

# UTOPIA LIST OF PROPERTIES FOR SALE Dec 2018

## Clearance Certificate

Please note the Levy Clearance Certificate requirements and ensure your Transferring Attorney is instructed accordingly.

If you are planning to sell, please gather the required documentation as to avoid delays down the line.

1. Name, domicilium address, ID and private and work contact details of the new owner
2. Email address/s for delivery on the levy statement
3. Copy of the Conduct Rules and Building Code signed by that person.
4. Bond Originator and contact details of Bond Holder
5. Gas Certification from the Seller
6. Electrical certification from the Seller
7. Lightening Conductor Certification
8. If a Consortium or Partnership details of all the partners are required. A CIPRO report is required to validate all partners.
9. If an unregistered partnership / consortium then we require a copy of the partnership agreement.
10. Sellers will also be required to provide proof of payment of rates to the Rustenburg Municipality to the Transferring Attorney

Unit #	Selling	Contact	M2	Price	NO ESKOM.	NOTE: Utopia is a nature focused community.
1	<b>SALE IN PROCESS</b>					River, Secluded, Kloof, 4 bedrooms, 3 bathrooms, Fully furnished.
8	Gillian Schutte	0835980505	68	480,000	Elec	Bushveld view, Gas, furniture included
9	PARTNERSHIP 1/4 share	0834567403 (Paul)	68	80,000	Gas	refurbished roof; A Frame
10	Nick Brown	0824581891	135	480,000	Gas	Central, View, River, Havey tiles = low insurance, 2 bedrooms, A Frame
14	Arne Herz	727785885	67	315,000	Gas	Best view across the valley, Gas, with contents
18	Thea Gladwin	764518340		499,000	Elec, Gas & Solar	Dam view, Thatch roof, 2 bedroom, newly renovated
21	Chantel le Roux	082 828 4468	41	280,000 <i>neg</i>	Elec, Gas & Solar	Fully furnished. Neat 6 Sleeper unit. Newly redone kitchen, new gas fridge, geyser and stove. LED lights, solar panel and batteries.
25	Jeff van Rooyen	0832129373	66	375,000	Gas	Central, View of dam

29	<b>SOLD</b>					
33	Dee White	082 460 9002 djean@vodamail.co.za		R750,000 ono.	Gas & Solar	3 Bed, living room, open plan kitchen, bathroom with outside shower (hot & cold water), furnished. Dam & Mountain views
41	Chamaine de Kock	0798969935	66	350,000	Gas	2 Bed, Furnished, 8 sleeper, view, A Frame
43	Gareth Killduf	082 5778807	65	499,000	Gas & Solar	This is a two bedroom, one bathroom Cottage with an open plan kitchen and living area. The cottage has a big downstairs deck with a built-in braai and an upstairs balcony that offers amazing views of Buffelspoort Dam. Cottage is fully furnished and includes gas hob, geyser, fridge and an outside shower. Lights are 12V operated from battery.
44	Belinda Eser/Fred Runge	825676220	133	900,000	Gas & Solar	3 Bed, 3 bath en suite, Dam & mountain view, Fully furnished
52	<b>SALE IN PROCESS</b>				Gas	Stunning bush and mountain views, 1 bedroom 6 sleeper.
55	Lesley Morrow	0724201499	155	550,000	Gas & Solar	Mountain Chalet with a Panoramic view including that of Tonquani Gorge. Stunning vistas of beautiful sunsets, dramatic developing highveld storms and more. Double Chalet, 3 bedrooms , 2 bathrooms (1 ensuite).
64	Andre Marshall	0720274129		450,000	Gas & Solar	River
76	<b>SOLD:</b>					
78	Andrew Nel	082-428-7410	69	R650,000	Gas & Solar	Die Boshuisie is located on a flat stand not far from the river and river pools. The unit has been renovated with solar lights and new gas installation as well as appliances (stove fridge and geyser). All furniture and equipment are included in the sale. Upstairs is a large deck from the main bedroom. We have built-in braai area on the large patio in front. Lampshades are handcrafted from stained glass. A low maintenance unit with IBR roof, terracotta tiles downstairs and wooden floors upstairs. Unit is panelled with knotty pine inside and well insulated with "think pink" against the cold winters and scorching summer heat. Outside shower has hot and cold water. Jacuzzi tub under trees next to a pit braai area at the back of the unit to relax on hot summer days. Neat and well kept inside and outside.
84	Benght von Veh	0825547607	69	1,500,000	Gas & Solar	Riverfront, 4 bed house, Forest, MUST SEE
88	Belinda Joannou	+27 (0)82 458 7946	148	R750,000 neg		Gas & Battery LED lighting 3 levels, dam and bush views, quiet neighbours – 8 sleeper 3 bedrooms (2 upstairs and 1 in lower level), 1 and ½ bathrooms, basic furnishing, pretty indigenous garden.
93	Jose Maia	083 263 7586	68	450,000	Gas & Solar	2 bedroom chalet, fully furnished.
94	Daan de Klerk	0734135432	70	450,000	Gas	New Harvey thatch Roof; newly renovated.

96	Pierre Kilian	0827824745	67	R500,000	Gas & Solar	Bush, 50m from riverine, sleep 5, Harvey tiles roof, entertainment area, monkey safe windows.
98	Mary lu Janse van Vuuren	0827780695	70	750,000	Gas & Solar, LED LIGHTS	Gas appliances and furniture included, forest
99	Pikkie Colyn	832638680	68	600,000	Gas & Solar	Forest, 2 Bedroom, Extended Lounge
107	Deon Dreyer	0833275856	235	890,000		At the top end next to river. This is a beautiful chalet – large spacious and tastefully finished with many areas to relax, admire the view and enjoy the bush. Large loft makes for a wonderful internal space. The patio / stoep is waiting for your next lunch party.
108	Mr Roux	0823230475	133	850,000	Gas & Solar	BUSH
111	Carien Engelbrecht	081 017 2724	106	980,000	Gas & Solar	This unit is located in a quiet, secure and forested area of Utopia with excellent access to the streams and Tonquani kloof access points. Under large trees with a beautiful outdoor living area, this sunny 3-bedroom, 2-bathroom unit is the ideal place for restful retreat. The flora immediately surrounding the unit has been planted and established to be self-sustaining attracting a wide array of birdlife. Tastefully decorated and laid out to minimize fuss and maximize the art of relaxation, the unit is being sold fully furnished.
124	Wetdan D114/Benght von Veh	0825547607	124	1,200,000	Gas & Solar	Beautiful and different unit, River, Strongroom
126	Brian Gatward	0829002978	145	750,000	Gas & Solar	Dam & Mountain viewsS, 3 Bedrooms, 2 bathrooms
185	Jonathan Heher	0836379547	80	900,000	Gas & Generator	Thatch roof, 2 bedrooms, 1 bathroom, lounge/kitchen, storeroom, deck Accommodates 6 people, forest views, sold fully furnished
103	Johan & Tania Viljoen	0826436299	116	850,000	Gas & Solar	This is a very private thatch roof unit and is in tip-top condition and all the furniture and fittings are included in the sale. On ground level there is an open plan kitchen, dining room and lounge as well as the spacious main bedroom with king size bed, with large aluminium glass windows and sliding doors and a full bathroom. Upstairs there are 2 bedrooms (one with queen size bed and 2 single beds and the other with 2 single beds) and a toilet and basin and a small balcony. From the balcony you can see the Buffelspoort Dam. There is an outside shower with hot water supplied by a gas geyser. In the large lapa (with portable gas braai) and boma (with fire pit braai) lovely evenings can be enjoyed outside. Also included is a weber braai, all cutlery, crockery and linen. The unit has solar power and gas appliances (gas stove, gas bar fridge, gas chest fridge/freezer) – all included in the selling price.
11	Armand Scholtz	0827849556	170	990.000	Gas & Solar & Battery	<b>Excellent newly re-vamp unit that looks out over the Buffelspoort dam and on the riverfront/pools walking distance . New open plan kitchen area with three bedrooms,</b>

						two/half bathroom, spens and outside store area. Upstairs loft that are fully undercover. Big stoep area that are partially covered with cosy boma/braai area. A newly Harvey tile roof with reduced insurance preemie. Space for three car parking's which are partially shaded with half-brick paving around the unit. Total sleeping area for 10people. Excellent weekend get-away unit or can be used for a family to live permanently. Although unit runs on solar and gas, you will never miss the rugby due to the battery bank and inverter supporting the LED TV, DSTV and fully equipped with LED lights. Utopia has three swimming pools plus river pools to swim in, tennis courts and putt-putt, along with 114ha of indigenous vegetation
101	Bronwyn Acher	0828895939	69	325,000	Gas	2 Bedroom furnished A frame unit, 2 bed8s, 1 bath , sleeps 6-8

PLEASE NOTE: UTOPIA IS A SECTIONAL TITLE BODY CORPORATE AND HAS NO INVOLVEMENT IN SALE NEGOCIATIONS. CLEARANCE AND DEEDS REGISTRATION IS REQUIRED BY LAW.

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UTOPIA TAKES NO RESPONSIBILITY FOR PRICE VARIANCES ON THIS LIST

PLEASE CONFIRM PRICES WITH SELLER AND/OR AGENT