

Pentkhaus

# Classical Architecture And Modern 4 Bedroom House For Sale In Bryanston

, , 2191,

PRODAZHNAYA TSENA

**\$ 333866.00**

630 qm

7 komnaty

4 spal'ni

3 vannyye komnaty

3 etazhi

3 qm Ploshchad' 3 mesta dlya zemel'nogo uchastka mashin



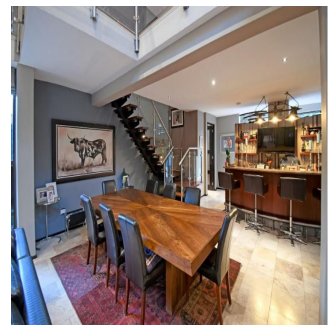
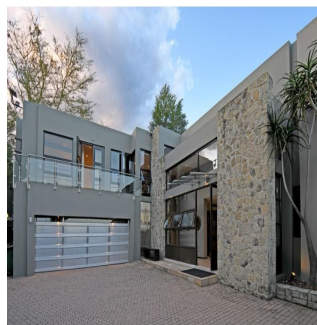
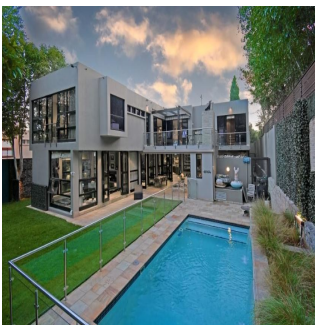
**Ephraim Zaslansky**

Firzt Realty

Johannesburg, South Africa - Mestnoye Vremya



27 11 731 0300



Stainless steel, glass, sandstone, travertine, marble cladding, and green feature walls create a contemporary classic architectural feast.

The entrance vehicle court leads to the reception hall and the ideal flow of receptions and kitchen, which opens to a landscaped garden and spacious entertainer's terrace overlooking rolling grass, a glassed-in pool, trampoline, and climbing gym.

Floating cherry wood stairs lead to the landing and pyjama lounge, office with built-in book rack and drawers, guest suite, second and third bedrooms open to a balcony and share a Jack and Jill bath and shower area. The Main Suite has a balcony. Large closets and Hans Grohe bathrooms with bath and shower.

Features:

Modern

Great flow

Open-plan

Plenty of fresh air with most rooms opening outdoors, creating fresh airflow in summer.

Private

Irrigated landscaped garden with feature walls.

Trampoline and jungle gym.

Gas stove

Gas braai

Solar heated pool.

Cabled for generator

Fiber access available on street

VSat

Cable reticulation for 3 Wi-Fi access points from a server located in the garage to study and lounge

7 TV points in the bar, lounge, patio, pyjama lounge, bedroom, playroom and staff suite

DSTV for 2 decoders in the house and staff suite

Energy-efficient tinted windows cut out heat and allow light in.

Led lights in parts of the house such as bedrooms, bathrooms, kitchen, pyjama lounge and receptions.

Skylights

Quality finishes such as sandstone, stainless steel, American shutters, travertine floors and feature walls.

Low-maintenance aluminium and glass doors.

Excellent security:

CCTV

Paradox security system.

Electric fence double strand around the perimeter.

Solar outside lights.

Solar panels support some outside lights for a well-lit property at night.

Security Beams per room and some doors

Disconnected intercom for security reasons

Toddler safe: 2 gates on the staircase, upstairs and downstairs.

Well-maintained and scheduled maintenance routine up to date.

Completed roof waterproofing with a 6-year warranty left.

Air conditioners in the pyjama lounge and bedrooms.

Accommodation:

Double volume entrance

4 receptions including a refreshment bar

Open-plan kitchen

Pantry

Scullery with 3 appliances

Pyjama lounge

Open-plan study

4 Bedrooms

3 Bathrooms

Guest cloakroom

Mudroom cupboards leading from the garage into the house

Double garage with aluminium and glass garage door, deep enough for long vehicles with workbench.

Trailers parking bay behind the gate. (With a small modification, a small vehicle can fit there)

Staff suite with bath and shower, kitchen with hob, oven, microwave and fridge.

Garden tool room

Erf size 1035 sqm

Under roof 630 sq m

Levy R500

Rates R3,823

Other running costs include:

Non- compulsory Devonshire enclosure levy for CCTV monitored access gates and two patrol vehicles.R1050

Armed response:660

Electricity: 3-phase, pre-paid. Average R5,000

Water Average R2,200

Pick it up R460

Rental solar system from GoSolar:

For R4,400/month which contract can easily be ceded to the new buyer consisting of an on/off-grid hybrid system of:

18x Solar panels

3x 5000amp batteries

1x 12Kw Inverter

The system is fully guaranteed and maintained as per the rental contract.

Dostupna S: 27.11.2023

Pol: 4      Etazhi: 4      God Postroyki: 2017      Avtomobil'nyye Prostranstva: 4      God Postroyki: 2017      Tip: Ofis



### Udobstva

Ya sdelał eto      ID Svoystva      Komnata dlya prislugi      Priyemnaya  
Kabinet

### Naruzhnyye Udobstva

Kruglosutochnaya Okhrana      Garazh      Basseyn