

THE HILTON



at home with my family...



planning our first home...



our "alone" time...

Affordable homes
for all generations

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MyGen Homes is one of Perth's most progressive home builders. Whether you're building your first home, a new family home, or downsizing, we understand that this can be a daunting prospect, but it doesn't have to be.

That's why we've developed a range of home designs to suit the needs of different generations. This, along with our customer focused methodology, makes the entire process of building with MyGen Homes stress-free and enjoyable – just as it should be.

After all, it's as much about building great memories and getting the most out of life, as it is building a new home and investing in the future.

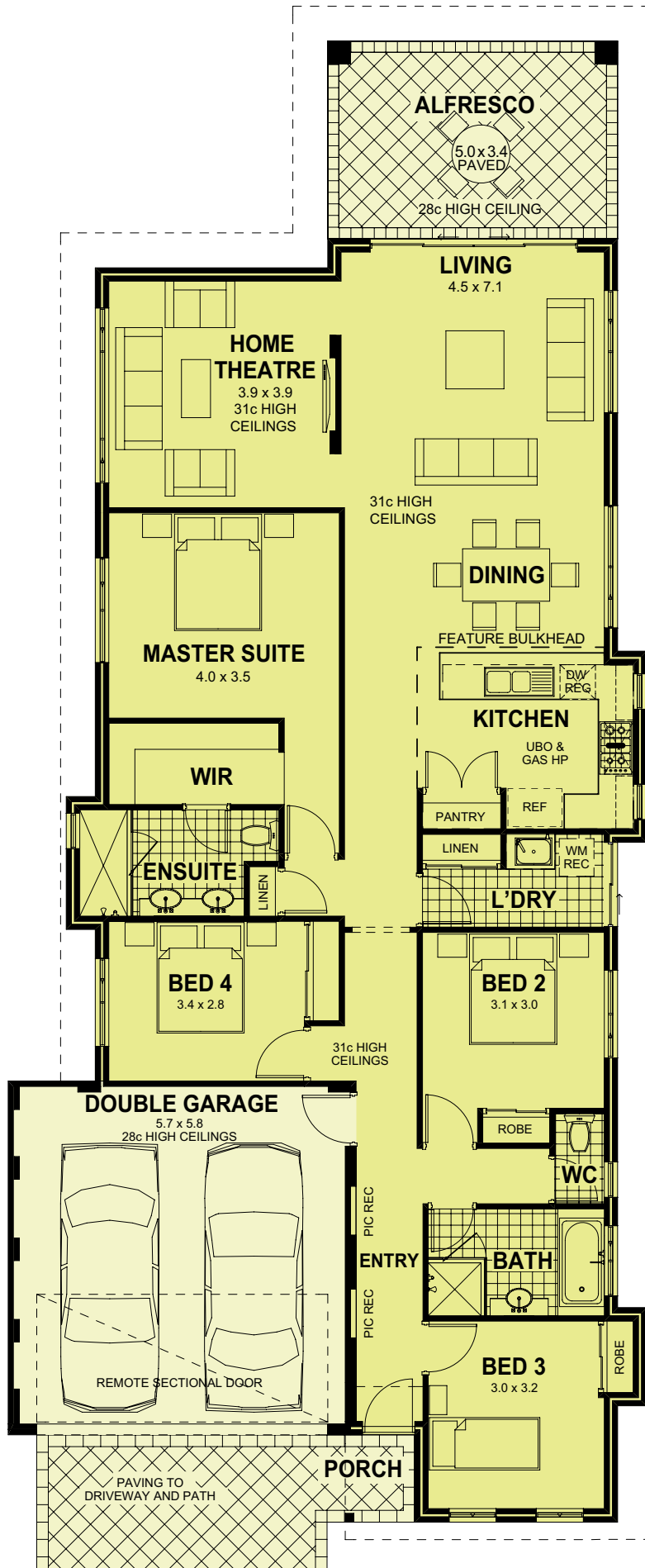
THE HILTON

This desirable home illustrates narrow lot living at its most delightful. Sitting comfortably on a 12m wide block, the 4 bedroom, 2 bathroom home with a separate home theatre and alfresco area is light filled and enthralling. From the moment you step through the front door, you'll notice designer touches like picture recesses in the entry hall, 31c high ceilings, double vanities in the luxurious ensuite through to the feature ceiling in the kitchen and out to the sizeable alfresco for those late afternoon bbq's and sundowners. The contemporary elevation with a chic skillion roof will make this a striking home in any suburban streetscape.

The Hilton suits all generational requirements from singles to young families, through to empty nesters choosing to downsize and would also be the perfect low maintenance investment property.

MyGen Homes takes great pride in being able to provide premium standard inclusions and an exceptional level of construction whilst still managing to keep their many home designs affordable with a touch of luxury.

THE HILTON



House 166m² | Garage 34m² | Alfresco 17m² | Portico 2m² | Total area 219m²



MY GEN
HOMES
BUILDING GREAT MEMORIES

MY FAMILY
TIME
FIRST GEN
TEAM HOMES



THE **HILTON**

The Hilton is a perfectly styled home for a narrow lot block...

MY FAMILY
TIME
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THE HILTON - DISPLAY FEATURES

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

Contemporary front elevation with feature 21° mono pitched roof, Scyon Linea cladding and acrylic finish render as displayed
Raking ceiling to portico with Scyon Axon cladding
Infinity (INF 21) stain grade, single pane, clear glass front entry door with trilock door furniture
Round down pipes on standoff clips to elevation
31c high ceilings to entry
31c high ceilings to dining and family
Large private dedicated home theatre with 31c ceiling
Feature picture recesses in entry
Huge Alfresco area
Huge double sliding doors from living to alfresco area
Large robes and sliding doors to kids bedrooms
Extensive cabinetry to kitchen, ensuite, bathroom and laundry including overhead cupboards
Large linen cupboard in laundry
Luxurious ensuite with double vanities and huge enclosed shower area
Vista pave paving to driveway, portico and front path as shown on plan
Midland Stylestone Terrazzo paving to alfresco

MYGEN HOMES PLATINUM SPECIFICATION

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

EssaStone bench tops to kitchen
Soft closing doors and drawers to kitchen
Push touch opening doors to all cabinetry doors
900mm stainless steel oven, hotplate and rangehood by Blanco
Semi frameless clear glass pivot doors and screens to ensuite and bathroom shower recesses
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 900 Series angular lever door furniture to internal doors
Caroma Cosmo towel rails & WC roll holders from builder's standard range
Tightwrap benchtop to laundry
Semi recessed benchtops to ensuite and bathroom
Clark Quatro 1 3/4 stainless steel sink to kitchen
45 litre stainless steel inset trough to laundry
Frameless wiped edge mirrors, full width of vanities as displayed
Ovolo slotted gutters
90mm pipe under drive for future reticulation use
Ceramic tiling to kitchen splash back, floors and walls to 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 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 builder's 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 3/4 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
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 point 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

