

Lancaster Mews

Lancaster Mews- The corners residences #1 & #5 £1,150,000.

Lancaster Mews #4 - center residence £1,050,000

The beautifully designed Lancaster Mews townhomes located next to the Padel & Pickleball courts with the homeowner-members only gym are 3 bedroom, 3 and a half bathrooms, 1,964 sq ft homes. They are fully furnished and ready to move in.

Walking into the foyer past the lower-level master suite, the 9' ceiling with shadow box detail in the living room create an open, airy feel throughout. Flowing through to a large open plan kitchen that seamlessly spills into the 16' wide by 19' long living and dining room. The living room provides a 12' wide glass door opening to the covered and uncovered sun deck & seating area with your own 11' wide private plunge pool.

As you go up the architecturally detailed stairs to the upper-level master bedroom with its private veranda and the second guest suite you pass the laundry facilities conveniently located on the upper level with an additional linen and storage closet. This is the ideal lock and leave or rental investment home. The two end homes boast a second 9' wide sliding glass door opening from the dining room to a side veranda and landscaped garden.

Key features

1,964



SQUARE FEET

2



STOREYS

3



BEDROOMS

3.5



BATHROOMS

1



SWIMMING POOL



Developer Incentive – an optional ‘comfort period’ is being extended to allow for construction to complete around the Lancaster Mews Residences

Optional Comfort Period:

- For 2 years starting 1 months after practical completion

The developer will pay the following expenses:

- Annual RW Property Owners Association (POA) dues; home insurance; Land tax; provide property management; pool and garden maintenance; housekeeping 5 days a week for a ½ day; utilities, annual full Club Membership.

This is paid in exchange for rental control of the home.

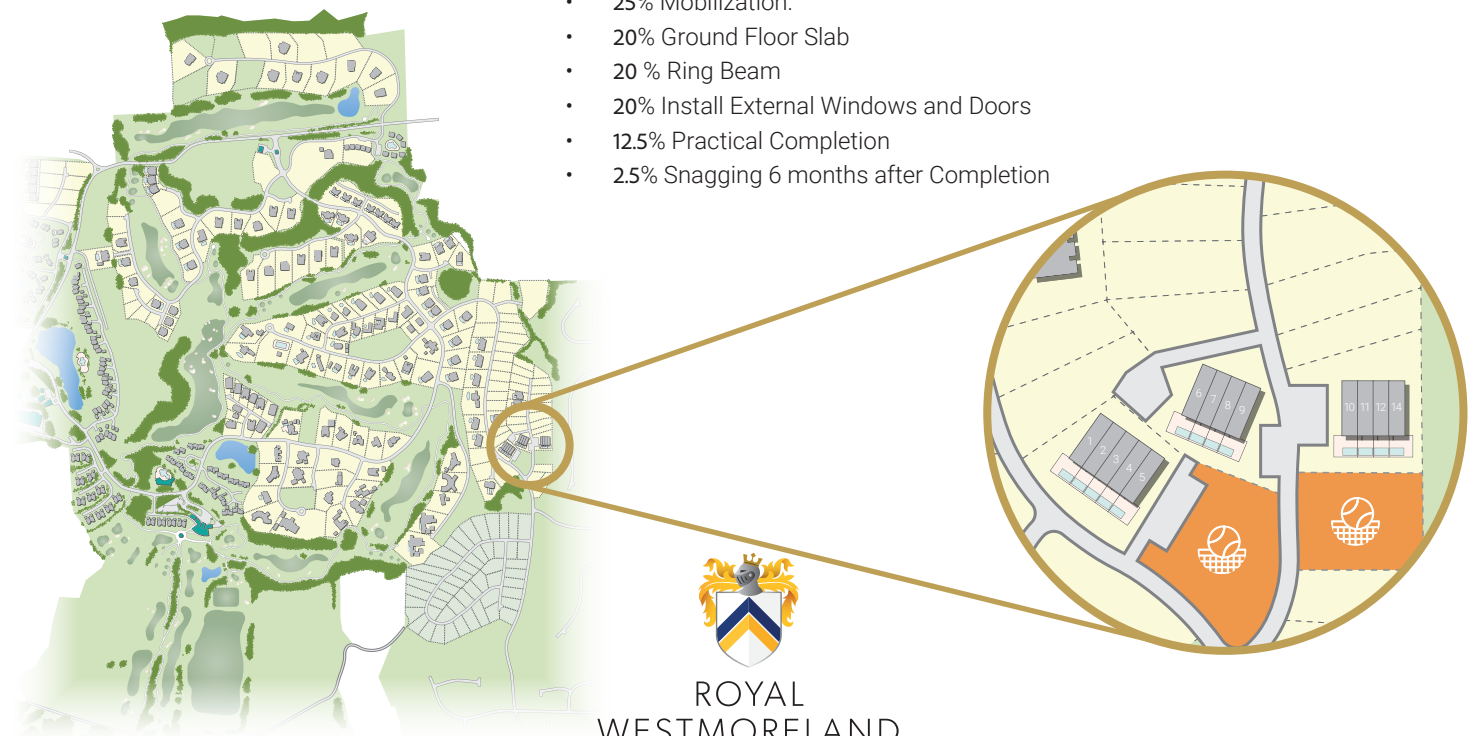
The homeowner will have up to 8 weeks of usage a year, excluding the 2 weeks over the Festive Season (21 Dec to 4th Jan). During occupancy, the homeowner will pay for the housekeeping and electrical expense. The homeowner will pay for the one-time RW POA working capital assessment, currently US \$8,300 and their one-time contingency fund of US \$2,162.

Payment Structure

Land: £150,000 paid on conveyance

Build payments includes furnishings and living pack:

- 25% Mobilization.
- 20% Ground Floor Slab
- 20 % Ring Beam
- 20% Install External Windows and Doors
- 12.5% Practical Completion
- 2.5% Snagging 6 months after Completion



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