

House Wabi Sabi

44 Glencoe Avenue, Higgovale

Property Overview

- **Under Roof:** Approximately 850m²
 - Half: Living spaces
 - One-quarter: Bedrooms and bathrooms
 - One-quarter: Services (8 storerooms/plant rooms, garage, entrance gallery, lift, and wine cellar)
- **Outdoor Entertainment Areas:** 400m² spread over seven patios and decks

Key Features

Bedrooms & Bathrooms

- **4 Bedrooms:**
 - **Ground Floor:** Luxurious main ensuite (MES)
 - **1st Floor:**
 - Two-bedroom children's wing with 2 bathrooms *or* one ensuite bedroom with sitting/TV room and separate bathroom
 - **2nd Floor:** Double-level guest suite/teen pad with kitchenette
- **Bathrooms:** 5.5 bathrooms, including guest amenities
- **Imported Japanese Ofuro Bath** in the main ensuite

Living & Entertaining Areas

- **Spacious Open-Plan Reception Areas** with high ceilings
- **Outdoor Spaces:** Multiple terraced patios and decks with bamboo and cedar finishes
- **State-of-the-Art Bulthaup Kitchen:**
 - Gaggenau appliances (induction hob, conventional oven, steam oven, wine cooler)
- **Additional Spaces:**
 - Separate scullery, laundry, and multiple storerooms
 - Wine cellar with a 2,400-bottle capacity
 - Gym and sauna leading onto a sun deck and large splash pool
 - Gallery-style entranceway
 - Koi pond

Infrastructure & Finishes

- Engineered oak flooring and wall cladding throughout
- Double-glazed, large cavity sliding doors with security screens
- Ducted air conditioning
- Quad garage and gated off-street parking

Landscaping & Sustainability

- **Immaculately Landscaped Garden** with over 200 trees, including banyan, stone pine, wild olive, yellowwood, and maple
- Full irrigation system
- Mountain water purification plant with 18,000L storage tanks
- 3-phase electricity and an 80kWh Li-ion battery system, providing ± 2 days of full self-sufficiency

Technology & Security

- **KNX Home Automation System**
- **Security:** Electric fencing, beams, and 24-hour manned security in the cul-de-sac

RATES: R19,406

Municipal service costs range between R15,000 and R25,000 per month. Electricity is the biggest component and very sensitive to AC usage.

RUNNING COSTS:

Monthly equivalent payments to service providers approx. R21,000.

Garden services	Monthly	6800
Security (alarm & guards)	Monthly	3500
Water system maintenance	Quarterly	2000
Window cleaning	Quarterly	3400
Lift maintenance	Bi-annual	600
Electric fence	Monthly	400
Pool service	Weekly	2000
Koi pond	Bi-weekly	2000
HVAC maintenance	Annually	750
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