

PROPERTY REPORT (ADVANCED)

R 28 000 000

House for Sale at Atlantic Views, 70 Versveld Street, Yzerfontein



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|---------------------------------|-----------|-----------------------|---------------------------|
| Status: | On Market | Branch: | Yzerfontein |
| Price per m²: | | Agency: | Fabulous Homes West Coast |
| Agreement Type: | Sole | Sharing Level: | Office |
| Mandate ID: | 4011238 | Agent: | Rolene Van Aswegen |

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| Mandate Dates: | Signed: | 01 Aug 2022 | Expiry: | 01 Aug 2023 |
| | Last Updated: | 02 Feb 2023 | On Market Since: | 25 Aug 2022 |
| Listing Numbers: | Property24: 111670777 | | | |

Deeds Office Description

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| Property Type: | Erf | Township: | YZERFONTEIN | Erf Number: | 2015 |
| Portion: | 0 | Registrar: | Cape Town | | |

Property Details

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| Property Type: | House | Ownership Type: | Full & free title |
| Property Description: | Villa; Freestanding | Lifestyle: | Coastal/Beach; Holiday Home |

Financial Details

Monthly Rates: R 6 911

Features

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| Bedrooms: | 6 | Bathrooms: | 7 | Garages: | 4 | Kitchens: | 3 |
| Dining Rooms: | 1 | Lounges: | 1 | Gardens: | 1 | Family Rooms: | 2 |
| Offices/Studies: | 1 | Pools: | 1 | | | | |

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| Bar 1 | Curtain Rails, Open Plan, Bar Counter, Laminated Floors The open plan Bar Counter forms part of the Kitchen & Dining Area, providing the perfect spot for sunset cocktails. |
| Bathroom 1 | Tiled Floors, Basin, Urinal, Guest Toilet, Blinds, Underfloor Heating, Toilet Guest Bathroom (Entrance Hall) |
| Bathroom 2 | Tiled Floors, Basin, Urinal, Guest Toilet, Underfloor Heating, Toilet Pool room guest toilet with urinal. |
| Bathroom 3 | Tiled Floors, Separate Toilet, Basin, Bidet, Main en Suite, Bath, Shower, Underfloor Heating, Double Basin Main-en-Suite Bathroom featuring a Hans Grohe Pharo Moonlight shower panel, Dornbracht taps, two glass tables each with a stainless steel basin, a separate WC with toilet, bidet and stainless steel basin. |
| Bathroom 4 | Tiled Floors, Separate Toilet, Bath, Shower, Blinds, Underfloor Heating, Double Basin, En suite En-suite bathroom for Second "Blue" Bedroom Suite (first floor) |
| Bathroom 5 | Tiled Floors, Separate Toilet, Bath, Shower, Blinds, Underfloor Heating, Double Basin, En suite En-suite bathroom for Third "Red" Bedroom Suite (first floor) |
| Bathroom 6 | Tiled Floors, Basin, Shower, Curtain Rails, Underfloor Heating, En suite, Toilet En-suite bathroom to ground floor corner bedroom |
| Bathroom 7 | Tiled Floors, Basin, Shower, Underfloor Heating, En suite, Toilet Recently renovated en-suite bathroom to bedroom 5 |
| Bathroom 8 | Tiled Floors, Separate Toilet, Basin, Bath, Shower, Underfloor Heating, Double Basin, Toilet Recently renovated en-suite bathroom to bedroom 6 (Guest Suite/ Staff Accommodation) |
| Bedroom 1 | Carpets, Balcony, Curtain Rails, Open Plan, Underfloor Heating, Walk-in-closet, King Bed Master Bedroom Suite (first floor) with separate dressing room featuring cherry-wood cupboards & cabinets with ample hanging, shelving and shoe storage space plus a centre island dresser with drawers. and a built-in chute to the ground floor laundry room. Also has both a courtyard and a sea-facing balcony. |
| Bedroom 2 | Carpets, Balcony, Curtain Rails, TV Port, Underfloor Heating, Walk-in-closet, King Bed Second "Blue" Bedroom Suite (first floor) with separate walk-in-wardrobe/dresser, built-in dressing table and sea facing balcony |

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| Bedroom 3 | Carpets, Balcony, Curtain Rails, TV Port, Underfloor Heating, Walk-in-closet, King Bed Third "Red" Bedroom Suite (first floor) with separate walk-in-wardrobe/dresser, built-in dressing table and courtyard facing balcony |
| Bedroom 4 | Patio, Tiled Floors, Curtain Rails, Underfloor Heating, Built-in Cupboards Ground floor corner bedroom with a sea facing patio and en-suite bathroom |
| Bedroom 5 | Patio, Tiled Floors, Curtain Rails, Underfloor Heating, Built-in Cupboards Recently renovated ground floor bedroom with a sea facing patio and en-suite bathroom |
| Bedroom 6 | Balcony, Underfloor Heating, Walk-in-closet, Laminated Floors Separate Guest Suite/ Staff Accommodation with walk-in wardrobe and balcony overlooking the courtyard |
| Braai Room 1 | Patio, TV Port, Open Plan, Underfloor Heating, Laminated Floors, Recreation Room Spacious Entertainment Room with stack-doors opening onto the Patio & Front Courtyard |
| Dining Room 1 | Balcony, Blinds, Curtain Rails, Open Plan, Underfloor Heating, Laminated Floors Built-in corner diner with stainless steel teppan (teppanyaki) grill and a Gutmann extractor fan |
| Entrance Hall 1 | Tiled Floors, Spacious, Staircase, Underfloor Heating |
| Family/TV Room 1 | Balcony, Fireplace, Open Plan, Underfloor Heating, Laminated Floors Living Area with BioFire (ethanol burning) Fireplace |
| Family/TV Room 2 | Balcony, Curtain Rails, Open Plan, Underfloor Heating, Laminated Floors Open-plan studio (first floor) and living room with kitchenette (including a basin, under-counter fridge & glass ceramic cooktop). |
| Garage 1 | Double, Electric Door, Roll Up, Workshop |
| Garage 3 | Double, Electric Door, Roll Up |
| Garden 1 | Irrigation system, Courtyard, Immaculate Condition, Landscaped, Lighting, Water Feature, Garden terrace |
| Kitchen 1 | Breakfast Nook, Open Plan, Pantry, Scullery, Extractor Fan, Grill, Fridge, Garbage Disposal, Tiled Floors, Balcony, Curtain Rails, Open Plan, Underfloor Heating, Laminated Floors, Centre Island, Gas Hob, Hob, Built in Cupboards Bulthaup kitchen with integrated appliances including Gaggenau oven, microwave, Miele coffee machine, large sink with disposal unit, centre island with gas hob, Gaggenau steamer, Gaggenau three-plate electric hob, sink & prep bowl and Gutmann extractor |
| Kitchen 2 | Scullery, Dishwasher Connection, Garbage Disposal, Tiled Floors, Underfloor Heating, Built in Cupboards Separate Scullery and Pantry with integrated Miele dishwasher, Miele Freezer, Gaggenau glass-door fridge, oversized double sinks and Bulthaup fitted cupboards (ideal for Catering large events & dinners) |
| Kitchen 3 | Open Plan, Extractor Fan, Open Plan, Underfloor Heating, Laminated Floors, Hob, Built in Cupboards Asian cuisine kitchen with an induction wok & Gutmann extractor fan, plus an electric grill & glass ceramic electric cooktop with height-adjustable Miele extractor fan. Three phase power provision. Prep bowl sink. |
| Living Room/lounge 1 | Patio, Curtain Rails, TV Port, Underfloor Heating, Laminated Floors Formal Lounge and/or TV room (with sea facing patio) |
| Office/study 1 | Blinds, Internet Port, Telephone Port, TV Port, Underfloor Heating, Laminated Floors Formal Study with cherry-wood wall panels and built-in shelves and cabinets |
| Other 1 | Patio, Tiled Floors, Air Conditioner, Underfloor Heating Indoor (solar heated) Swimming Pool. With pool pump & storage area for pool cleaning & maintenance equipment. Separate shower area. |
| Other 2 | Tiled Floors, Internet Port, Telephone Port, Underfloor Heating, Strong Room Central DB Room for electrical (solar and inverter system controls) and entertainment (TV) systems. |
| Other 3 | Underfloor Heating, Laminated Floors, Recreation Room, Strong Room The basement offers a spacious area for indoor games & entertainment with a full-sized snooker table and an additional space for a wine cellar and/or home movie theatre. The perfect space for a "ManCave" |
| Other 4 | Underfloor Heating, Linen Room Laundry Room with chute from master suite. |
| Pool 1 | Heated, Auto Cleaning Equipment Indoor Swimming Pool with separate shower & guest bathroom. |
| Security 1 | Electric Garage, Electric Gate, Alarm System, Intercom, Perimeter Wall, Indoor Beams, Safe |
| Special Feature 1 | Satellite Dish, Driveway, Awning, Balcony, Open Plan, Special Lights, Lifts, Water Tanks, Solar Geyser, Built-in Bar, Special doors, Spa pool 500 litre geyser with hot water circulation pipe and water filtration system. Pump room for the solar tanks and underfloor heating system. extra basement storeroom ideal for wine cellar or cigar room. |
| Temperature Control 1 | Solar Heating, Fireplace, Under Floor Heating |
| Building Options: | Facing: South, Sea, Roof: Tile, Style: Conventional, Mediterranean, Open Plan, Architect Designed, Wall: Plaster, Window: Aluminium |

Mandate Details

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| Agreement Type: | Sole | Occupation Date: | 2022/09/01 | Mandate Source: | Canvassing |
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Advertise

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| Marketing Heading: | ATLANTIC VIEWS - A Mediterranean Masterpiece with Panoramic Views |
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PROPERTY REPORT (ADVANCED)



**FABULOUS
HOMES**
WHERE YOUR STORY BEGINS...

ATLANTIC VIEWS is a luxurious villa positioned on a large double stand (1,586 m²), overlooking Pearl Bay with spectacular beach and sea views right down the West Coast to Table Mountain. Situated in the very sought-after 'seaside' town of Yzerfontein, it makes for the ultimate weekend get-away or vacation retreat (only an hour's drive from Cape Town City Centre and CPT International Airport).

With construction completed in early 2000, no expense was spared to ensure the highest level of comfort and style on every possible level in this lavish (and now recently renovated) 1,530 m² villa. Featuring top-of-the-range imported (German) fixtures and fittings including; Hans Grohe shower fittings, Dornbracht taps, Geberit sanitary systems, Aluminium Euro Turn & Tilt windows and sliding doors (with double glazing to ensure high insulation and sound reduction), Gira switches and socket outlets and a state of the art solar heating system for the indoor pool and underfloor heating throughout.

The villa boasts over a 1000 m² of living space with impressively scaled reception rooms and a multitude of indoor and outdoor areas for the entertaining host, including amongst others a formal lounge, living room (with fireplace), built-in Tappan grill dining area, bar area and indoor/outdoor entertainment space (with adjacent Asian kitchen & grill) leading to the indoor (heated) swimming pool.

The custom designed Bulthaup kitchen is fitted with top of the range integrated appliances including a Gaggenau microwave & oven, Miele Coffee maker and features a centre island with gas hob, Gaggenau steamer, Gaggenau three-plate electric hob, sink & prep bowl and Gutmann extractor. The separate scullery and pantry with integrated Miele dishwasher, Miele Freezer, Gaggenau glass-door fridge, oversized double sinks and Bulthaup fitted cupboards is ideal for catering larger events & lavish dinners.

Description:

Accommodation comprises of three luxurious upstairs bedroom suites; each boasting a separate private balcony, dressing room and/or walk-in wardrobe and spacious en-suite bathroom with supersized showers, double basins and separate WC.

The master bedroom suite has two private balconies (one facing onto the courtyard and the other with stunning sea views) and features a full-size walk-through cherry-wood dressing room. The main en-suite bathroom offers a super-size open-plan shower with a Hans Grohe Pharo Moonlight shower panel, Dornbracht taps, two glass tables each with a stainless-steel basin, a separate WC with toilet, bidet and stainless-steel basin.

In addition, there are two bedrooms on the ground floor each with built-in cupboards, en-suite bathrooms and direct access to the sea facing patios.

A spacious guest suite was recently added above the quadruple garage, workshop and laundry room. It also features an en-suite bathroom with supersized shower, separate WC and a walk-in wardrobe and private courtyard balcony.

There is also a formal study (ground floor) with cherry-wood wall panels and built-in shelves and cabinets as well as an open-plan studio (first floor) with living room area and kitchenette (including a basin, under-counter fridge & glass ceramic cook-top).

The basement offers a spacious area for indoor games & entertainment with a full-sized snooker table and an additional space for a possible wine cellar and/or home movie theater. The perfect space for a "Man Cave" with additional storage rooms and access to the utility room housing the 500-litre geyser, water filtration system and the solar tanks for the underfloor heating system.

Registered Property Practitioner are welcome to contact the listing agent for client introduction and further property information (Property Disclosure Forms). Viewing Strictly by appointment and with client verification.

Additional Photos

