

## THE ALEXA - DISPLAY FEATURES

The following features are included in The Alexa's display price:

- Feature front elevation including acrylic finish render & Scyon Linea weatherboard cladding as displayed
- Front entry door - Infinity (INF 21) stain grade, clear glass with trilock door furniture
- 31c high ceilings to entry
- 31c high ceilings to dining, living & theatre
- Large private dedicated home theatre
- Huge stacking doors from living to alfresco area
- Double size secondary bedrooms with large robes and sliding doors
- Extensive cabinetry to kitchen (including overhead), ensuite, bathroom and laundry cupboards
- Large linen cupboard & store
- Contemporary ensuite with double vanities
- Laminate shelving to study

## MYGEN HOMES PLATINUM SPECIFICATION

In addition to our standard specification, the following platinum specification items are included in

The Alexa's display price:

- EssaStone bench tops to kitchen
- Soft closing doors and drawers to kitchen
- Stylish Laminex cupboard door handles to all cabinets as displayed
- 900mm stainless steel oven, hotplate and rangehood by Blanco
- Clear glass pivot doors and screens to ensuite and bathroom shower recesses
- Elfa modular robe storage system to all bedroom robes & master suite WIR as displayed
- Fowler Regent basins to ensuite and bathroom
- Caroma Metro wall faced closed coupled vitreous china pan and cistern toilet suites throughout
- Dorf Kytin gooseneck sink mixer to kitchen and laundry
- Irwell Retro tapware to ensuite and bathroom
- Milan range internal doors, solid core to garage entry
- Gainsborough Decorator 100 Series angular lever door furniture to internal doors
- NBN ready smart wiring starter pack by Intelligent Homes including 2 TV points, 3 Data points and expandable patch panel
- Solar Hot Water unit
- Caroma Cosmo towel rails & WC roll holders from builder's standard range
- Tightwrap benchtops to ensuite, bathroom and laundry
- Clark Quatro 1 ¾ stainless steel sink to kitchen
- 45 litre stainless steel inset trough to laundry
- Frameless wiped edge mirrors with dome clips, full width of vanities as displayed
- Ovolo slotted gutters
- Grandpave Stonewash paving to driveway, alfresco, porch and front path as shown on plan
- 90mm pipe under drive for future reticulation use
- Plasterboard ceilings to Alfresco
- Ceramic tiling to floors and walls of ensuite, bathroom, laundry and WC - extent as displayed (Ceramic tiling allowance \$40sqm based on 200mm x 200mm tile, excludes border and feature tiles)

*This specification is correct at the time of production however, MyGen Homes reserves the right to amend it without notice.*

## MYGEN HOMES STANDARD SPECIFICATION

What other builders call deluxe we call standard and are included in every MyGen Home:

### External

- Colorbond® steel roof or Bristile clay tiles from builder's standard range
- Jason powder coated sliding doors and windows with breeze locks and fly screens
- Deadlock entry door from Corinthian Solidcarve range (unglazed)
- Automatic sectional garage door with three remote control units
- Concrete hardstand to garage floor
- Vista block paving from builders range to driveway (opening width x 6m) and alfresco, veranda and portico where shown
- Slotted gutters

### Internal

- Metal corner plaster beads to high traffic areas
- Corinthian flush panel doors where shown
- Gainsborough Terrace Series door furniture
- Deadlock to garage internal access door where drawn
- Prefinished vinyl faced sliding doors to robes and linen cupboards or hinged Corinthian flush panel doors where drawn

### Kitchen and Laundry

- Soft close doors to kitchen cupboards
- Pantry cupboard where drawn with four white melamine shelves
- Square edge bench tops with ABS edge
- prefinished laminate doors to cupboards in kitchen, ensuite, and bath (extent as drawn) with handles from builder's standard range
- Extensive choice of colours to bench tops and cupboard doors
- European styled stainless steel 900mm gas hotplate with 5 burners including wok burner
- European styled stainless steel 600mm electric fan forced oven
- European styled stainless steel 900mm canopy rangehood flued to external air
- Clark Radiant 1 ¾ stainless steel sink with basket wastes and mixer tap to kitchen
- Dishwasher recess with cold tap and power point
- 45 litre stainless steel trough with cabinet, sudsaver and mixer tap to laundry
- Linen cupboard where drawn with four white melamine shelves

### Bathrooms

- Stylus Venecia vitreous china pan toilet suites
- Caroma Cosmo vitreous china basins
- Stylus Maxton bath to bathroom
- Gainsborough Silhouette Series towel rails & WC roll holders from builder's standard range
- Chrome on brass floor wastes
- Framed mirrors to full width of vanities
- Framed clear glass door and screen to ensuite shower
- Framed clear glass screen and rod to bathroom shower
- Chrome plated Stylus Elegance tapware (not plastic) from builder's standard range

- Ceramic tiling to ensuite, bathroom, laundry and WC floors. 2m high to shower recesses, one row of skirting tiles to floors and bench tops (Ceramic tiling allowance \$40sqm based on 200mm x 200mm tile, excludes border and feature tiles)
- General Construction
- 280mm x 300mm engineer designed footings as minimum (not 200mm x 300mm)
- 100mm thick, engineer designed slab as minimum (not 85mm)
- Double clay brick construction
- Choice of 2 course face bricks from builder's standard range
- 2.5 degree pitch roof
- Full internal and external painting (excluding internal walls)
- R3.0 insulation throughout including garage (excludes alfresco)
- Weather strips to external timber doors
- Final clean ready for occupation – not added to site costs
- White ant treatment to Australian Standards

### Electrical, Gas and Water

- Instantaneous gas hot water system
- Exhaust fans to ensuite and internal wet areas
- Double power points to every room
- Light points to every room and external door
- 2 hard wired smoke detectors
- RCD safety switch in meter box
- 1 gas, 1 TV and 1 telephone point
- Anti scald valves
- Gas and water run-in and connection on standard setbacks (excluding underground power run-in)
- 2 garden taps
- 6m sewer connection allowance

### Pre and Post construction

- Energy Rating Assessment for BCA/Shire approval
- Fixed Price Housing Industry Association Lump Sum Building Contract
- Home Owners' Warranty Insurance
- Standard building licence and Water Authority fees
- 6 months defects liability period
- Engineers site report and contour survey (standard 'A' class soil, vacant metro area block)

### Exclusions

- Site works, underground power run-in, storm water disposal, internal wall painting, light fittings, decorator items, general floor
- coverings, window treatments, air conditioning, crossover, fencing, security system, multiroom audio system, rain water collection
- system, timber decking, pool, water features and landscaping are not included.

### VISIT OUR DISPLAY AT:

Leeway Loop,  
Alkimos,  
Shorehaven Estate.

