

MY GEN
HOMES
BUILDING GREAT MEMORIES



The Edgerton

A complete home with ALL the Extras.

The Edgerton

The Edgerton is a spacious home that offers the perfect blend of style and functionality.



Ground Living	217.03m ²
Garage	34.79m ²
Alfresco	14.20m ²
Porch	3.91m ²

TOTAL 269.93m²



Did you know...

In 1931, Harold Edgerton invented stop-action photography.

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For just \$

You get all this with the Edgerton:

External

- Choice of a Colorbond steel roof or Bristle clay tiles from Builders standard range
- Acrylic rendered finish to front elevation (single colour) with a choice of 2 course face brick finish to side and rear elevation from Builders standard range
- Jason Windows 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 a choice of profiles and Colorbond colours with three remote controls
- Concrete hardstand to garage floor
- Brikmakers Vistapave 60 paving (190mmx190mmx60mm) to driveway (opening width x 6m) and alfresco, verandah and portico (where drawn)
- Slotted gutters
- Full external painting

Internal

- Metal corner plaster beads to high traffic areas
- Lined ceilings to garage
- Cove cornices
- Corinthian flush panel internal doors
- Gainsborough Terrace Series door furniture
- Deadlock to garage internal access door (where drawn)
- Prefinished vinyl faced sliding doors to robes and linen, with one Melamine shelf and hanging rail to robes or hinged Corinthian doors (where drawn)
- Full internal painting (including internal walls)

Kitchen

- Essastone benchtops with pencil round edge, from Builders standard range
- Soft close doors to kitchen cupboards
- ABS edge prefinished laminate doors to cupboards in kitchen (extent as drawn) with handles from Builders standard range
- 900mm Westinghouse stainless steel gas hotplate with 5 burners including wok burner
- 900mm Westinghouse stainless steel electric fan forced oven
- 900mm Westinghouse stainless steel canopy rangehood flued to external air
- Clark Radiant 1¾ stainless steel sink with basket wastes and mixer tap to kitchen
- Dishwasher recess with cold tap and power point
- Pantry cupboard (where drawn) with four white melamine shelves

Ensuite, Bathroom, Powder Room & Laundry

- Essastone benchtops to ensuite and bathroom with pencil round edge, from Builders standard range
- ABS edge prefinished laminate doors to cupboards in ensuite, and bathroom (extent as drawn) with handles from extensive Builders standard range of colours
- Stylus Venecia vitreous china pan toilet suites
- Caroma Cosmo vitreous china basins
- Stylus Maxton bath 1675mm to bathroom
- Gainsborough Silhouette Series towel rails & WC roll holders from Builders standard range
- Framed mirrors to full width of vanities
- Semi-frameless clear glass door and screen to ensuite and bathroom showers
- Stylus Elegance tapware and shower set (not plastic) from Builders standard range
- 45 litre stainless steel trough with cabinet, sudsaver and Coroma Elegance sink mixer tap to laundry and washing machine taps
- Linen cupboard where drawn with four white melamine shelves
- Chrome on brass floor wastes
- 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 \$50sqm based on 200mm x 200mm tile, excludes border and feature tiles)

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
- 1 TV and 1 telephone point
- Gas and water run-in and connection on standard setbacks (excluding underground power run-in)
- 2 garden taps
- 6m sewer connection allowance

Quality Construction

- Energy Rating Assessment for BCA/Shire approval
- Engineers site report and contour survey (standard 'A' class soil, vacant metro area block)
- Single Storey homes – Engineer designed footings with a 100mm thick, engineer designed slab as minimum (not 85mm)
- Timber roof framing
- 25 degree pitch roof

- R4.0 insulation throughout including garage (excludes alfresco)
- Weather strips to external timber framed doors
- Final clean ready for occupation – not added to site costs

Your peace of mind

- White ant treatment to Australian Standards
- HIA Fixed Price Lump Sum Contract
- All drafting costs (not added to site costs)
- Home Owners' Warranty Insurance
- White ant treatment to Australian Standards
- Standard building licence and Water Authority fees
- 6 months defects liability period

Safety Features

- 2 hard wired smoke detectors
- RCD safety switch in meter box
- Anti scald hot water valve
- Safety Features
- 2 hard wired smoke detectors

The complete package also includes:

- Reverse Cycle ducted air-conditioning
- Floor tiling to entry, passage, kitchen and dining (330x330) Australian Made
- Floor tiling to bathroom, ensuite, laundry and powder room (as drawn)
- Quality carpet with underlay to bedrooms, office/study & home theatre (as drawn)
- Blinds to windows and sliding doors

This brochure was correct at time of printing however MYgen Homes reserves the right to amend the plan or specification without notice. Images may showcase additional design features and are for illustration only.

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