

MY FAMILY
TIME
FIRST GEN
TEAM HOMES



THE PERON

Stunning and practical: A home for all generations

MY GEN HOMES
BUILDING GREAT MEMO

THE PERON - DISPLAY FEATURES

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

Contemporary front elevation including two colour, acrylic finish render as displayed
 31c high plasterboard ceiling to portico
 Double front entry door - Infinity (INF 6G) stain grade, clear glass with trilock door furniture
 31c high ceilings to entry with feature recess to 34c
 31c high ceilings to dining and family
 Feature 31c recessed ceiling to home theatre
 Double coat cupboard in entry
 Large private dedicated home theatre
 Huge stacking doors from living to alfresco area
 Double size kids bedrooms with large robes and sliding doors
 Extensive cabinetry to kitchen, ensuite, bathroom and laundry including overhead cupboards
 Large linen cupboard in laundry
 Contemporary ensuite with double vanities

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
 Touch catch opening doors to kitchen overhead cupboards and Laminex integrated aluminium handles to all other cupboard doors
 900mm stainless steel oven, hotplate and rangehood by Blanco
 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 benchtops to ensuite, bathroom and laundry
 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
 Grandpave Stonewash paving to driveway, alfresco, portico and front path as shown on plan
 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)

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

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 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

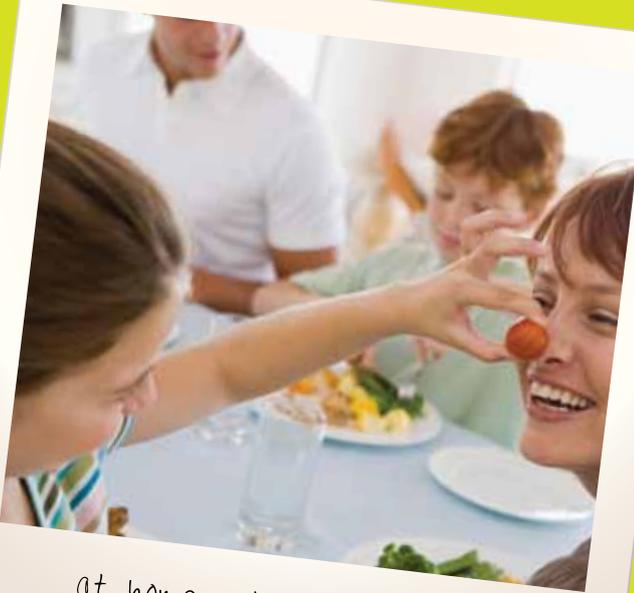
Site works, underground power run-in, storm water disposal, internal wall painting, light fittings, decorator items, general floor coverings, window treatments, air conditioning, crossover, fencing, security system, rain water collection system, timber decking, pool, water features and landscaping are not included.

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

VISIT OUR DISPLAY AT:
 Glendale Street,
 Meadow Springs



THE PERON



at home with my family...



planning our first home...



our "alone" time...

Affordable homes
for all generations

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 PERON

Stunning and Practical. Two words not commonly placed together, but when you step inside The Peron you will know exactly why these words fit this delightful home.

The centralised kitchen has a gorgeous outlook onto the open plan living and dining area that extends out with huge stacking doors onto the generous alfresco space, creating seamless indoor/outdoor living. A very sizable home theatre room is sensibly positioned to the side of the living area with easy access to the kitchen for mid movie snacks!

Small practicalities such as an undercover entry point and internal access from the garage, to keep you warm on those cold wintry days, a coat cupboard close to the front door, through to large practicalities like an almost separate wing for the secondary bedrooms with an activity area will make this a very comfortable home to live in.

MyGen Homes impeccable specifications and dedication to building affordable quality homes will astound and surpass any expectations. The Peron will fit any generational requirements; imagine your new life starting in a fabulous home like The Peron!

THE PERON



House 203m² | Garage 36m² | Alfresco 14m² | Portico 12m² | Total area 265m²



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