

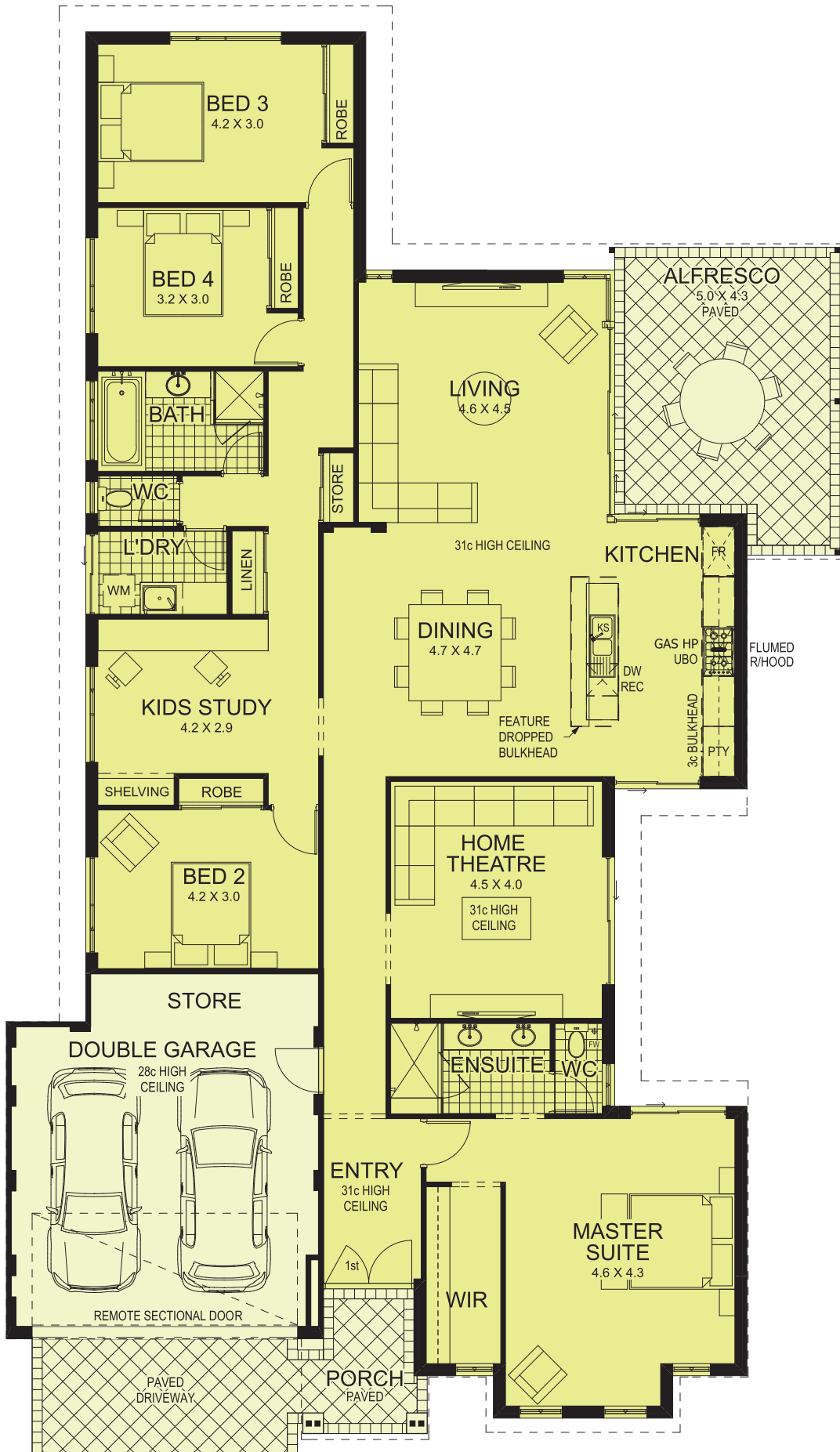
THE ALEXA



AFFORDABLE EXCELLENCE

MY GEN
HOMES
BUILDING GREAT MEMORIES

THE ALEXA



House 224m² | Garage 39m² | Alfresco 23m² | Porch 6m² | Total area 292m²

THE ALEXA

The best of both indoor and outdoor living are combined in the Alexa, a house where all the main areas have easy access to garden or courtyard depending on how you choose to set out your block.

From the large master bedroom through the home theatre to the kitchen and living area, no room is without sliding door access to either outdoor entertaining space or private courtyard seclusion. In fact virtually the whole side of this cleverly designed house can be opened, perfect for parties and big family events, great for letting in the cool of evening after a hot summer day. In the living/family areas the sliding doors is a three section "stacker" allowing even greater freedom of access.

This is a spacious home, space heightened by 31 course ceilings in the entry, the main living areas, and in the home theatre. The large master suite features a bay area ideal for a parent's coffee table or a good old fashioned window seat, and these thoughtful little touches are continued in the ensuite with double vanity and a tiled bench seat to the big shower.

All the minor bedrooms are double size, and all feature double built in robes with vinyl faced sliding doors and innovative Elfa modular storage, a feature also shown to great effect in the master's huge walk in robe. Even the big 2 car garage has extra storage space, although this area could also easily accommodate a man-sized work bench.

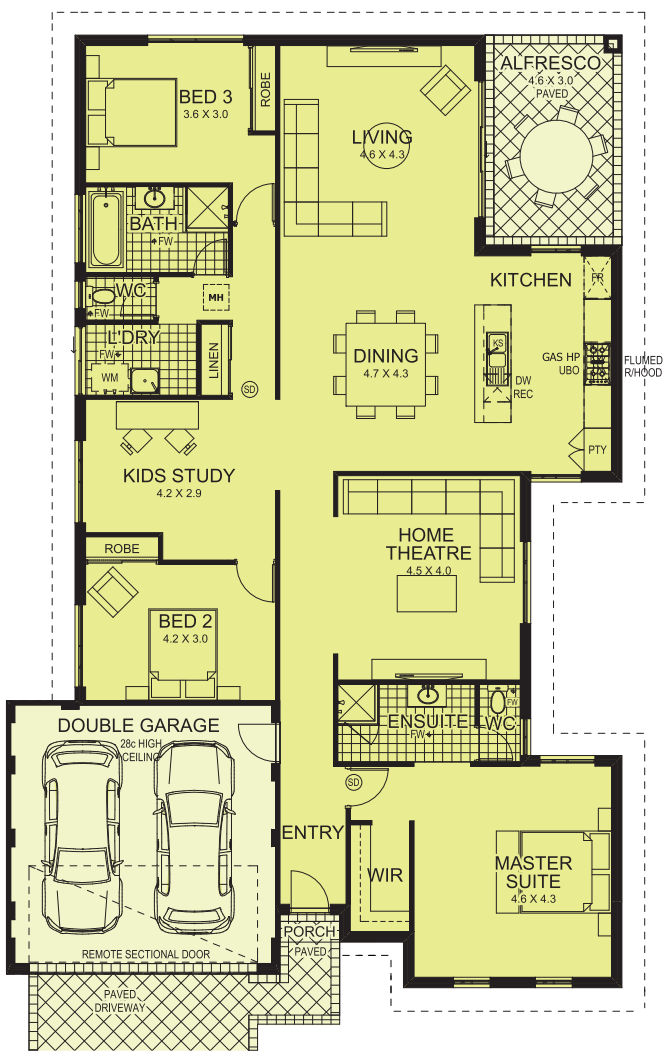
The generously appointed Chef's kitchen with its 900mm European appliances, EssaStone tops and soft close handle-less doors and drawers provides an ideal culmination for a house so thoroughly designed with the host and entertainer, whatever their generation, in mind.

Like all our homes, the base specification of the Alexa is amongst the highest in the industry, and you'll be pressed to find any other builder bettering our stipulated standards in slab, footing, brickwork, and general construction. This beautiful house perfectly encapsulates our commitment to affordable excellence.



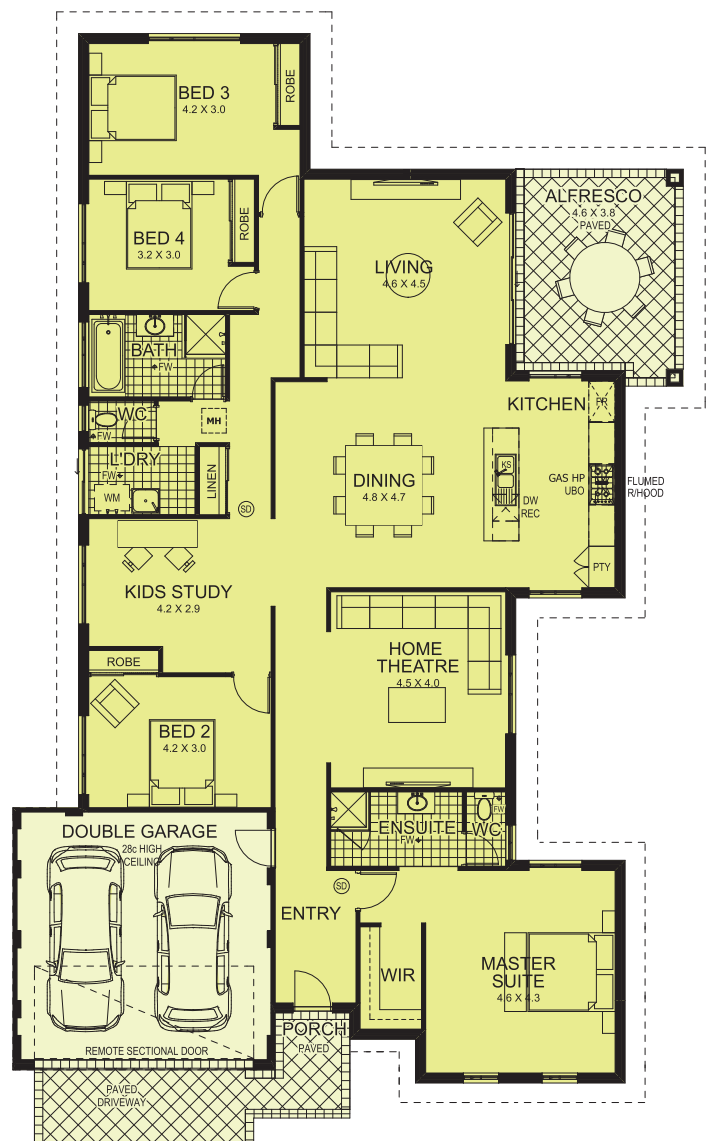
THE ALEXA ALTERNATE PLANS

ALEXA 3x2



House 193m² | Garage 35m²
 Alfresco 13.80m² | Portico .79m²
 Total area 243m²

ALEXA STANDARD



House 219m² | Garage 35m²
 Alfresco 18m² | Portico 1m²
 Total area 273m²



THE **ALEXA**

The ALEXA. A perfect fusion of indoor living and outdoor entertaining.

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.

