

Facade options and features



Grande Facade Roof Type Colorbond Total m²/Sq 310.56/33.4



Hamptons Facade Roof Type Tiles Total m²/Sq 311.42/33.5



Retro Facade Roof Type Colorbond Total m²/Sq 309.88/33.4



Executive Facade Roof Type Tiles Total m²/Sq 311.04/33.5



Cosmo Facade Roof Type Tiles Total m²/Sq 310.48/33.4



Metro Facade Roof Type Tiles Total m²/Sq 306.50/33.0



Note: Artist's impressions and pictures shown in this brochure may not be standard finishes – please refer to standard inclusions list for details. Photographs may depict homes from other design ranges and are used for illustrative purposes only. Manhattan, Hamptons, and Provincial facades, as well as gables, are not available for projects classified under BAL Flame Zone (BAL-FZ) due to certification complexities.

Important - please read - copyright ©

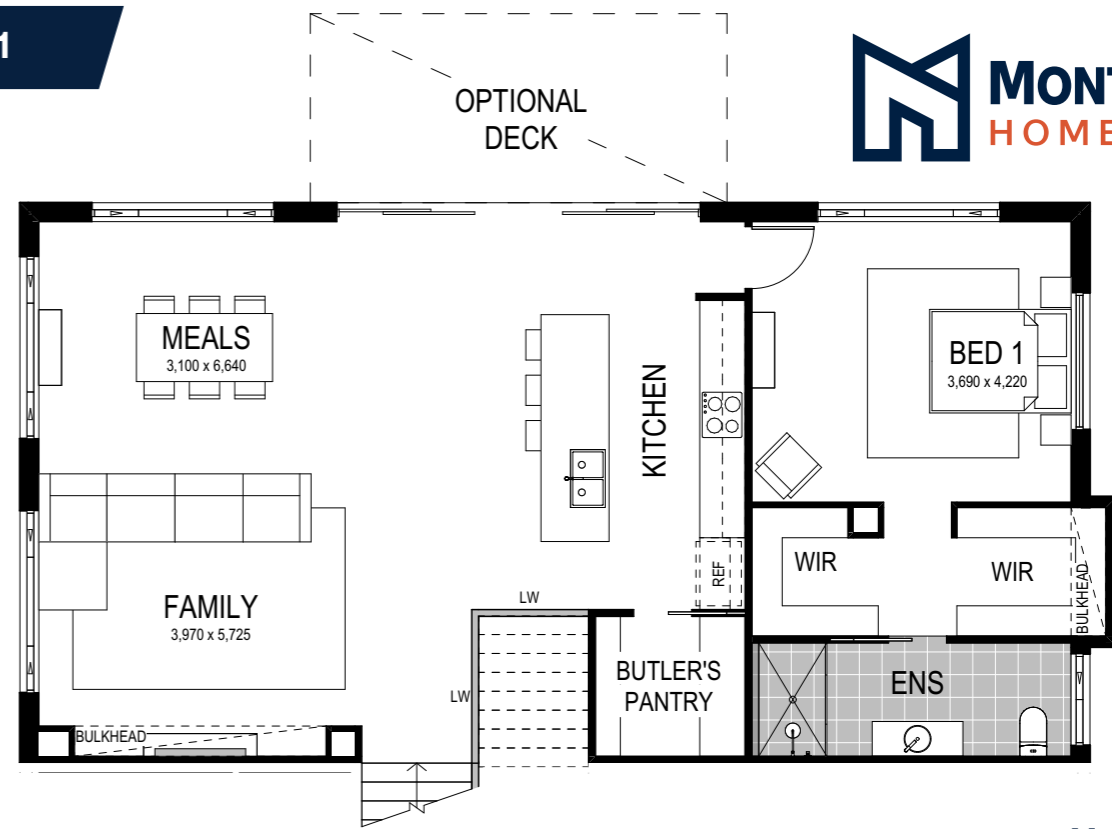
All brochures, sketches & plans, whether conceptual or architectural, that we have developed on your behalf remain the property of Montgomery Homes under copyright law & we retain & claim all rights to these plans. Despite popular belief, changing our plans by 50% or more does not avoid legal responsibility for a copyright breach.



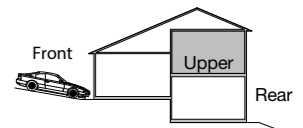
Carolina 1311



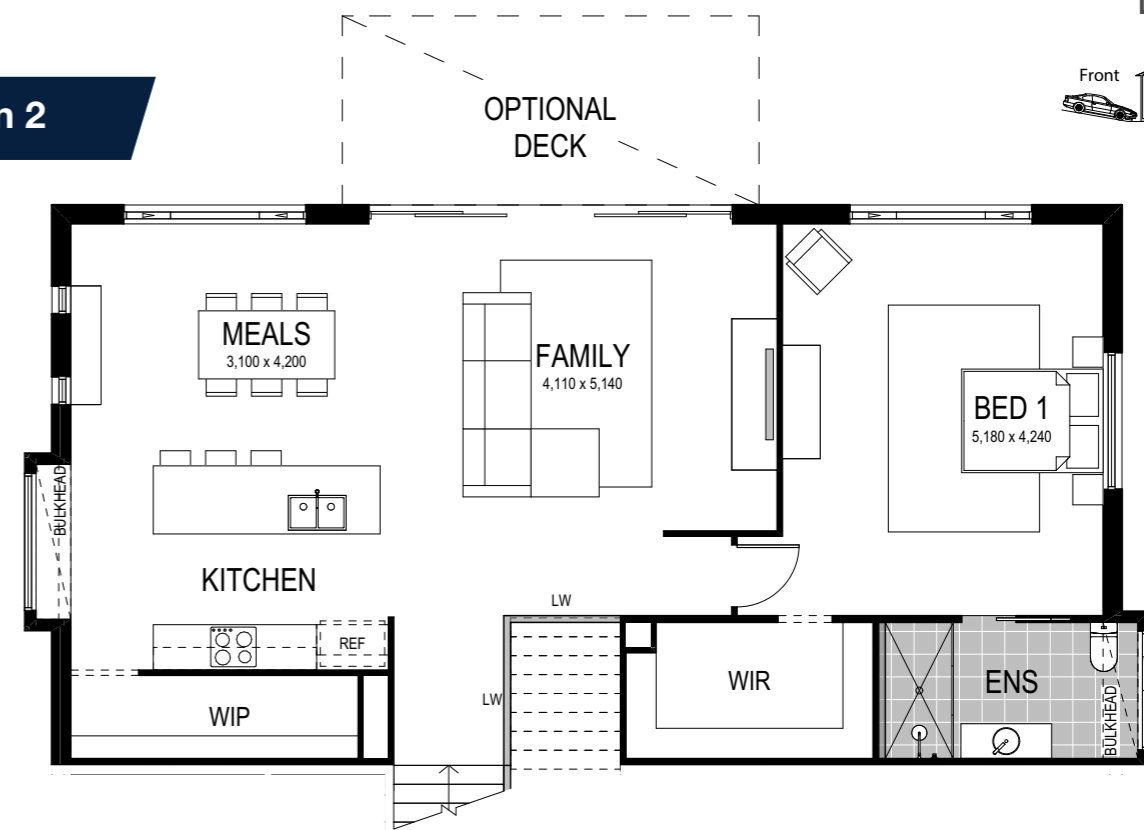
Option 1



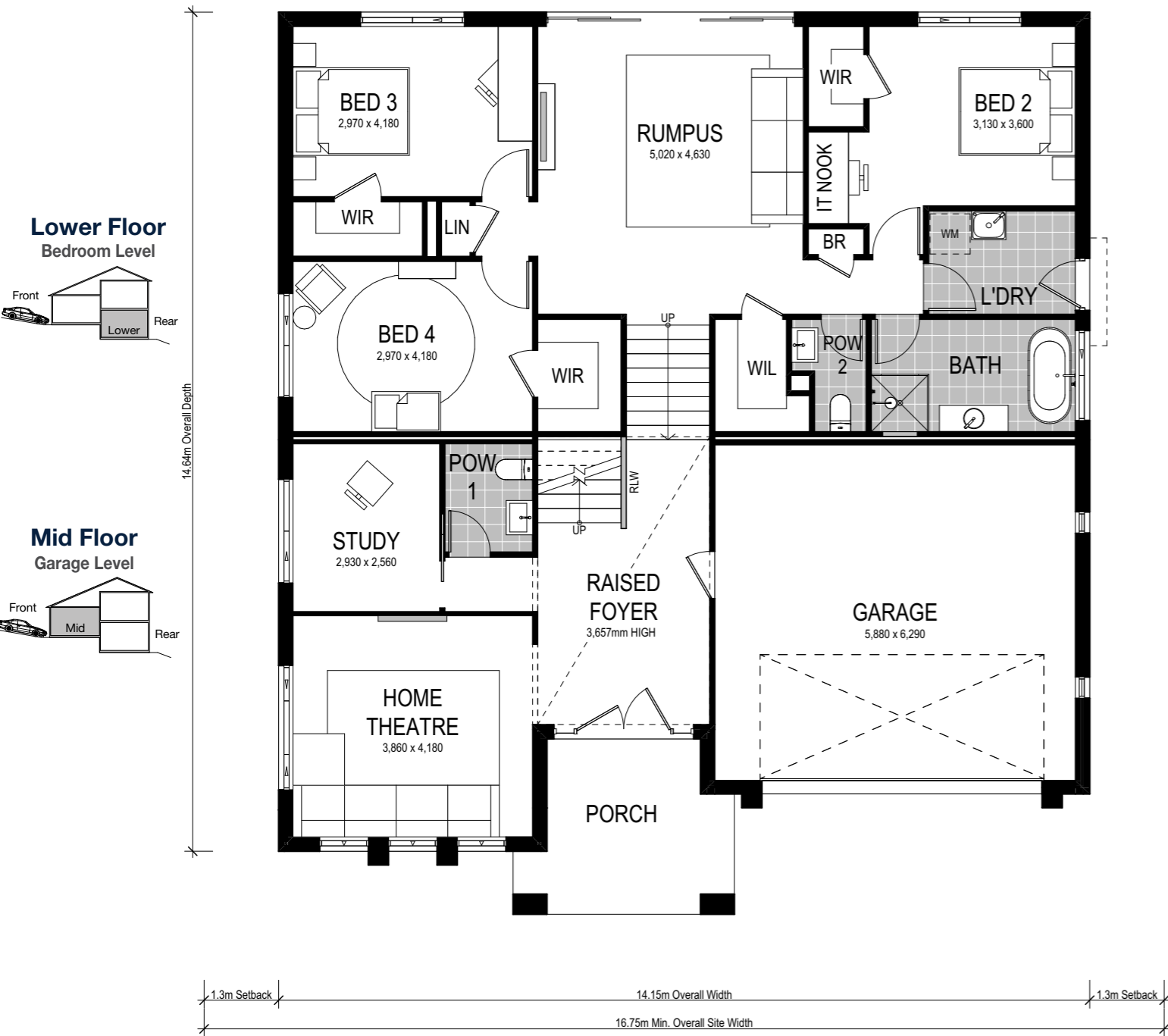
Upper Floor Living Level



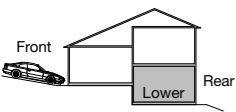
Option 2



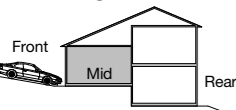
Scale: 1:100. Floor plan depicts Grande facade.



Lower Floor Bedroom Level



Mid Floor Garage Level



Carolina 1311

- 4 Bed
- 2.5 Bath
- 2 Park

The Carolina 1311 is a split-level slab design crafted especially for a downhill sloping site. An elegant mid-level porch welcomes you through the raised foyer, giving way to a spacious home theatre, study and powder room. Luxurious living exists on the upper level with two floor plan options providing a spacious master bedroom with walk-in-robe and ensuite, open plan kitchen and living area — plus an optional deck for hosting friends and family. Retreat to the lower level and find three bedrooms, each with walk-in-robos and convenient access to the main bathroom — surrounding the additional rumpus room space.

Our specially designed homes for sloping sites feature many benefits:

- ✓ Abundant natural light and air-flow
- ✓ Separate living areas on different levels
- ✓ Preserve natural drainage
- ✓ Enhance outlooks and views
- ✓ Unique and architectural looking design
- ✓ Less excavation
- ✓ A flatter driveway
- ✓ Designed to follow slope of land
- ✓ Maximise space

This home is on display at:

- HomeWorld Box Hill**
19 Gittel Street
Box Hill, Sydney
- HomeWorld Thornton**
49 Kingham Circuit
Thornton