

ERF 18411 / Q1 2027 RELEASE

Erf 18411

Northern end of the four-home row · Pepperwood Lifestyle Estate



Artist's impression · background, finishes and planting illustrative. Covered-stoop terms below.

R2,250,000

INCLUDING VAT · PLOT & PLAN

Covered stoep excluded; paving and braai included. Ask Seeff about adding a roof.

BEDROOMS

2

INCLUDED PARKING

Double garage

STAND · PROPOSAL

394 m² registered (proposal)

HOUSE · PROPOSAL

159 m²

The release proposal states 394 m² registered plus approximately 140 m² additional usable ground (approximately 534 m² usable in total). The additional ground is not described as registered erf area. The earlier site plan states 382.43 m²; confirm the registered diagram and rights to the additional ground with Seeff. House area is the proposal figure, not an internal living-area measurement. Confirm the final area schedule and specification with Seeff.

Serviced stand and completed home, double garage, professional fees, boundary walls, NHBRC enrolment and site establishment are listed in the proposal. Prices include VAT and are valid for the Q1 2027 release, subject to written confirmation at sale. Availability and completion dates to be confirmed with Seeff.

ERF 18411 / FLOOR PLAN

Erf 18411. The layout.

2 bedrooms · 2 bathrooms · double garage

Covered stoep excluded; paving and braai included. Ask Seeff about adding a roof.



Furnished architectural illustration · not to scale. Roofs and shade-net canopy hidden to show the layout. Furniture, planting and fittings are illustrative. The model shows the covered-stoep design; the written specification determines what is included.

Proposal house area: 159 m². House areas are as stated in the release proposal; they are not labelled as internal living area and differ from the drawing schedules. Confirm the final area schedule and specification with Seeff.

SEEFF OUDTSHOORN

Ask about your chosen erf.

Availability, specifications, optional extras and viewings.

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Ask for the current specification, construction programme, levies, rates and transaction costs. The proposal states VAT included and no transfer duty; this does not mean all registration or transaction costs are waived.

Source: Pepperwood Agent Proposal Q1 2027, issued 23 September 2026; individual architectural drawings and supplied estate plan; pepperwoodestate.co.za. This brochure covers only Erven 18411, 18412, 18413, 18416 and 18406. Images are artist's impressions unless labelled actual photographs. Final plans and written sale/building specification govern the offer.