

Valley View

A Picturesque Community With A Country Feel



Vaucluse, St. Thomas, Barbados

Valley View

Situated in the scenic parish of St. Thomas, Valley View enjoys a panoramic view of the island along with the cooler temperatures that are well known to this naturally elevated area of Barbados' beautiful countryside. Comprised of 37 charmingly designed houses reminiscent of the plantation-style design of "old Barbados", this private, gated community is modern yet unique in its design, and the layout creates a neighbourhood 'with a difference'. With hooded windows, coral rendering and Barbadian-style woodwork along the patios and covered entrance porches, each of the houses encompass approximately 1500 square feet of carefully laid out floor space which is utilised by every aspect of the design.

The living and dining rooms are open-plan which lends itself to versatility and spaciousness. From this area, French doors open onto large patios, many of which overlook a spectacular view of the island. The design is further enhanced by tray ceilings with exquisite down-lighting.

The kitchens are functional and designed to afford easy access to and from the dining room area, perfect for entertaining or enjoying a quiet family dinner, and are connected to the laundry room.

The master bedrooms are spacious with ensuite bathrooms and walk-in closets while the guest bedrooms share an adjacent bathroom.

So, welcome to Valley View where architecturally styled and designed homes enjoy unsurpassed views in a quiet and convenient location just 10-minutes from Warrens. With all the quality details and finishes you envisage for your home, Valley View presents countryside living at its finest.

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SITE PLAN



House Styles



Caraway



Rosedale



Thistle



Saffron



Sage

B - These homes all have unfinished basements.

(37) Quality homes with five design styles available.

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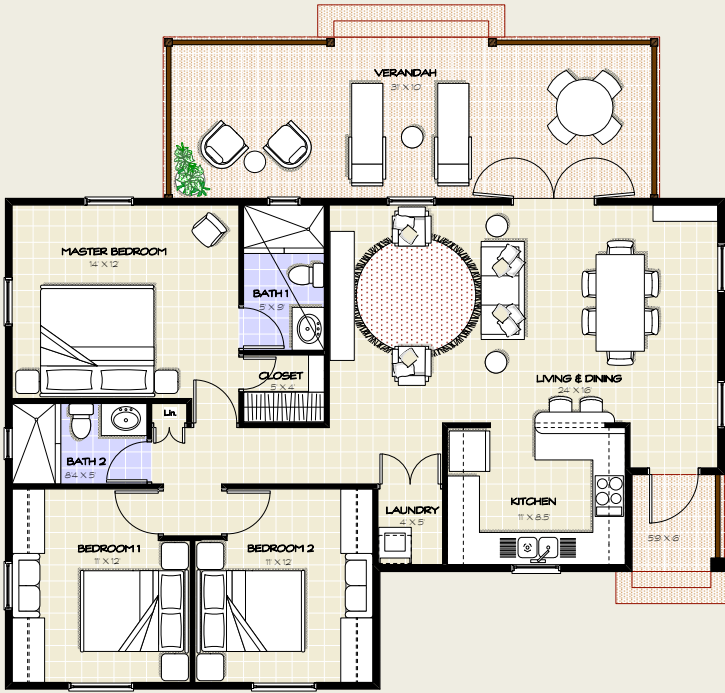


Caraway

Bedrooms: 3 / Bathrooms: 2 / Actual Size: 1,498 sq. ft

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Floor Area Key

Caraway	Sq.Ft
Kitchen	11' x 8.5'
Living & Dining Room	24' x 16'
Master Bedroom	14' x 12'
Bedroom 1	11' x 12'
Bedroom 2	11' x 12'
Bath 1	5' x 9'
Bath 2	8'4" x 5'
Verandah	31' x 10'



All information, images, and particulars are intended to be illustrative and used as a guide only. They do not form any part of an offer or contract and should not be relied on as a statement of fact.

Caraway

Bedrooms: 3 / Bathrooms: 2 / Actual Size: 1,498 sq. ft.

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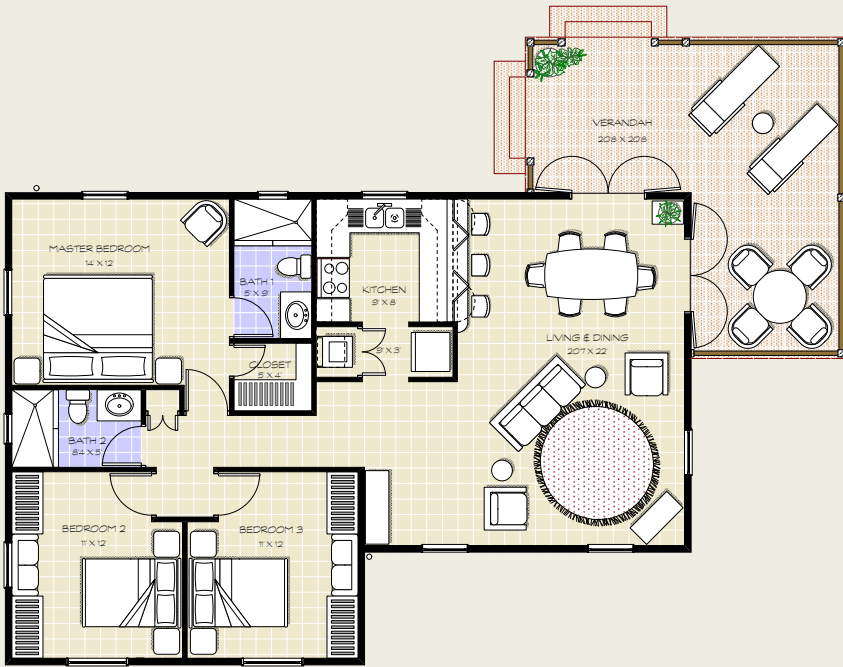


Rosedale

Bedrooms: 3 / Bathrooms: 2 / Actual Size: 1,496 sq. ft.

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Floor Area Key

Rosedale	Sq.Ft
Kitchen	9' x 8'
Living & Dining Room	20'7' x 22'
Master Bedroom	12' x 14'
Bedroom 2	11' x 12'
Bedroom 3	11' x 12'
Master Bathroom	9' x 5'
Bathroom 2	8'4' x 5'
Verandah	20'8' x 20'8'



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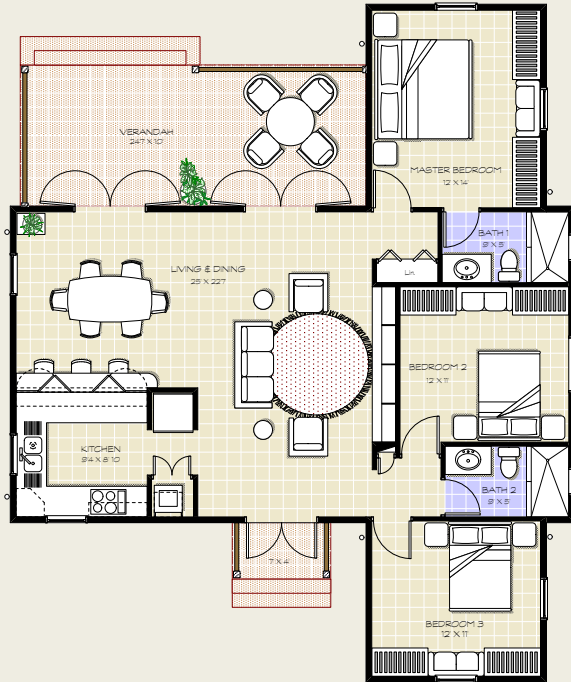


Saffron

Bedrooms: 3 / Bathrooms: 2 / Actual Size: Plan D 1,498 sq. ft.

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Floor Area Key

Saffron	Sq.Ft
Kitchen	9'4 x 8'10
Living & Dining Room	25' x 22'7
Master Bedroom	12' x 14'
Bedroom 2	11' x 12'
Bedroom 3	11' x 12'
Master Bathroom	5' x 9'
Bathroom 2	5' x 9'
Verandah	24'7 x 10'



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Saffron

Bedrooms: 3 / Bathrooms: 2 / Actual Size: 1,498 sq. ft.

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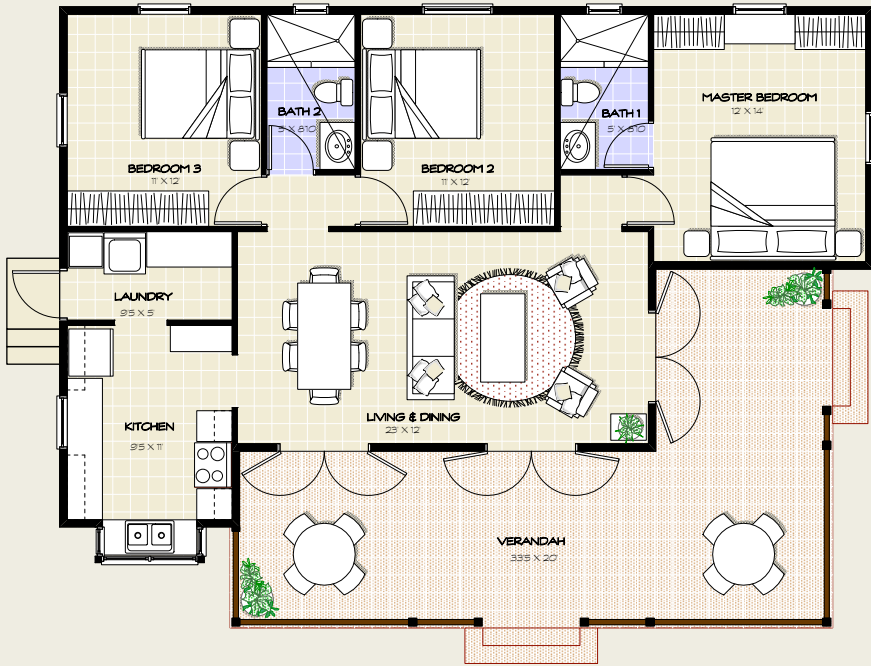


Sage

Bedrooms: 3 / Bathrooms: 2 / Actual Size: 1,496 sq. ft.

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Floor Area Key

Sage	Sq.Ft
Kitchen	9'5" x 11'
Living & Dining Room	23' x 12'
Master Bedroom	12' x 14'
Bedroom 2	11' x 12'
Bedroom 3	11' x 12'
Master Bathroom	5' x 8'10"
Bathroom 2	5' x 8'10"
Verandah	35'5" x 20'



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Sage

Bedrooms: 3 / Bathrooms: 2 / Actual Size: 1,496 sq. ft.

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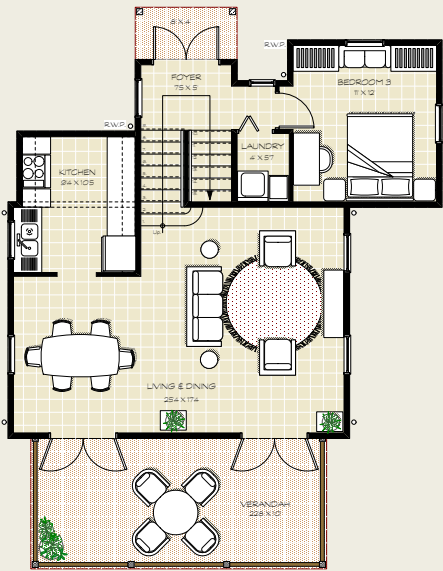


Thistle

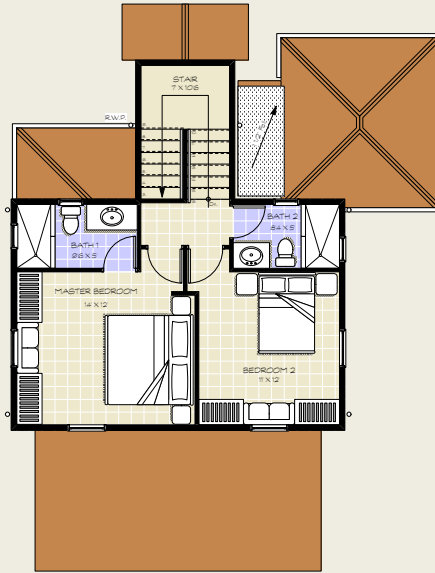
Bedrooms: 3 / Bathrooms: 2 / Actual Size: 1,493 sq. ft.

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Ground Floor
(1,036 sq. ft.)



First Floor
(457 sq. ft.)

Floor Area Key

Thistle	Sq.Ft
Kitchen	9'4 x 10'5
Living & Dining Room	25'4 x 17'4
Master Bedroom	12' x 14'
Bedroom 2	11' x 12'
Bedroom 3	11' x 12'
Master Bathroom	9'6 x 5'
Bathroom 2	8'4 x 5'
Verandah	22'8 x 10'



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Thistle

Bedrooms: 3 / Bathrooms: 2 / Actual Size: 1,493 sq. ft.



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Specifications & Accessories

CONSTRUCTION

- Concrete structures with textured finish

ROOF

- Treated pine structure with Duratile UPVC tiles

KITCHEN

- Italian Astral Model Epoca and Bassano with granite countertop and stainless steel sink

BATHROOM

- Italian Astra Model Epoca and Bassano with granite countertop.

ACCESSORIES

- Ceiling fans
- GE Stainless steel appliances

EXTERNAL

- Paved brick driveways
- UPVC Fence
- Detached garage
- Landscaped Communal area with a swing set.

INTERIOR

General Finishes

Internal Walls Finishes:

- Textured finish in Natural colour

External Walls Finishes:

- Textured finishes

Ceiling:

- Suspended gypsum ceiling with the living/dining having a tray ceiling. All other areas flat.

Floor Finishes:

- Porcelain tiles 18 x 18

Skirting:

- Concrete board - solid paint finish

Moldings:

- Pine - solid paint finish

Windows & Doors

- UPVC windows - Double hung sash windows
- PVC window hoods

Exterior Doors:

- Masonite panel and French doors

Internal Doors:

- Masonite six panel doors

Closet Doors:

- Masonite bi-fold doors

Development Team

- **Developers:** Caribbean Homes Ltd.
- **Architect:** Gillespie & Steel
- **Main Contractor:** Spring Homes Ltd.
- **Engineers:** Atlantic Engineering

- **Land Surveyors:** Gill & Warrens Associates Inc.
- **Sub-Contractors:** Preconco Ltd., CemTile, Meridian Caribbean Inc. and Duratile Inc.



Purchase Procedures

OPTION A

1. Confirm available lots with your real estate agent.
2. Visit site and select desired lot number, unit type and location.
3. Choose available upgrade options (if applicable).
4. Confirm final cost.
5. Sign Reservation Agreement and pay a refundable reservation deposit of **BDS\$10,000.00** to secure your location and house type.
6. Ensure that your financial arrangements are in place.
7. Within **30** days from the date of receipt of the Sale Agreement by your attorney, you will be required to sign the Sale Agreement and pay a further deposit of **25%** of the agreed sale price, less the sum of **BDS\$10,000.00** already paid.
8. At the appropriate time you will be required to sign the Conveyance and pay the full balance due on the property purchase.
9. You should ensure that your attorney-at-law arranges for the Vendor or its Agent to point out the line/boundary marks of the lot to you, prior to closing the transaction.
10. There is a 10-month construction period.

OPTION B

1. Confirm available lots with your real estate agent.
2. Visit site and select desired lot number, unit type and location.
3. Choose available upgrade options (if applicable).
4. Confirm final cost.
5. Sign Reservation Agreement and pay a refundable reservation deposit of **BDS\$10,000.00** to secure your location and house type.
6. Ensure that your financial arrangements are in place.
7. Within **30** days from the date of receipt of the Sale Agreement by your attorney, you will be required to:
 - a.) Sign the Sale Agreement and pay a further deposit of **10%** of the cost of the land, less the sum of **BDS\$10,000.00** already paid.
 - b.) Sign the Building Contract
8. Pay the full balance due on the land and make stage payments in accordance with the Building Contract
9. You should ensure that your attorney-at-law arranges for the Vendor or its Agent to point out the line/boundary marks of the lot to you, prior to closing the transaction.
10. There is a 10-month construction period.

FOR COMPLETED HOMES

If at the time of purchase the construction of the house has been completed, the following will apply:

1. Within **30** days from the date of receipt of the Sale Agreement by your attorney, you will be required to sign the Sale Agreement and pay a deposit of **10%** of the agreed sale price, less the sum of **BDS\$10,000.00** already paid.
2. At the appropriate time, you will be required to sign the Conveyance and pay the full balance due on the purchase price.



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