

THE OAKFORD - DISPLAY FEATURES

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

Stunning traditional facade with feature gables, window sills, bands and mouldings as displayed
Colonial glazing bars to front and side elevations as displayed
Acrylic finish render to all facades as displayed
Corinthian Classic (PCL 4BG) paint grade entry door including translucent glass inset panels, two matching sidelights (PCLSL 4BG) and 5 course highlight
Gainsborough Governor Entrance set with polished stainless steel First Impressions trim plate and double cylinder deadbolt
Impressive 34 course high ceilings to entry
Feature Symphony cornice as displayed
Decorative picture recess to entry
Elegant and traditional timber feature archway in passage leading to living areas
Double appliance cupboards with roller door
Hafele full extension pull out pantry units
Stylish handles to cupboard doors as displayed
Dishwasher recess with cold water tap and power
Extensive cupboards including overhead cupboards and pot drawers as displayed
Corinthian Windsor feature door with translucent glazing from entry to living
31 course high ceiling throughout living areas as displayed
Decorative recesses to theatre/living wall
Purpose designed home theatre with 34c high ceilings, highlight windows and screen recess with batted out cavity for any future cabling
Alfresco with 31 course high recessed plasterboard ceiling with cornice
31 course high ceilings to master suite and walk in robe with hanging rails as displayed
Extensive cabinetry as displayed
Huge sliding door linen cupboard in laundry
Convenient roller door to rear of garage for drive through access
31 course high plasterboard ceiling with cornice to garage
2.5m high opening to garage with T-Bar steel lintel over sectional door
Ample size rooms for kids or visitors
Big robes with sliding doors

MYGEN HOMES PLATINUM SPECIFICATION

In addition to our standard specification, the following platinum specification items are included in The Oakford's display price:

Grandpave Stonewash 330x330mm paving to portico, alfresco, drive and pathway as drawn
Exclusive 30mm pencil round Essa Stone bench tops as displayed (from Builders standard range)
ABS edging to all cupboard doors
Tiled splash back, extent as displayed (tiling allowance as per wet areas)
Soft close doors and drawers to cupboards
Baumatic Pythagora 900mm stainless steel multi function oven
Baumatic Pythagora 900mm stainless steel gas hotplate
Baumatic 900mm stainless steel canopy rangehood
Clark Riva double bowl under mount stainless steel sinks
Caroma Liano sink mixer
Stylus Classic 1700mm oval bath to ensuite
Stylus Classic 1500mm oval bath to bathroom
Stylish handles to cupboard doors as displayed
Exhaust fans to ensuite, bathroom and WCs
45 litre inset stainless steel trough and sudsaver with Stylus Elegance sink mixer and washing machine set
Squareform bench tops to ensuite and bathroom
Tightwrap bench tops to laundry
Caroma Cosmo chrome towel rails and toilet roll holders as displayed

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

Dorf Kemi lever taps as displayed with Irwell Retro hob bath spout to ensuite
Stylus Elegance tap ware to bathroom as displayed
Fowler Regent inset basin with chrome pop-up waste and Dorf Kemi lever gooseneck basin taps to ensuite
Caroma Cosmo inset basin with chrome push-pop up waste to bathroom
Stylus Venecia vitreous china pan and cistern close coupled toilet suites throughout
Semi-frameless clear glass pivot doors and screens to ensuite and bathroom shower recesses
Ceramic tiling to ensuite, bathroom, laundry, powder room and WC floors and walls, extent as displayed (ceramic tiling allowance \$40/sqm based on 200mm x 200mm tile and excludes border and feature tiles)
Bevelled edge mirrors full width of vanities as displayed
Chrome on brass floor wastes as displayed
Wood grain look finish to garage door
Automatic sectional door with three remote control units
Corinthian Atherton (unglazed) solid core door with Governor entrance set and double cylinder deadlock to garage internal access door

MYGEN HOMES STANDARD SPECIFICATION

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

External

Colorbond® steel roof or Bristle 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, verandah 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 tap ware (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
25 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, rain water collection system, timber decking, pool, water features and landscaping are not included



VISIT OUR DISPLAY AT:

Glenariff Estate
Glenariff Boulevard,
Canning Vale