

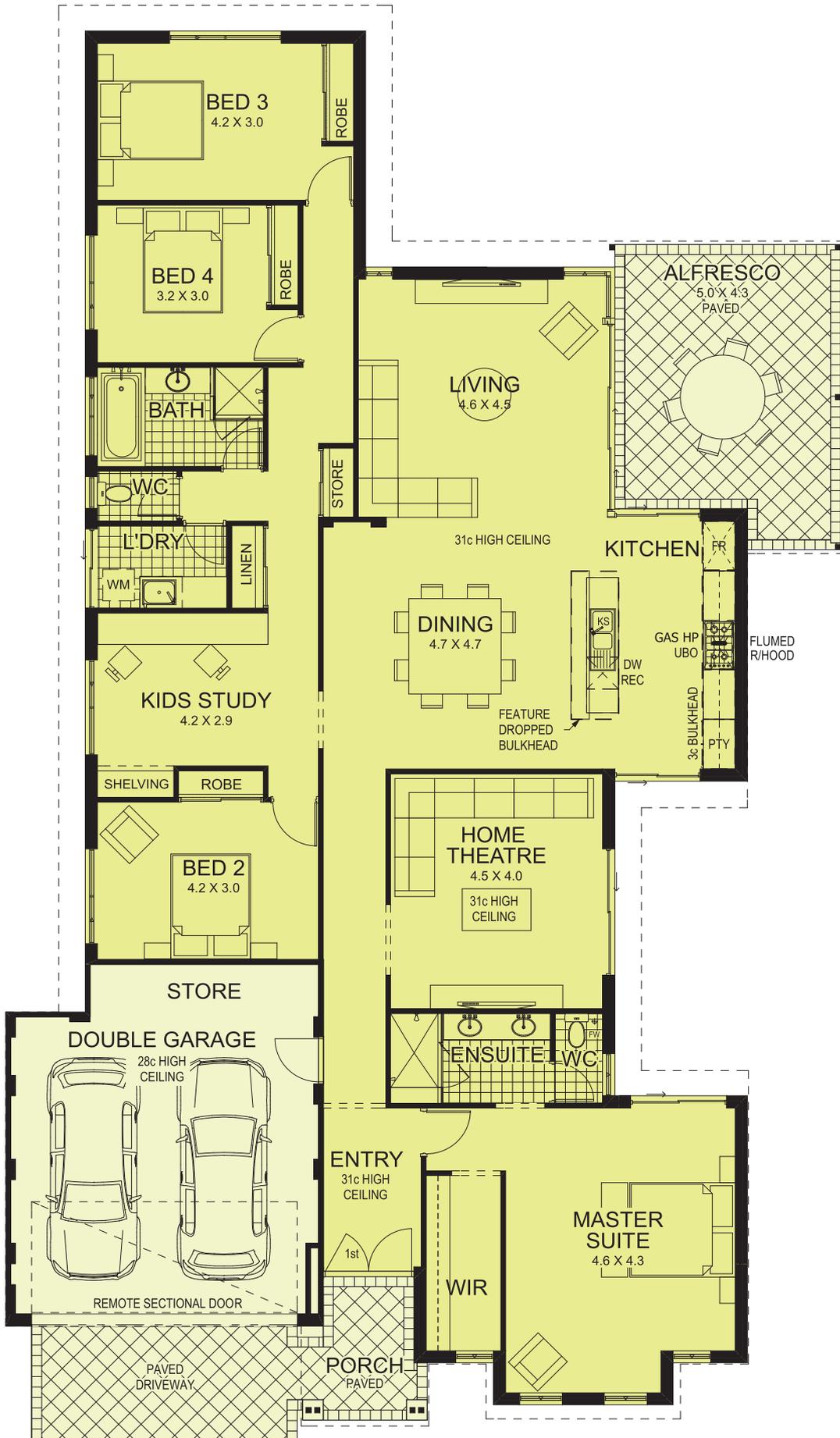
THE ALEXA



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.

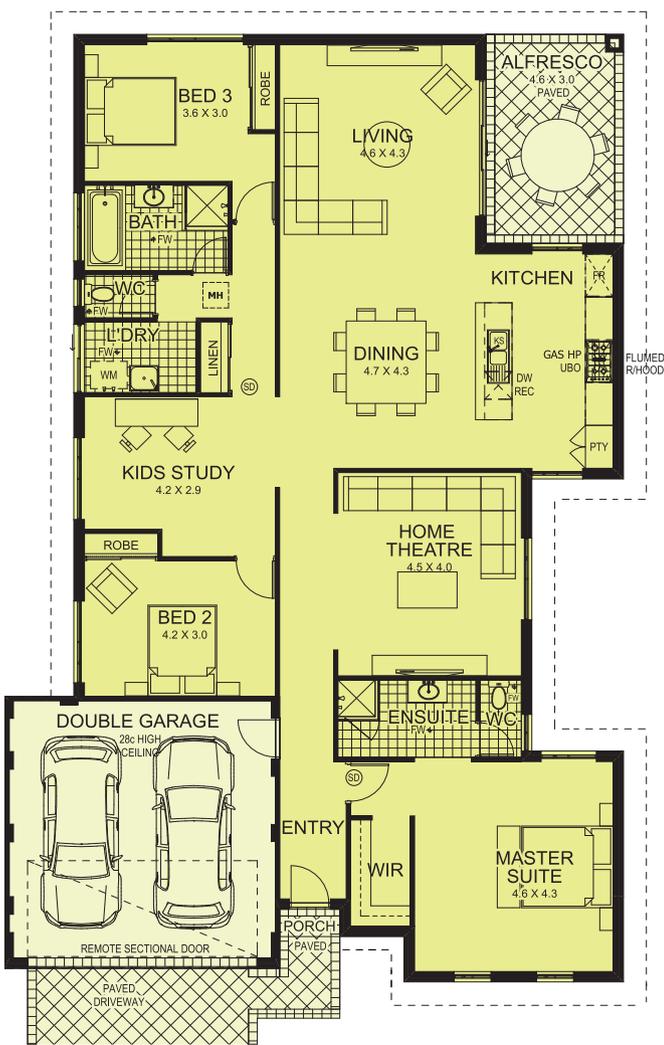
The generously appointed Chef's kitchen with its 900mm European appliances, EssaStone tops and soft close handle-less doors and drawers provides an ideal culmination for a house so thoroughly designed with the host and entertainer, whatever their generation, in mind.

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.



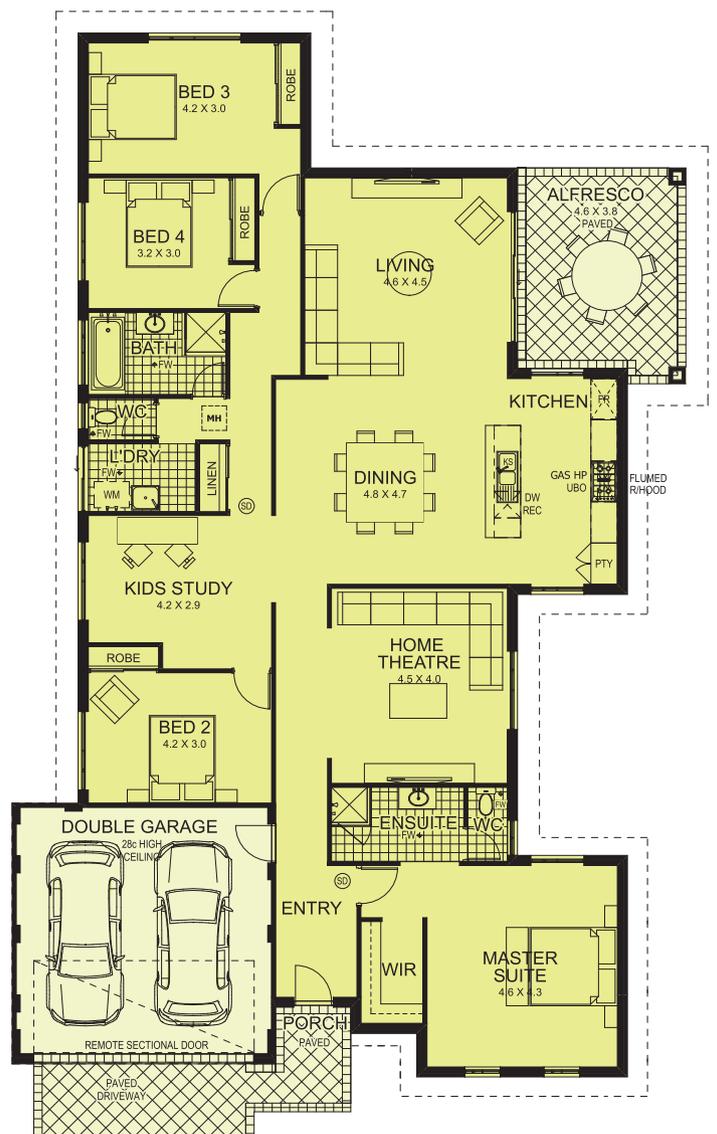
THE ALEXA ALTERNATE PLANS

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.

