

**MY** GEN  
HOMES  
BUILDING GREAT MEMORIES

# The Ocean Escape



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Designed for the modern day family, the home includes a large kitchen with stone bench tops and an abundance of cupboards looking onto a spacious family and dining area. The open plan kitchen and dining all leads onto a large alfresco area, perfect for summer nights.

This home offers everyone in the family their own private retreat, with a spacious master suite, resort style ensuite, home theatre, spacious family room, study/activity room and a multipurpose 'man cave' on the second storey.

This latest family-friendly design from MYgen Homes can also be easily converted to a single storey if desired.



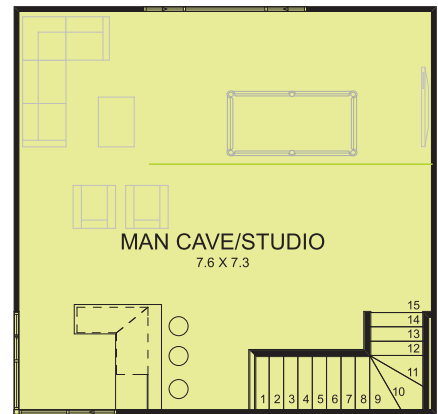


# MY GEN HOMES

BUILDING GREAT MEMORIES

GROUND FLOOR

UPPER FLOOR



## The Ocean Escape

**Displayed**

Ground Living	214.92m <sup>2</sup>
Upper Living	55.48m <sup>2</sup>
Garage	34.52m <sup>2</sup>
Alfresco	16.24m <sup>2</sup>
Porch	4.41m <sup>2</sup>

**TOTAL 325.57m<sup>2</sup>**



The Ocean Escape is a fabulous oasis of space and light, with a relaxed family friendly styling.

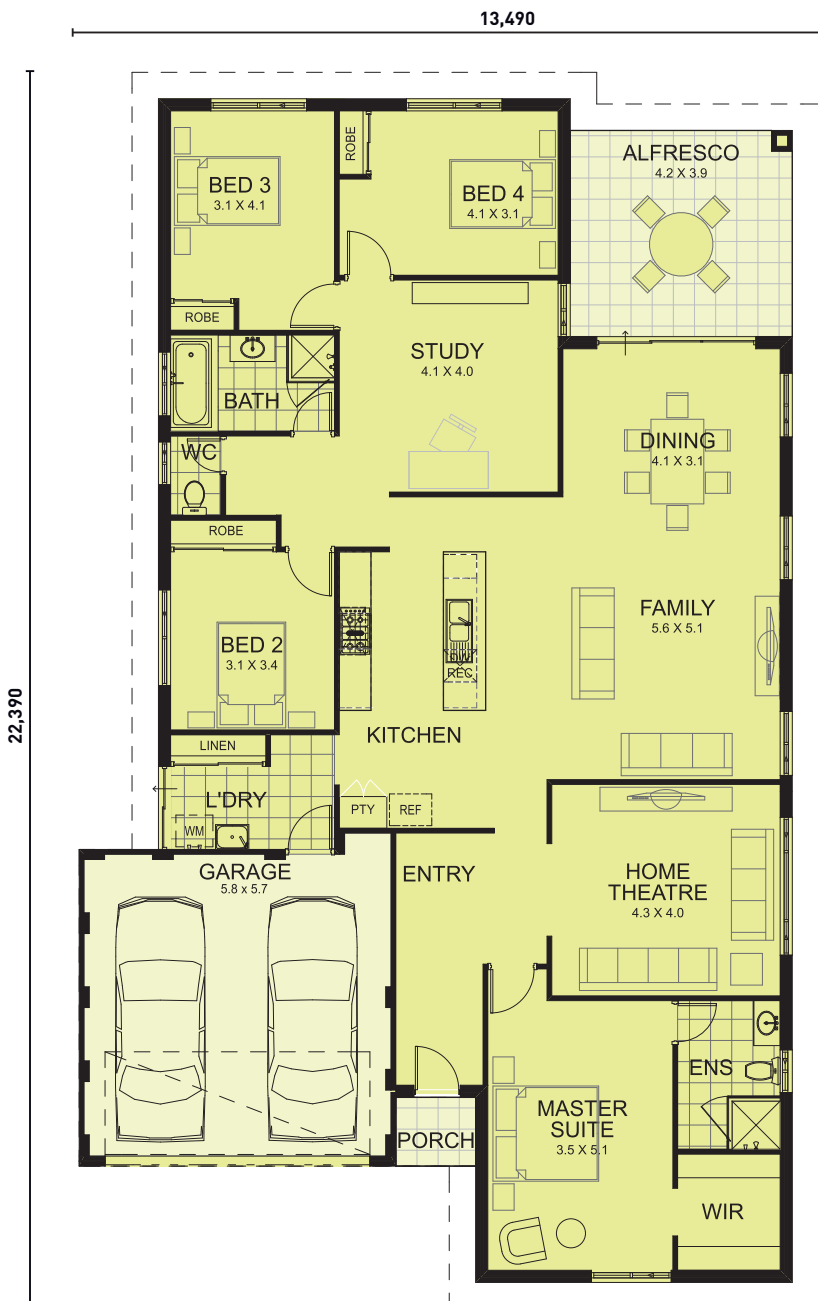
## The Ocean Escape 260

### Displayed

Ground Living	207.92m <sup>2</sup>
Garage	34.50m <sup>2</sup>
Alfresco	16.38m <sup>2</sup>
Porch	1.96m <sup>2</sup>

**TOTAL 260.76m<sup>2</sup>**

 4  2  2



The Ocean Escape 260

## Platinum Specification

### FIRST IMPRESSIONS – THE FRONT ELEVATION

- UrbanStone feature stone cladding to front elevation as displayed with feature moulding around windows
- Brikmakers Grandpave 330mm x 330mm paving to driveway, path, porch and alfresco
- Acrylic finish render as displayed with contrasting feature colour to blade wall detail

### OUTSIDE

- Choice of 2 course face bricks from builder's standard range with acrylic render to all elevations
- Sycon Matrix external wall cladding with feature pattern and negative joints in a painted finish to upper floor of the home
- 25 degree pitch roof
- Weather strips to external timber doors
- Jason Windows powder coated aluminium sliding doors and windows with breeze locks and fly screens
- Bristle clay tiles or Colorbond® steel roof from Builders standard range
- HardieGroove lining to alfresco
- Colorbond® fascias, gutters and downpipes
- 2 garden taps

### THE GARAGE

- Shopper door access to Laundry with Corinthian Milan range solid core door and Gainsborough Trilock series handle
- Concrete hardstand garage floor
- Automatic sectional garage door in a choice of Colorbond colours with three remote control units

### THE ENTRY

- 31 course ceiling to entry
- Urban Stone Central stone cladding to entry wall as displayed
- Corinthian Infinity entry doors with clear glass inset panel and matching sidelight with Gainsborough Trilock handle

### THE KITCHEN

- Essastone 20mm pencil round edge bench tops with waterfall edge to island bench as displayed
- Glass splashback - extent as displayed
- Square edge with ABS edging prefinished laminate doors to all under bench cupboard doors, drawers, overheads & open shelves from builder's standard range
- Large 3 door pantry with 4 white melamine shelves
- Hafele stainless steel handles to cupboard doors and drawers to kitchen
- Soft close doors and drawers to cupboards
- Extensive choice of colours to bench tops and cupboard doors
- European designed 900mm stainless steel and glass 8 function oven
- European designed 900mm stainless steel low profile edge design 5 burner gas hotplate
- European designed 900mm stainless steel concealed slide out range hood
- Clark Riva double under mount sink with Dorf Kytin goose neck single lever sink mixer
- Dishwasher recess with cold tap and power

### FAMILY, DINING, HOME THEATRE AND STUDIO

- 31 course ceiling to family, dining and home theatre
- Recess for entertainment unit in family room
- Double clear glazed doors to home theatre with 180 degree hinge frame
- Large glass sliding door opening from dining to large alfresco area
- Large studio suitable for an activity room or living room

### MASTER SUITE

- 28 course ceilings
- His and her walk in robe includes shelves, shelving unit and hanging rail
- Resort style ensuite with double vanity, large walk in shower with tiled seat

### ENSUITE, BATHROOM, POWDER ROOM AND LAUNDRY

- Ceramic tiling to ensuite, bathroom, powder room and laundry floors; to 2m high to shower recesses, one row of skirting tiles to floors and bench tops (Tiling allowance \$50/sqm based on ceramic 200mm x 200mm tile, excludes border and feature tiles) – Ensuite WC has one wall to underside of window Bathroom walls to dado height
- Tight wrap bench tops to ensuite, bathroom, powder room & laundry as displayed
- Velour finish with ABS edging cupboard doors to ensuite, bathroom, powder room & laundry with Hafele handles as displayed
- Chrome floor wastes to wet area as displayed
- Exhaust fans to ensuite, bathroom and powder room flued to external as displayed
- Caroma Cosmo polished chrome towel rails and toilet roll holders as displayed
- Caroma Metro wall faced closed coupled vitreous china pan and cistern toilet suites throughout
- Caroma Basa inset basins to ensuite, bathroom & powder room with Dorf Kytin basin mixer
- Dorf Nutra rail shower head in bathroom and Dorf Tiber overhead rain shower head with S style shower arm and Dorf Kytin mixer
- Frameless wiped edge mirrors with chrome clips mirrors full width of vanities to bathroom and powder room as displayed
- Slimline frame mirror full width of vanity to ensuite as displayed
- Caroma Maxton 1675mm bath with Dorf Kytin bath mixer and bath spout to bathroom
- Perimeter framed pivot door and screen to bathroom shower recess
- Extensive cabinetry to laundry as shown on plans including 3 shelves and 4 pigeon hole cabinet.
- Large linen cupboard with four laminated shelves and Melamine sliding doors

# The Ocean Escape

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Butler

INDIAN OCEAN

MARMIONAVE



- 45 litre stainless steel Flushline inset trough to laundry with Dorf Kytin goose neck single lever sink mixer
- Washing machine recess in Laundry with Caroma Ellegance II taps concealed inside trough cabinetwork
- Hobless shower to Ensuite

#### STUDY AND BEDROOMS 2, 3 and 4

- Generous sized bedrooms
- Large robes to minor bedrooms fitted with drawer unit, open shelves and hanging rail with melamine sliding doors as displayed
- Centrally located study perfect for kids homework area or home office

#### A COMPLETE PACKAGE FRONT TO REAR QUALITY CONSTRUCTION

- Engineer site report and contour survey (standard 'A' class soil, vacant metro area block)
- Engineer designed concrete lower floor slab with steel reinforced footings
- Upper floor Loft with timber trussed roof and floor and insulated stud framed walls with feature Sycon wall cladding externally
- Double clay brick construction to lower floor with vertically cored internal clay bricks (stronger than fastwall)

- Timber roof framing
- Metal corner plaster beads to high traffic areas
- Gas and water run-in and connection, to standard setbacks (excluding underground power run-in)
- 6m sewer connection
- Plasterboard ceilings to all internal areas and garage
- R4.0 insulation throughout (excludes alfresco)
- Full internal and external painting (excluding internal walls, painted walls to second storey only)
- Final clean ready for occupation - not added to site costs

#### QUALITY FITTINGS

- Tiling allowance \$50/sqm based on ceramic 200mm x 200mm tile, excludes border and feature tiles
- Westcove cornices as displayed
- Corinthian Milan range internal doors as displayed with Gainsborough lever internal door handles
- Extensive choice of colours to bench tops and cupboard doors
- Double power points and lighting points as displayed (excludes supply and

installation of actual light fittings)

- 2 x Phone points (in conduits)
- 2 x TV points (in conduits)
- Solar hot water system - 300 Litre, instantaneous gas boosted, tank on ground

#### YOUR PEACE OF MIND

- HIA Fixed Price Lump Sum Contract
- All drafting costs (not added to site costs)
- Home Owners' Warranty Insurance
- White ant treatment to Australian Standards
- 6 month defects and liability period
- Standard building licence and Water Authority fees
- Energy Rating Assessment for BCA/Shire approval

#### SAFETY FEATURES

- Hard wired smoke detectors as required
- Anti scald hot water valve
- RCD safety switch in meter box

#### EXCLUSIONS

Please Note: No allowance is made for site related costs (earthworks, retaining walls, storm water disposal, channel grate to external Alfresco floor, hire of concrete pump) and also for underground power run-in, telecommunications and phone line run-ins or the crossover - provisional sum allowances will be included for all items as required. Please note: No allowance is made for internal wall painting, tiled floors to Porch and Alfresco, light fittings, AV equipment, furniture, decorator items, general floor coverings, window treatments, air conditioning, fencing, security system boundary wall, side gate, rain water collection system, decking area with seating and landscaping are not included, unless otherwise noted.

*This Specification is correct at the time of production however, MYgen Homes reserves the right to amend it without notice*



# MYGEN HOMES

**BUILDING GREAT MEMORIES**

## **MYgen Homes, the Perth homebuilder with new homes for every generation.**

Whether you are building your first home, downsizing for retirement, investment property or building a new family home MYgen have a range of single and two storey homes.

Building a new home should be exciting and MYgen Homes are here to guide you through the process. At MYgen Homes, we understand the Perth new home market. More than that, we understand what homebuyers want from homebuilders.

If you are looking for quality that doesn't cost the earth then have a look at our range of new home designs that we've developed to meet everyone's lifestyle. We can even take the hassle out of organising finance. Talk to the Perth homebuilder who listens.

So explore our range of single and two storey homes. To find out more about our new home designs and discuss what you are wanting in your new home, feel free to contact one of our friendly team members for a chat and coffee.

 MYgen is part  
of the Highbury  
Homes Group

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