

# THE DARLINGTON

FIRST GEN

REAM



planning our first home...



at home with my family...



our "alone" time...

Affordable homes  
for all generations

**MY** GEN  
HOMES  
BUILDING GREAT MEMORIES

### **Affordable homes for all generations.**

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 DARLINGTON**

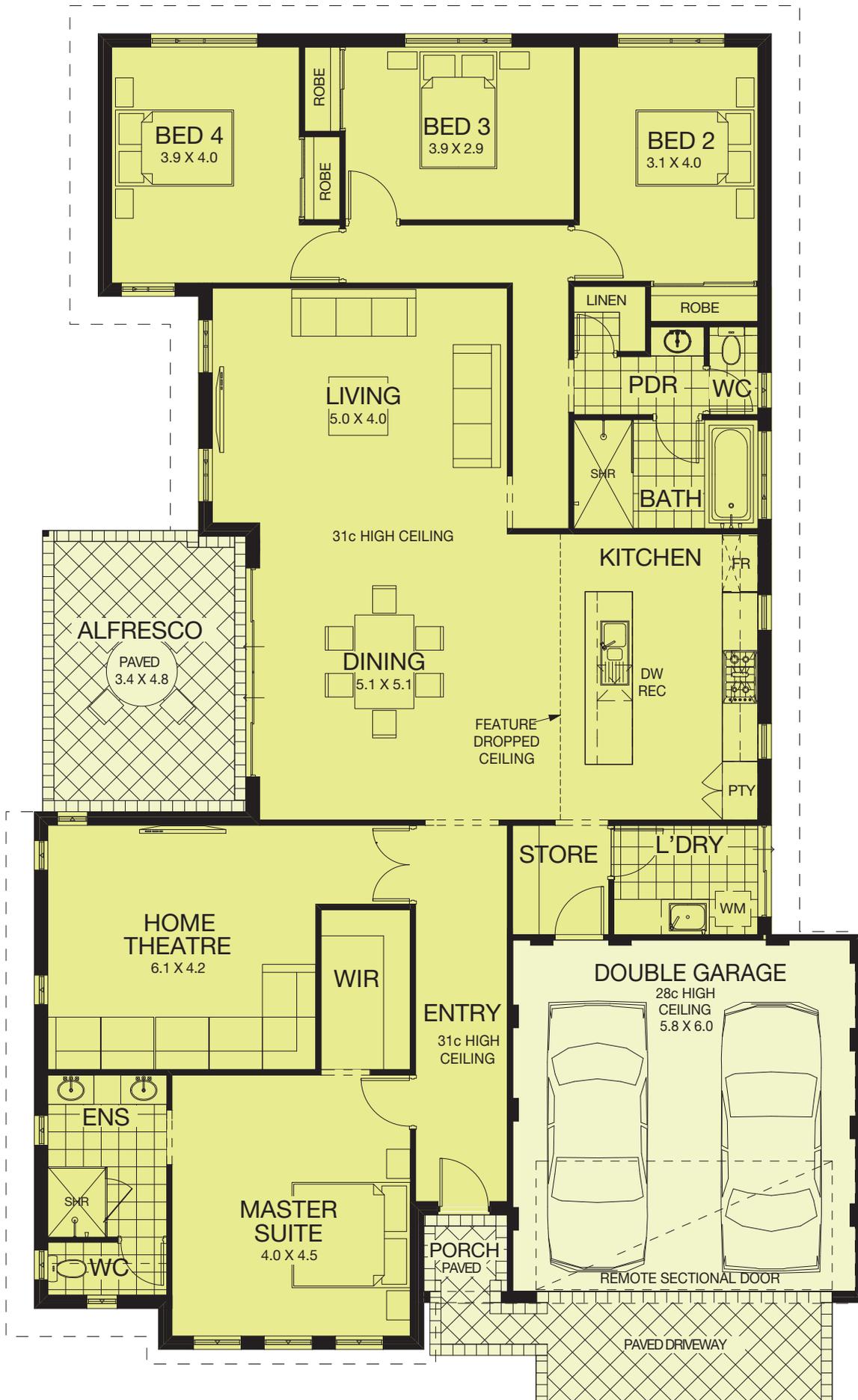
MyGen Homes has created a contemporary and relaxed home, from the moment you walk in you realize that it is a perfect blend of functional and casual living.

The heart of the home is the large and light filled kitchen waiting for you to cook up a storm with more than enough room to prepare a gourmet feast. Space won't be an issue with oodles of drawers, cupboards and shelving. When you're entertaining friends and family you need space. With the centralized kitchen and living areas all opening up onto the alfresco area it's easy to create that perfect party atmosphere.

Everyone will be knocking on your door to enjoy the latest block buster movie or sporting event in the large home theatre. The contemporary master suite is located at the front of the home perfect to escape from the kid's and have some time to pamper yourself. The kid's bedroom wing is privately accessed off the main living area with a multi zoned bathroom allowing everyone their own space and freedom.

The Darlington offers the perfect living space for all generational requirements from singles to young families, through to empty nesters choosing to downsize. 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 DARLINGTON



House 212.8m<sup>2</sup> | Garage 36.3m<sup>2</sup> | Alfresco 16.9m<sup>2</sup> | Porch 2.0m<sup>2</sup> | Total area 268m<sup>2</sup>



**MY** GEN  
HOMES  
BUILDING GREAT MEMORIES

W  
MY  
FAMILY  
TIME  
FIRST GEN  
TEAM  
HOMES



## THE DARLINGTON

Stunning and practical: A home for all generations

W  
MY  
GEN  
HOMES  
BUILDING GREAT MEMO

## THE DARLINGTON – DISPLAY FEATURES

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

Feature front elevation including two colour, acrylic finish render and Scyon Linea weatherboard cladding as displayed  
Front entry door - Infinity (INF 4G) stain grade, clear glass with trilock door furniture  
3 1c high ceilings to entry  
3 1c high ceilings to dining and family  
Large private dedicated home theatre  
Huge double sliding doors from living to alfresco area  
Double size kids bedrooms with large robes and sliding doors  
Extensive cabinetry to kitchen (including overhead), ensuite, bathroom and laundry cupboards  
Large linen cupboard to bathroom area  
Contemporary ensuite with double vanities  
Hobless shower recesses to bathroom and ensuite

## MYGEN HOMES PLATINUM SPECIFICATION

In addition to our standard specification, the following platinum specification items are included in The Darlington'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  
Metaline splashback to kitchen 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 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 700 Series angular lever door furniture to internal doors  
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, portico 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. July 2011*

## 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, verandah and portico where shown  
Slotted gutters

### Internal

Elfa modular robe storage system to all bedroom robes  
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  
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

NBN ready smart wiring starter pack by Intelligent Homes including 2 TV points, 3 Data points and expandable patch panel  
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 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:

St Leonards Blvd,  
Dayton (West Swan)

