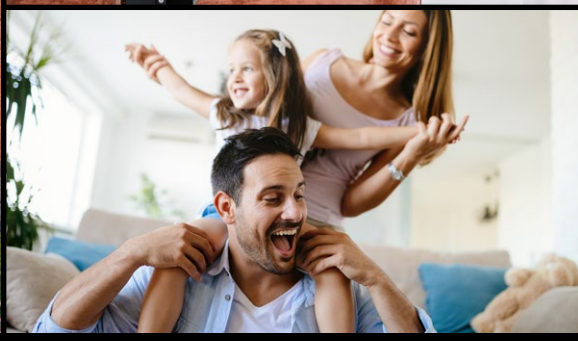
Seascape

ILFRACOMBE

A BEAUTIFUL COLLECTION OF 2, 3 & 4 BEDROOM HOMES



élan

HOMES YOU'LL LOVE INSIDE OUT®

start your LOVE STORY

HOMES YOU'LL LOVE INSIDE OUT©

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

ILFRACOMBE

SEASCAPE

Elan Homes are proud to present our stunning new development, Seascape. Conveniently located within walking distance of the charming seaside town of Ilfracombe, our unparalleled development features 51 luxurious 2, 3 and 4 bedroom homes with breathtaking views of the surrounding landscape, ocean and beyond.

THE PERFECT LOCATION

Ilfracombe, a beloved vacation destination since the Victorian era, offers something for everyone. History buffs will marvel at the town's Victorian architecture, as well as The Tunnels, which were hand-carved in the 1820's and lead onto Tunnels Beach.

Adventure seekers will delight in the numerous beaches, the picturesque harbour and the abundance of coastal walks and sporting clubs, including football, rugby, golf, cricket and tennis. Culture enthusiasts will relish the town's many carnivals, markets and art galleries. Those in search of some retail therapy can explore the charming selection of independent retailers in town, or venture to nearby Barnstaple for a mix of independent and established shops.

But it's not just the town that makes Seascape a desirable place to call home. With good schools - including nurseries, a primary school and a secondary school - all rated Good by Ofsted and within close proximity, families can rest assured their children will receive a top-quality education.

Experience the beauty and charm of Ilfracombe, combined with the luxury and convenience of a brand new development.

All information was correct at the time of publishing.

VIEWS OVER THE BRISTOL CHANNEL & CELTIC SEA

Seascape

ILFRACOMBE

A BEAUTIFUL COLLECTION OF 2, 3 & 4 BEDROOM HOMES

ATHERINGTON V2
7, 9, 10 & 11
2 bedroom detached home with integral single garage

GEORGEHAM
44, 45, 46, 47, 49 & 51
2 bedroom semi-detached home with attached / detached single garage

BUCKLAND
5 & 6
3 bedroom detached home with integral single garage

GOODLEIGH
48 & 50
3 bedroom semi-detached home with attached single garage

COOMBE
36, 37, 38, 39, 40 & 41
3 bedroom semi-detached / terrace home with integral car port

ELSTONE V1
18, 19, 26, 27, 28, 29, 30, 31, 32 & 33
4 bedroom semi-detached / terrace home with integral car port

ELSTONE
20, 21, 22, 23, 24 & 25
4 bedroom semi-detached / terrace home with integral car port

AFFORDABLE HOMES

Plots 1 - 4 have been completed prior to the development of this site.

Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes and a wildlife corridor throughout.
Please ask your Sales Executive for further details on this development.

Seascape

ILFRACOMBE

SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	
4 ring gas hob in stainless steel	✓
Built in microwave#	✓
Built in single electric oven	✓
Stainless steel extractor hood	✓
Integrated 50/50 fridge freezer	✓
Choice of modern quality fitted kitchen*	✓
Soft close kitchen cupboards	✓
Plumbing for washing machine	✓
Pelmet lighting	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓

BATHROOM & EN-SUITE	
Towel rail to bathroom and en-suite+	✓
Contemporary white bathroom suites with chrome taps	✓
Shower over bath	✓
Choice of wall tiling to bathroom and en-suite*	✓
Thermostatically controlled shower and low profile shower tray in en-suite+	✓

GENERAL	
White painted interior doors with chrome furniture	✓
White finish to walls	✓
Smooth finish to walls and ceilings	✓

ELECTRICAL	
External lighting to the front	✓
TV point to lounge and family room+	✓
TV point to bedroom 1, bedroom 2 and study / bedroom+	✓
White sockets & switches throughout	✓
Telephone point to hall or lounge and study / bedroom+	✓
Shaver socket to en-suite	✓
Recessed spotlights to kitchen, bathroom and en-suite	✓

SAFETY & SECURITY	
Interconnected smoke detectors	✓
Windows and doors with high security lockable handles	✓
24 hour customer care (2 years)	✓
Peace of mind with 10 year Global warranty	✓

ENERGY SAVING FEATURES	
High efficiency gas central heating	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓

* Subject to build stage
+ Where applicable
# Not applicable to the Goodleigh & Georgeham

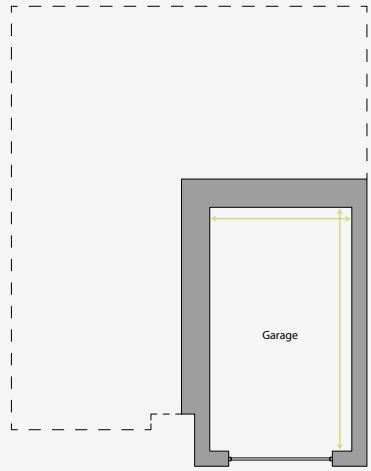
ATHERINGTON V2

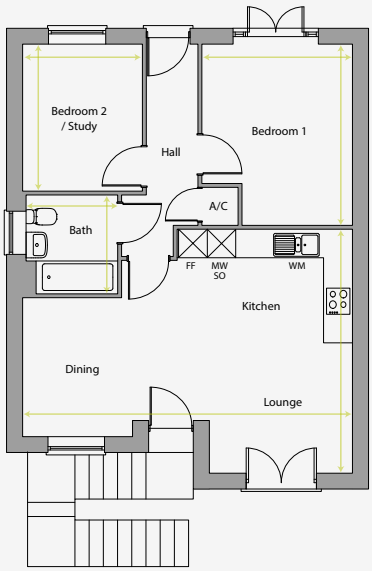
2 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE

The Atherington V2 is a beautiful 2 bedroom detached home offering contemporary accommodation with a practical garage to the lower ground floor.

On the ground floor, to the front of the home you are greeted by an open plan kitchen, lounge and dining area which is complemented by feature French doors and a Juliet balcony looking over the front garden.

To the back of the home you will find bedroom 1 with French doors to the rear garden and bedroom 2 that could also be used as a study. There is also a modern bathroom.





LOWER GROUND FLOOR

	Metres	Feet / Inches
Garage	5.25m x 3.05m	17'3" x 10'0"

GROUND FLOOR

	Metres	Feet / Inches
Lounge / Kitchen / Dining	6.94m* x 5.22m*	22'9"* x 17'1"*
Bedroom 1	3.87m* x 3.16m*	12'8"* x 10'4"*
Bedroom 2 / Study	3.13m x 2.50m	10'3" x 8'2"
Bathroom	2.10m* x 1.92m*	6'11"* x 6'3"*

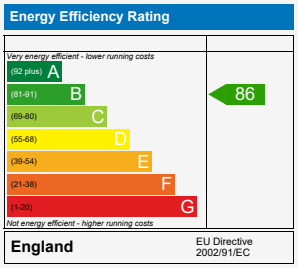
Total Area - 655 ft^2
*Indicates maximum dimension
Dimensions are to plasterboard finish
Please note kitchen unit depth = 0.6m

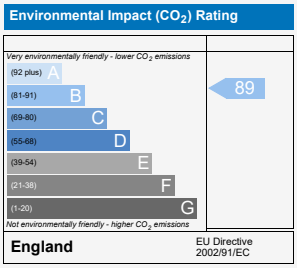
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot.
Please consult your Sales Executive for detailed plans.

MW - Microwave SO - Single oven FF - Fridge freezer WM - Washing machine space

PRE-EPC & ENVIRONMENTAL ASSESSMENT





Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

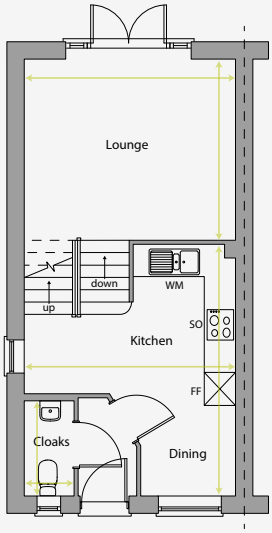
GEORGEHAM

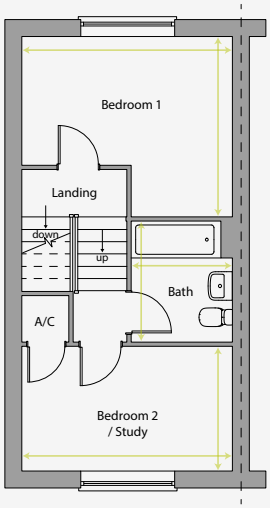
2 BEDROOM SEMI-DETACHED HOME WITH ATTACHED / DETACHED SINGLE GARAGE

The Georgeham is a simplistic and contemporary 2 bedroom home, perfect for first time buyers.

To the ground floor, you will find a spacious open plan area incorporating kitchen and dining. To the lower ground floor of the home is a contemporary lounge, with French doors leading onto the rear garden. A cloakroom is also included for your convenience.

On the first floor, there are 2 bedrooms which share a separate modern bathroom. Both bedrooms boast bright and substantial windows.





SPLIT LEVEL GROUND FLOOR

	Metres	Feet / Inches
Lounge	4.02m x 3.42m	13'2" x 11'3"

GROUND FLOOR

	Metres	Feet / Inches
Kitchen / Dining	4.78m* x 4.02m	15'8"* x 13'2"
Cloakroom	1.76m x 0.92m	5'9" x 3'0"

FIRST FLOOR

	Metres	Feet / Inches
Bedroom 1	4.02m* x 3.43m*	13'2"* x 11'3"*
Bedroom 2 / Study	4.02m x 2.38m	13'2" x 7'10"
Bathroom	2.28m* x 1.94m*	7'6"* x 6'4"*

Total Area - 729 ft^2
*Indicates maximum dimension
Dimensions are to plasterboard finish
Please note kitchen unit depth = 0.6m

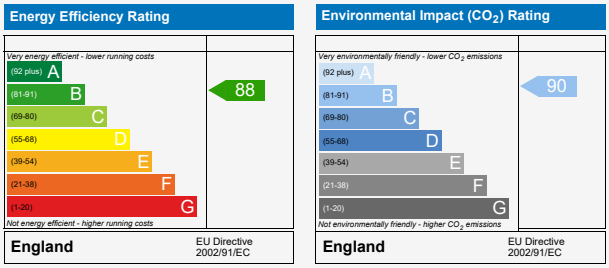
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot.
Please consult your Sales Executive for detailed plans.

Plots 45 & 47 are handed.

SO - Single oven FF - Fridge freezer WM - Washing machine space

PRE-EPC & ENVIRONMENTAL ASSESSMENT



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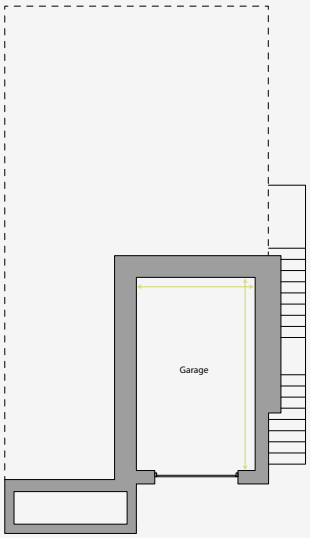
BUCKLAND

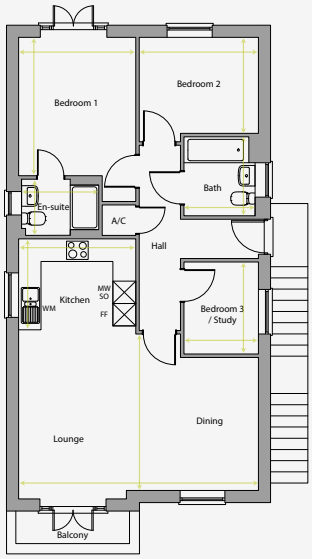
3 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE

The Buckland is an impressive and bright 3 bedroom home.

As you enter the home, you are welcomed by a hallway leading into Bedroom 3, which would be perfect as a study. Further into the home is a generous open plan area, incorporating kitchen, lounge and dining for smart and convenient living. Off the lounge area is a stunning balcony looking over the front of the home.

Towards the back of the home are 2 more bedrooms and a contemporary bathroom. The spacious bedroom 1 features a well sized en-suite and stunning French doors onto the back garden.





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Specification will vary from site to site and plot to plot.
Please consult your Sales Executive for detailed plans.

MW - Microwave SO - Single oven FF - Fridge freezer WM - Washing machine space

LOWER GROUND FLOOR

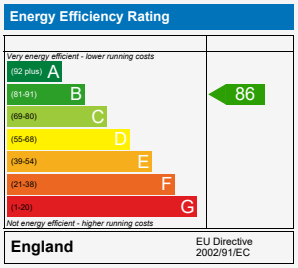
	Metres	Feet / Inches
Garage	5.20m x 3.22m	17'1" x 10'7"

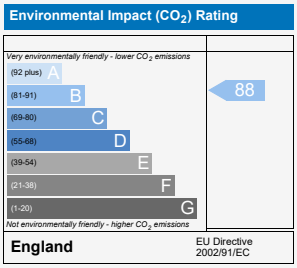
GROUND FLOOR

	Metres	Feet / Inches
Lounge / Dining	6.38m* x 4.38m*	20'11"* x 14'4"*
Kitchen	3.11m x 2.56m	10'2" x 8'5"
Bedroom 1	3.68m x 3.11m*	12'1" x 10'2"*
En-suite	2.06m* x 1.50m*	6'9"* x 4'11"*
Bedroom 2	3.17m x 2.53m	10'5" x 8'4"
Bedroom 3 / Study	2.46m x 1.98m	8'1" x 6'6"
Bathroom	2.10m* x 1.91m*	6'11"* x 6'3"*

Total Area - 848 ft^2
*Indicates maximum dimension
Dimensions are to plasterboard finish
Please note kitchen unit depth = 0.6m
Please note shower = 1.2m x 0.76m

PRE-EPC & ENVIRONMENTAL ASSESSMENT





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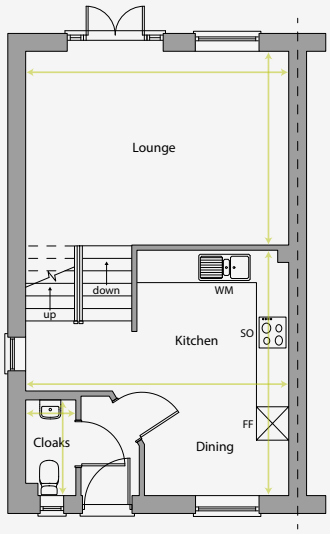
GOODLEIGH

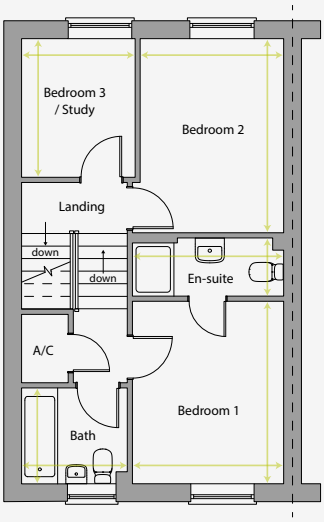
3 BEDROOM SEMI-DETACHED HOME WITH ATTACHED SINGLE GARAGE

The Goodleigh is a modern 3 bedroom home, designed with families in mind.

To the ground floor, you will find a spacious open plan area incorporating kitchen and dining. To the lower ground floor there is a generously sized and contemporary lounge, with stunning French doors leading onto the rear garden. A cloakroom is also included for your convenience.

On the first floor, there are 3 bedrooms, bedroom 1 with an en-suite. Bedroom 2 and 3 look out to the rear garden and both share a modern bathroom.





Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot.
Please consult your Sales Executive for detailed plans.

Plots 49 & 51 are handed.

SO - Single oven FF - Fridge freezer WM - Washing machine space

SPLIT LEVEL GROUND FLOOR

	Metres	Feet / Inches
Lounge	4.92m x 3.61m	16'2" x 11'10"

GROUND FLOOR

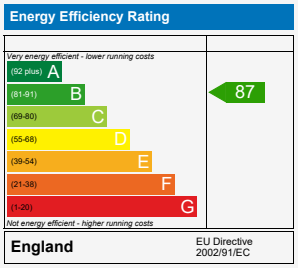
	Metres	Feet / Inches
Kitchen / Dining	4.92m x 4.57m*	16'2" x 15'0"*
Cloakroom	1.78m* x 0.92m*	5'10"* x 3'0"*

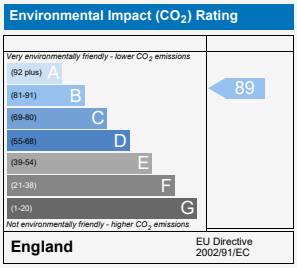
FIRST FLOOR

	Metres	Feet / Inches
Bedroom 1	3.39m x 2.83m	11'1" x 9'4"
En-suite	2.83m* x 1.07m*	9'4"* x 3'6"*
Bedroom 2	3.62m x 2.68m	11'11" x 8'10"
Bedroom 3 / Study	2.57m x 2.13m	8'5" x 7'0"
Bathroom	1.98m* x 1.72m*	6'6"* x 5'8"*

Total Area - 891 ft^2
*Indicates maximum dimension
Dimensions are to plasterboard finish
Please note kitchen unit depth = 0.6m
Please note shower = 1.0m x 0.76m

PRE-EPC & ENVIRONMENTAL ASSESSMENT





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COOMBE

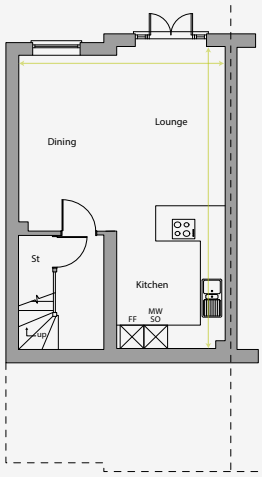
3 BEDROOM SEMI-DETACHED HOME / TERRACE WITH INTEGRAL CAR PORT

The Coombe is a modern home featuring a handy car port with stylish living across 3 floors giving this home a unique design.

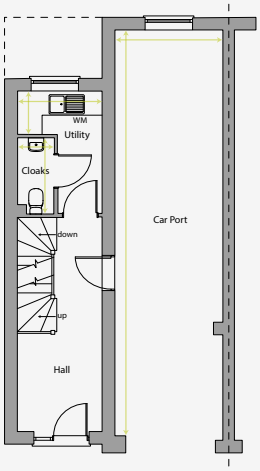
On the ground floor is a spacious hallway opening into a handy utility and cloakroom.

Down the stairs to the lower ground floor, is a commodious open plan lounge / kitchen / dining area. French doors to the rear garden expand the room bringing the outside in.

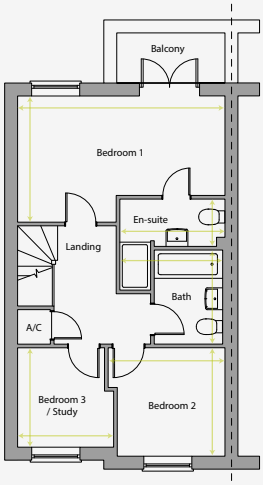
The first floor boasts a beautiful bedroom 1 with an en-suite and fantastic balcony to the rear garden. To the front of the home are sizable bedrooms 2 and 3 and a contemporary family bathroom.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot.
Please consult your Sales Executive for detailed plans.

Plots 37, 39 & 41 are handed.

MW - Microwave SO - Single oven FF - Fridge freezer WM - Washing machine space

LOWER GROUND FLOOR

	Metres	Feet / Inches
Lounge / Kitchen / Dining	7.73m* x 5.17m*	25'4"* x 16'11"*

GROUND FLOOR

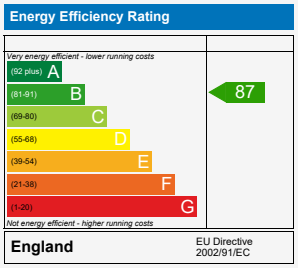
	Metres	Feet / Inches
Utility	2.11m* x 1.09m	6'11"* x 3'7"
Cloakroom	1.94m* x 0.90m*	6'5"* x 2'11"*
Car Port	10.47m x 2.74m	34'4" x 9'0"

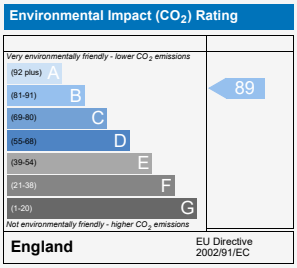
FIRST FLOOR

	Metres	Feet / Inches
Bedroom 1	5.16m* x 3.13m*	16'11"* x 10'3"*
En-suite	2.63m* x 1.17m*	8'8"* x 3'10"*
Bedroom 2	2.69m* x 2.68m*	9'7"* x 8'10"*
Bedroom 3 / Study	2.45m* x 2.37m*	8'1"* x 7'9"*
Bathroom	2.34m x 1.70m	7'8" x 5'7"

Total Area - 1,134 ft^2
*Indicates maximum dimension
Dimensions are to plasterboard finish
Please note kitchen unit depth = 0.6m
Please note shower = 1.2m x 0.76m

PRE-EPC & ENVIRONMENTAL ASSESSMENT





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ELSTONE V1

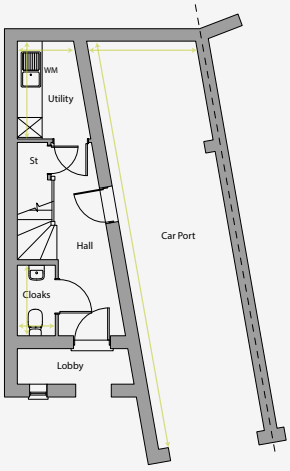
4 BEDROOM SEMI-DETACHED / TERRACE HOME WITH INTEGRAL CAR PORT

The Elstone V1 is a fantastic 4 bedroom semi-detached / terrace home which brings luxury accommodation across 3 floors.

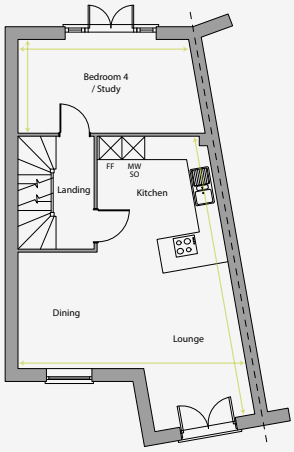
The ground floor consists of a spacious entrance hall with a handy utility and cloakroom.

Upstairs to the front of the home you are welcomed by an open lounge / kitchen / dining, perfect for entertaining friends or relaxing with your family. The space is finished with French doors and a Juliet balcony. Bedroom 4 which could also be used as a study is to the back of the home with French doors to the rear garden.

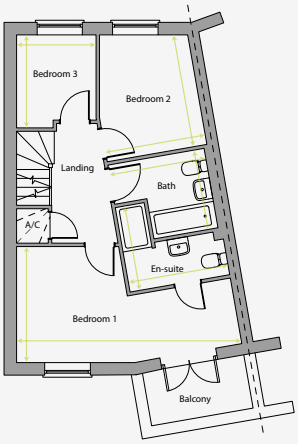
On the second floor there are 3 generous bedrooms with an en-suite and balcony to bedroom 1. Bedroom 2 and 3 are to the back of the home, there is also a modern family bathroom.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot.
Please consult your Sales Executive for detailed plans.

Plots 19, 27, 29, 31 & 33 are handed.

MW - Microwave SO - Single oven FF - Fridge freezer WM - Washing machine space

GROUND FLOOR

	Metres	Feet / Inches
Utility	2.44m x 1.39m	8'0" x 4'7"
Cloakroom	1.74m x 0.92m	5'9" x 3'0"
Car Port	10.45m* x 2.70m*	32'10"* x 8'10"*

FIRST FLOOR

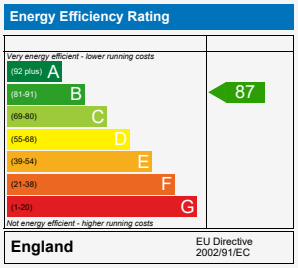
	Metres	Feet / Inches
Lounge / Kitchen / Dining	7.39m* x 5.72m*	24'3"* x 18'9"*
Bedroom 4 / Study	4.47m x 2.43m	14'8" x 8'0"

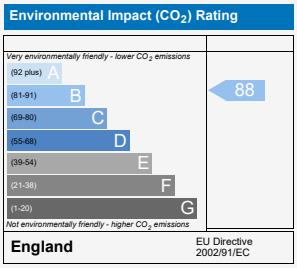
SECOND FLOOR

	Metres	Feet / Inches
Bedroom 1	5.72m* x 3.04m*	19'4"* x 10'0"*
En-suite	2.63m* x 1.16m*	8'8"* x 3'10"*
Bedroom 2	2.92m* x 2.63m*	9'7"* x 8'8"*
Bedroom 3	2.43m* x 2.07m*	8'0"* x 6'9"*
Bathroom	2.12m* x 1.70m*	6'11"* x 5'7"*
Balcony	1.35m* x 2.70m*	4'5" x 8'10"

Total Area - 1,185 ft^2
*Indicates maximum dimension. Dimensions are to plasterboard finish
Please note kitchen unit depth = 0.6m. Please note shower = 1.2m x 0.76m

PRE-EPC & ENVIRONMENTAL ASSESSMENT





Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

ELSTONE

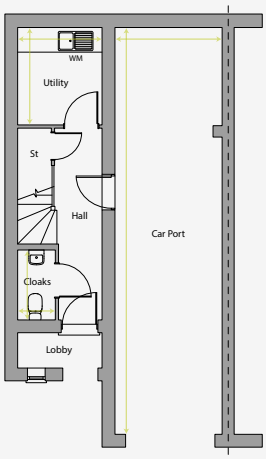
4 BEDROOM SEMI-DETACHED / TERRACE HOME WITH INTEGRAL CAR PORT

The Elstone is a fantastic 4 bedroom semi-detached / terrace home which brings luxury accommodation across 3 floors.

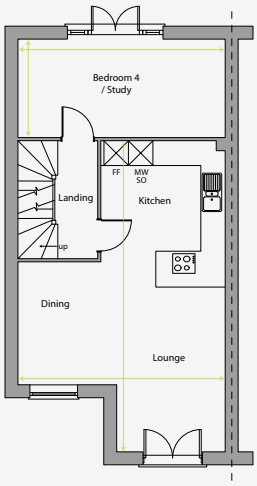
The ground floor consists of a spacious entrance hall with a handy utility and cloakroom.

Upstairs to the front of the home you are welcomed by an open lounge / kitchen / dining, perfect for entertaining friends or relaxing with your family. The space is finished with French doors and a Juliet balcony. Bedroom 4 which could also be used as a study is to the back of the home with French doors to the rear garden.

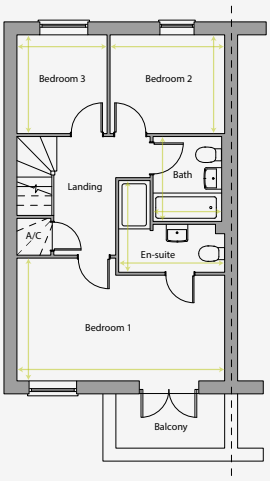
On the second floor there are 3 generous bedrooms with an en-suite and balcony to bedroom 1. Bedroom 2 and 3 are to the back of the home, there is also a modern family bathroom.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot.
Please consult your Sales Executive for detailed plans.

Plots 21, 23 & 25 are handed.

MW - Microwave SO - Single oven FF - Fridge freezer WM - Washing machine space

GROUND FLOOR

	Metres	Feet / Inches
Utility	2.44m x 2.10m	8'0" x 6'11"
Cloakroom	1.74m x 0.92m	5'9" x 3'0"
Car Port	10.36m* x 2.74m*	34'0"* x 9'0"*

FIRST FLOOR

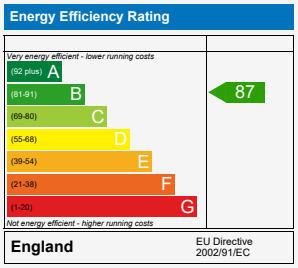
	Metres	Feet / Inches
Lounge / Kitchen / Dining	7.78m* x 5.16m*	25'6"* x 16'11"*
Bedroom 4 / Study	5.16m x 2.43m	16'11" x 8'0"

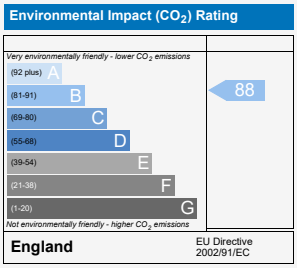
SECOND FLOOR

	Metres	Feet / Inches
Bedroom 1	5.16m* x 3.04m*	16'11"* x 10'0"*
En-suite	2.63m* x 1.17m*	8'8"* x 3'10"*
Bedroom 2	2.84m x 2.43m	9'4" x 8'0"
Bedroom 3	2.43m x 2.23m	8'0" x 7'4"
Bathroom	2.10m x 1.70m	6'10" x 5'7"
Balcony	1.35m x 2.70m	4'5" x 8'10"

Total Area - 1,196 ft^2
*Indicates maximum dimension
Dimensions are to plasterboard finish
Please note kitchen unit depth = 0.6m
Please note shower = 1.2m x 0.76m

PRE-EPC & ENVIRONMENTAL ASSESSMENT





Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

GREEN SPACE, LIVING SPACE, YOUR SPACE

SAVE ANNUALLY WHEN YOU BUY NEW

- New build homes are an average of 58% cheaper to run than older properties. Owners could save up to £183 a month in energy bills.
- An average new home emits 61% less carbon than typical older homes. Saving 2.16 tonnes of carbon yearly.
- On average, new build homes use approximately 8,552 kWh a year, as compared to older properties using an average of 20,477 kWh annually. Meaning new builds use 58% less energy a year.
- 85% of new builds have an A or B EPC rating. Just 5% of older properties achieve the same energy-efficiency grade.
- Upgrading an older home to modern standards is very costly. Avoid hidden costs and pricey renovation work with an energy-efficient new build.

Information based on HBF Watt A Save Report August 2024

OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.

2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.

3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.

5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.

6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.

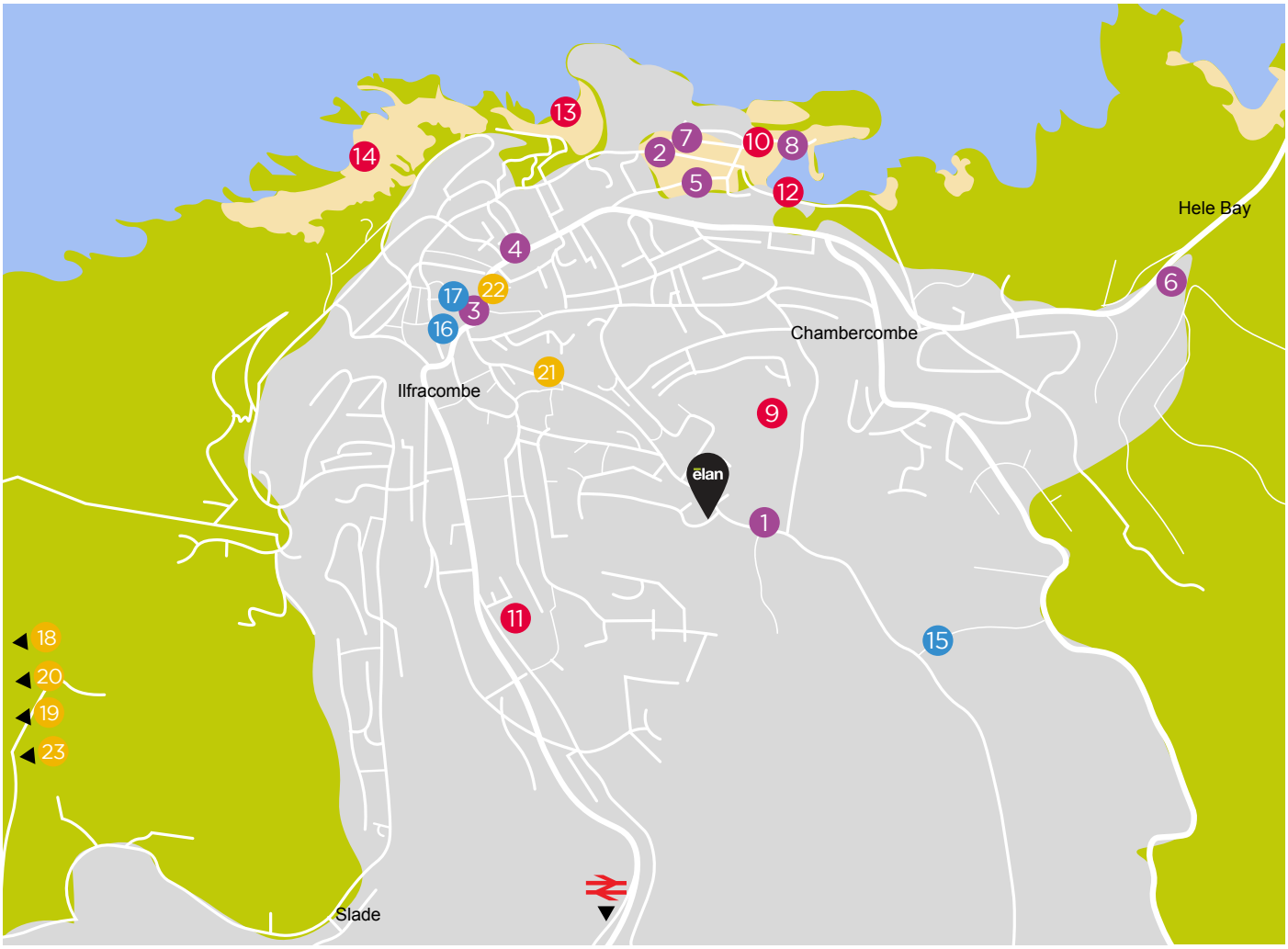
7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturers' warranties and the industry regulated Global Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.

9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.

10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost.



All information was correct at the time of publishing

BARS & RESTAURANTS

1 Monkey Puzzle
2 Giovanni & Luca
3 Settantanove
4 Snug & Hyde
5 George & Dragon
6 Madrigal Brewery shop & Tap Room
7 Hip & Pistol
8 The Pier Brewery Tap & Grill

SPORTS & LEISURE

9 Ilfracombe Badminton Club
10 Ilfracombe Yacht Club
11 Ilfracombe Table Tennis Club
12 Ilfracombe Swimming Pool
13 Wildersmouth Beach
14 Ilfracombe Beach

RETAIL

15 Tesco Superstore
16 Lidl
17 Co-op Food

EDUCATION

18 Woolacombe School
19 Lee Chapel & Schoolhouse
20 St Ambrose Barlow RC High School
21 Ilfracombe Infants and Nursery School
22 The Lantern Community Pre-School
23 Bideford College

TRAIN STATION

Barnstaple Train Station (10.6 miles)

SEASCAPE

The Shields,
Ilfracombe,
Devon,
EX34 8JX

T: 01271 500 132
E: seascape.sales@elan-homes.co.uk
W: www.elan-homes.co.uk/developments/seascape/

Destinations	
Woolacombe	6.4 miles
Barnstaple	12.1 miles
Exeter	53.8 miles
Exeter Airport	65.1 miles
Plymouth	75.7 miles
Bristol	110.0 miles

elan

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GLOBAL

HOME BUILDERS FEDERATION