

YOU NEED TO TAKE A CLOSER LOOK



QUALITY AND INCLUSIONS MAKE A BIG DIFFERENCE

- Termite resistant stress graded timber stud frame and roof trusses.
- “Retreatable” termite system ensuring long term protection of your valuable home. (No ugly exposed concrete edge to the base of the home).
- Sunshine Coast Council fee. Caloundra/Maroochy/Noosa standard.
- Silt barrier, sediment control system included.
- N3 (W41) wind speed bracing, windows and roof tie down.
- Fully sarked roofs and exterior walls.
- Austral and PGH brick range. Builders range.
- Render ext. wall finish with 3 coat sealer/paint rockcote system, 10 year warranty.
- Windows and sliding doors. Choice of 8 designer colours.
- Metal ceiling battens to all ceilings. The only way to comply with Australian Standards.
- Bluescope Colorbond metal roofs with sarking. Choice of 14 colours.
- Bluescope Colorbond fascia/gutter. Choice of 14 colours.
- 4800mm wide Colorbond automatic panel lift door to garage with 2 handsets standard.
- Choice of 8 front door styles.
- 8 metres of underground power hook up standard.
- Choice of Rheem solar hot water system with tank on ground OR Rheem heat pump OR Rheem gas hot water.
- Hard wired smoke detectors, cooker isolation switch and earth leakage detection circuit.
- All our garage walls and ceilings are fully lined and painted.
- 3 coat paint system “living proof silk” fully washable as standard.
- K2 water hammer resistant plumbing standard.
- Cyclone 12mm rods add extra strength to the frame.
- Weather and dust seal to all external house doors.

**ALL THESE ITEMS ARE INCLUDED IN A MORCRAFT HOME AS STANDARD.
THE ARCHITECTURAL FAÇADE IS INCLUDED IN THE PRICE.**

BuiltRight.
From the start

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STRUCTURAL INTEGRITY RATING

The structural integrity of your new home is paramount. That's why all Morcraft Homes are built with long lasting structurally prudent building methods as standard. These will help protect your investment and reduce maintenance costs over time.

Things that make a difference:

- All building permits from Sunshine Coast Regional Council.
- Engineers soil investigation and slab design.
- Conventional slab and footing system preventing movement and rising damp.
- N3 Wind Rating (41 metres per second every second).
- 12mm diameter cyclone rods floor to ceiling for tie down.
- Hardibrace bracing.
- Metal ceiling battens between roof trusses and plasterboard ceiling.
- Termite resistant timber frame and trusses (excludes lintels).
- N3 wind rating tie down to your Colorbond metal roof.
- All aluminium windows and sliding doors are N3 Rated.
- Termite treatment to AS3660.1 to whole of house – re-treatable.
(No bare edge concrete slab exposed).
- Sarking to roof and external walls.

WHILE LOTS OF BUILDERS CHARGE EXTRA FOR THESE, WE PROVIDE THEM IN EVERY MORCRAFT HOME AS A MINIMUM STANDARD.

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FITOUT TO **BEDROOMS AND INTERIOR** MAKE A DIFFERENCE

- Built in robes are fully lined and painted to include laminate shelf & hanging rail.
- Built in linen cupboards are fully lined and painted with 4 laminate shelves.
- All internal doors are from a wide selection of styles. Choice of 18 styles.
- All electrical switches and power points from Clipsal.
- Architraves, skirtings fully gloss painted.
Choice of bullnose, colonial, splayed or square dressed finish.
- Taubmans 3 coat paint system, 1 sealer with 2 finish coats to walls to Australian Standards.
- Choice of internal door furniture.

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QUALITY BATHROOMS MAKE A DIFFERENCE

- Full Wetseal of showers, all wall to floor joins to bathrooms, WCs and laundries.
- Laminex or Polytec made to measure high moisture resistant vanities.
Full choice of Laminex or Polytec colours.
- 900mm high, full vanity width mirrors in polished edge finish.
- China drop in or semi recessed vanity basins standard.
- Choice of 5 sets of tapware and hand held shower (chrome or white, or black and chrome, or black).
- Choice of 3 sets of towel rails/paper holders.
- Choice of obscure or clear glass windows.
- Semi frameless clear glass shower screens and pivot doors.
- Choice of frame finishes.
- Double power point to vanity.
- Exhaust fan to each bathroom.
- Floor and wall tiles at builders price to choose from. Huge selection range.
- WC doors have lift off hinges for removal of door in an emergency.
- Pop up waste in chrome finish to basins.
- Wall faced close coupled toilet with soft close seat.
- Glass corner shelf to each shower.

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QUALITY KITCHENS MAKE A DIFFERENCE

- Laminex or Polytec 32mm thick post form edged benchtops.
- Laminex or Polytec doors and gables with PVC edge.
- All cupboards are melamine lined.
- Choice of cupboard handles.
- High moisture resistant timber panelling.
- Quality metal hinges, metal drawer runners.
- 1 ¾ bowl sink stainless steel with colander and cutting board.
- Dishwasher space including tap and single power point.
- Slide away rangehood.
- Glass ceran cooktop.
- Fan forced oven stainless steel.
- Splashback tiles to underside of overhead cupboards.
- Quality finish.
- Flexible layout, re-shape to suit your needs.
- Chrome flickmixer, or white chrome, or black chrome or black or with pull out vege spray c/p.

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AWARD WINNING BUILDER

TESTIMONY TO THE QUALITY, DESIGN AND VALUE OF A MORCRAFT HOME

2004	HIA	WINNER	Project Home \$125,000 To \$175,000
2004	HIA	Silver	Display Home \$275,000 to \$400,000
2005	HIA	Silver	Small Lot Housing up to \$200,000
2005	HIA	WINNER	Display Home \$150,000 to \$200,000
2005	HIA	Silver	Display Home \$150,000 to \$200,000
2005	HIA	Bronze	Custom Built Home to \$200,000
2005	HIA	Finalist	HIA-CGU Professional Small/Medium Builder of the Year
2006	HIA	WINNER	Project Homes to \$250,000
2006	HIA	WINNER	Project Homes \$250,000 to \$300,000
2006	HIA	WINNER	Display Home \$350,000 to \$400,000
2006	HIA	Finalist	Project Home \$350,000 to \$400,000
2006	HIA	Finalist	Custom Home up to \$250,000
2007	HIA	WINNER	Project Home over \$300,000
2007	HIA	WINNER	Project Home of the Year – Sunshine Coast
2007 State	HIA	WINNER	Project Home of the Year – Queensland
2008	HIA	WINNER	Custom Home up to \$250,000
2008	HIA	Finalist	Project Home of the Year – Sunshine Coast
2009	HIA	Finalist	Display Home up to \$250,000
	HIA – Housing Industry Association – Member for 13 years		
2005	MBA	WINNER	Display Home \$275,000 to \$380,000
2006	MBA	WINNER	Display Home to \$200,000

Morcraft Homes has received over 50 industry awards, testimony to the commitment to build a top quality home for every customer.

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