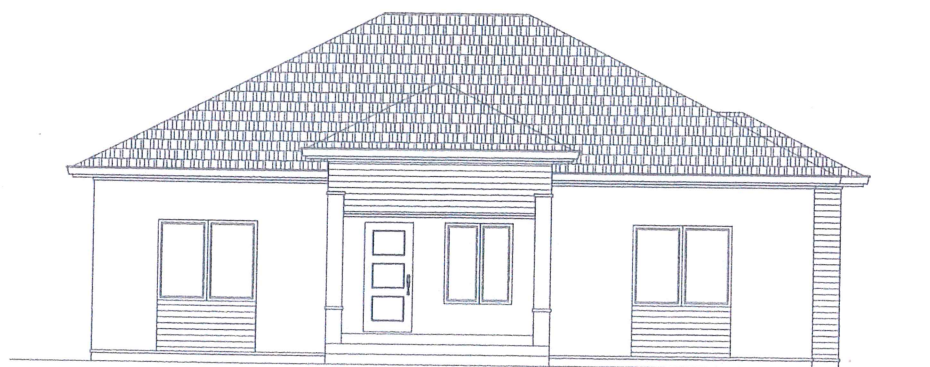
MODEL

SAVANNAH GREENS

PROJECT



FLOOR PLAN



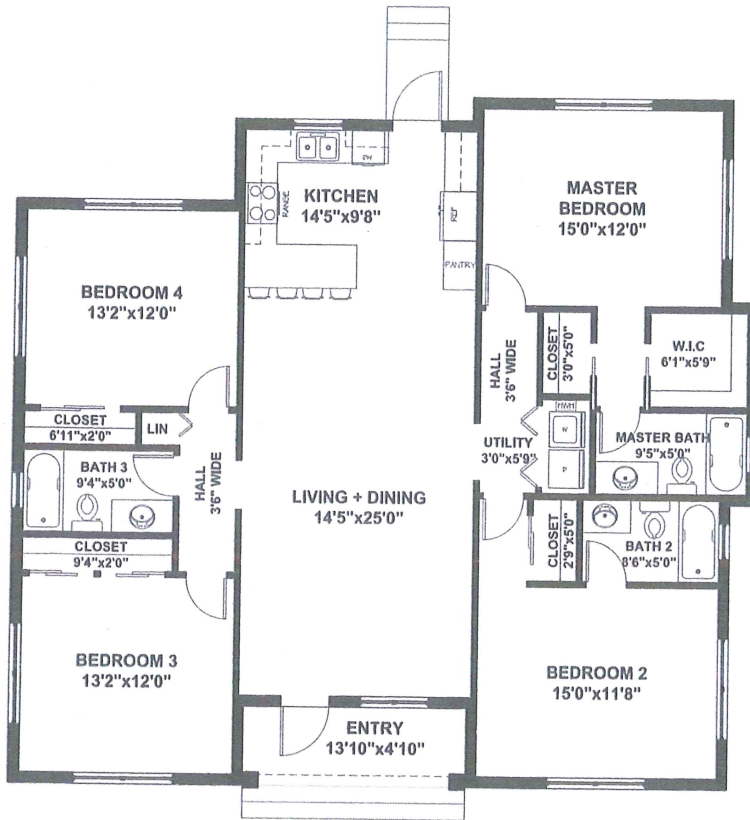
FRONT ELEVATION

1,800

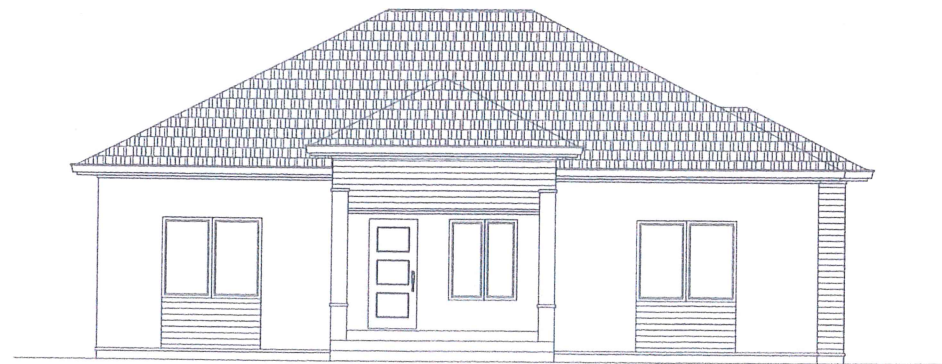
C1

SAVANNAH GREENS

PROJECT



FLOOR PLAN



FRONT ELEVATION

1,800

AREA (H)

C2

MODEL

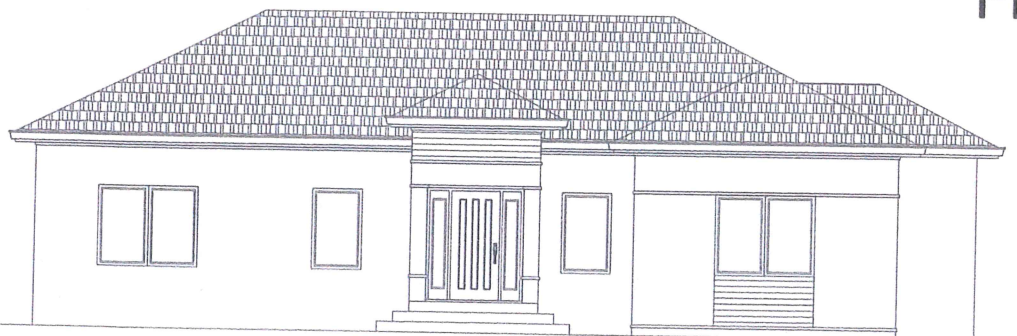
SAVANNAH GREENS

PROJECT

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FLOOR PLAN



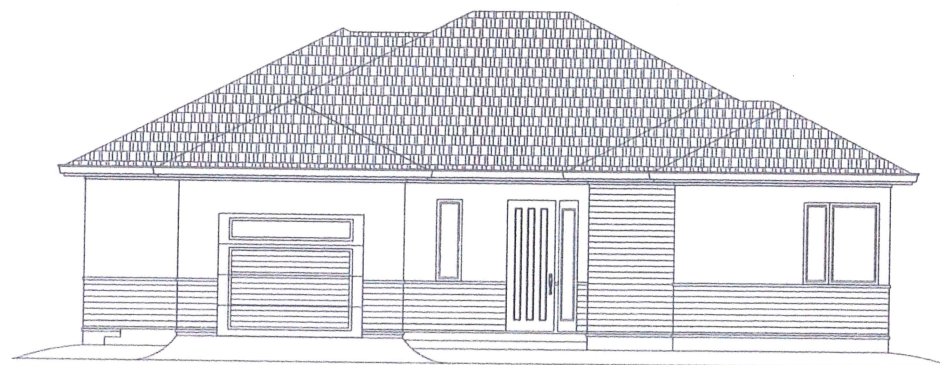
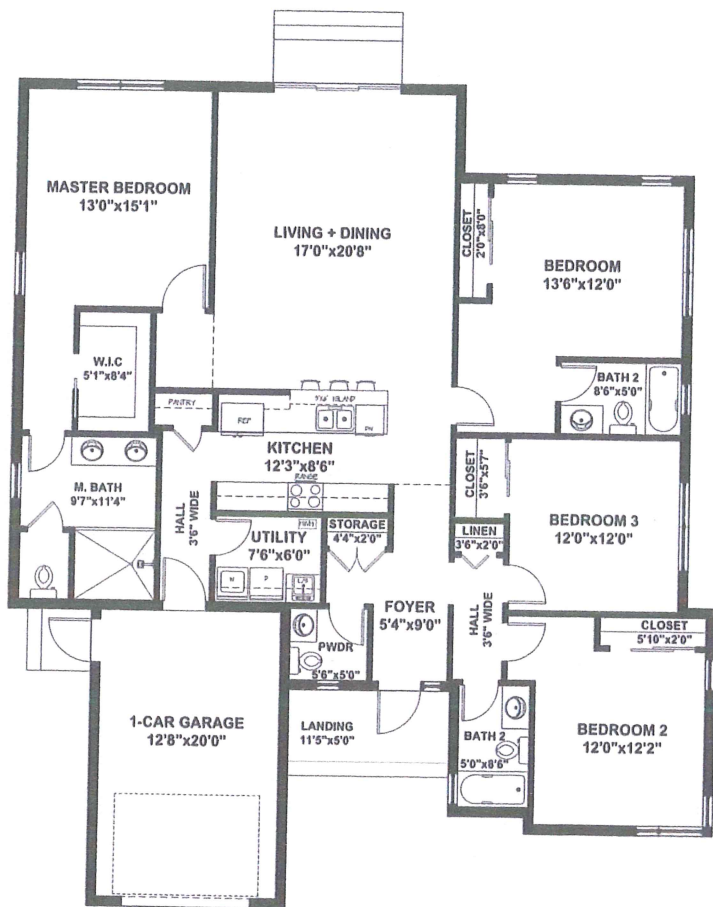
FRONT ELEVATION

SAVANNAH GREENS

AREA: 2,000

ROOM: D

PROJECT



FRONT ELEVATION

2,300

AREA (sq ft)

E

MODEL

SAVANNAH GREENS

PROJECT

10/15/2010

**SAVANNAH GREENS SUB-DIVISION
ORIGINALLY BLOCK 28C PARCELS 29, 35
BLOCK 28C PARCELS 623-660
LOT NUMBERS 1-37
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.
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.

Signed by Owner: _____
Block 28C Parcel (Lot)

Signed by Owner: _____
Block 28C Parcel (Lot)

Initial _____

PROJECT SPECIFICATION

A PROJECT BY: ISLAND FORTUNA LTD.

Sub-division Name: "SAVANNAH GREENS"

- Foundation:** 8-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 "Mamarand" (client choice of color) inclusive of flat bands to windows and exterior door.
Hardi-board fiber cement lap siding (wood grains as profiled on front of house only)
- Internal Walls:** 4-inch stud partitions with half inch drywall. Bathroom tiled with porcelain tiles midway with water resistance yellow board.
- 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.
- Ceilings:** Half inch drywall ceiling with (knock-down) texture. Standard Finish color white (flat). 9ft 4-inch Ceiling height.
- Windows:** Low maintenance aluminum horizontal sliding fixed panes and Casement windows with screens.
Hurricane 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. Standard pocket doors where assigned on floor plan.

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. One Towel Bar and Tissue holder affixed in each bathroom. One standard sized niche in each FULL bathroom.

Tiles: Floor tiles to be 16 X 16 porcelain, with walls tiled in shower enclosure with 8 X 8 tiles 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 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. Fridge with ice and water
Whirlpool 30in. electric glass top range
Whirlpool 2.1 cu. ft. microwave
Whirlpool 24in. dishwasher
Whirlpool side-by-side washer top load with agitator (white)
Whirlpool side-by side-dryer (white)

Electrical Fixtures: Fans with light kits in all bedrooms and living room. 4" recessed can lighting in kitchen and hallways, exhaust ceiling fans in all bathrooms. Bathroom lighting to be wall lights. Exterior lighting to be all scones and security lighting on corners of the house.

Sub-division has underground electrical.

Baseboard / Trims: Baseboard to be 4 and 1/4 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).

