MORCRAFT HOMES



Built Right. From the Start.

With over **120 new designs** and a commitment to design, management and client excellence, Morcraft Homes will be the choice you'll be proud of.



BUILT RIGHT. FROM THE START



LIVING LOUNG FAMILY DINING

BEDRO BED 1 BED 2 BED 3

OUTDO POR TERF GAR



Director Steve Morcombe has over 30 years home building industry experience in Queensland and has a thirst for doing it better, which is reinforced in Morcraft Homes slogan, 'it just gets better'.

> Over the past 17 years he has sold over 1500 new homes making us one of the largest locally owned new home builders on the Sunshine Coast.

> > With this track record we can ensure all our customers peace of mind in dealing with a financially viable and secure builder with an excellent reputation.

We have won two excellence in business awards and over 50 local and state industry awards for display homes, custom homes, spec homes, small lot homes plus best bathroom which is reflected in the diversity of design and products showcased in the new Morcraft Homes display homes.

> Morcraft Homes has over 120 brand new designs ranging from 131m² to 551m² with more being developed to become part of their Designer Range of homes.

> > One of the key reasons for our success is our ongoing design improvement, but also the company's ability to build what people want with full design flexibility to build one off designs.

Morcraft Homes is backed by a dedicated team of long term staff, subcontracted tradespeople and long term supplier relationships which span over 15 years.

> Talk to one of our friendly Sales Consultants at one of our display centres and let your dream home become a reality with Morcraft Homes - it just gets better.



BUILT RIGHT. FROM THE START



189.89m² • 20.43sq

| 61.28m²

113.14m²

10.01m²

5.46m²

189.89m²

| 18.89m 8.39m

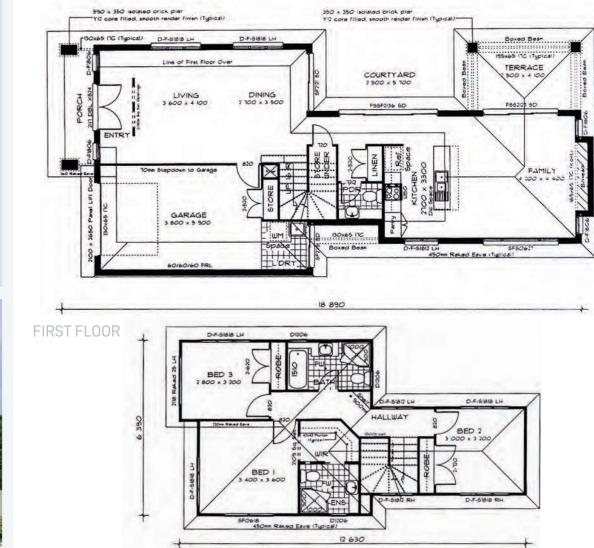
10.00m

25.00m

MINIMUM LOT LENGTH

The **Capri 190** is compact with loads of space with, 2 separate living areas, living and an outdoor entertaining terrace, 3 bedrooms with a easy option to create a fourth. It fits on the smallest of blocks, allowing easy living with minimal outdoor upkeep giving plenty of time to entertain and personal freedom.

GROUND FLOOR



AREAS	TOTAL AREAS
E 3600 x 4100	UPPER FLOOR
4200 x 4400 2700 x 3500	GROUND FLOOR INCL
OMS	TERRACE PORCH
3400 x 3600 3000 x 3200 2800 x 3200	TOTAL HOME AREA
OR	EXTERIOR LENGTH EXTERIOR WIDTH
/ 6550 v 1200	MINIMUM LOT WIDTH

CH	4550 x 120
RACE	2500 x 410
AGE	3800 x 590

â 1



METRIC

METRIC



202.42m² • 21.78sq

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The **Florida 203** is a practical, easy to live in home that suits coastal land sizes. Master Suite is upstairs with a viewing balcony and ensuite that accesses the study. The design has central living with aspects to the rear patio.

FIRST FLOOR		LIVING
		LOUNG
	7	BEDRO
		BED 1 BED 2 BED 3 STUDY
		OUTDO
		PATIO
STUDY 3280 x 2690 8 WIR 770 770 770 8 8 8 770 8 8 770 8 8 770 8 8 770 8 8		BALCO
720 CS BED 1 3640 x 4100	691	
21031 Ga (500)		

GROUND FLOOR







NG AREAS		TO
NGE	4900 x 4200	UP
NG	4900 x 3000	GR GA
ROOMS		PA
1	3640 x 4100	PO
2	2690 x 3300	BA
3	2690 x 3000	TO
YC	2690 x 3280	EX
DOOR		EX
0 Cony	5100 x 2190 2500 x 1650	MII Me
		MII

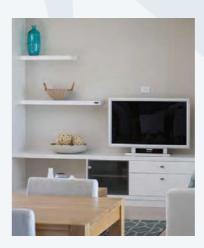
2 🛱 2

TOTAL AREAS

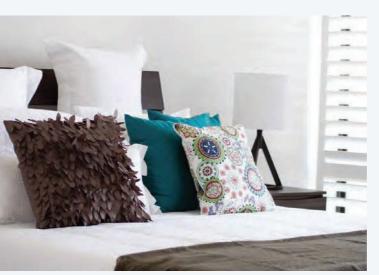
UPPER FLOOR	47.02m ²	
GROUND FLOOR INCL GARAGE	138.99m ²	
PATIO	11.17m ²	
PORCH	1.12m ²	
BALCONY	4.12m ²	
TOTAL HOME AREA	202.42m ²	
EXTERIOR LENGTH	18.11m	
EXTERIOR WIDTH	10.14m	
MINIMUM LOT WIDTH		
METRIC	12.00m	

MINIMUM LOT LENGTH METRIC 25.00m





⁶⁶It just gets better ⁹⁹







228.39m² • 24.58sq

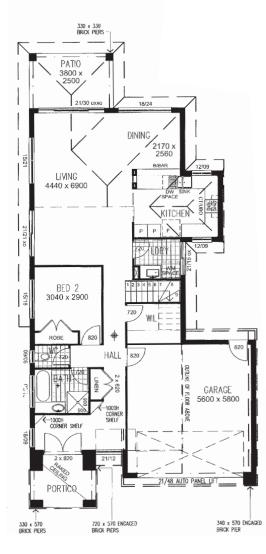
Extremely attractive from the street with modern lines, entry is via a Skillion Roof Portico to a 4 bed, 3 bath home with rear living, laundry, courtyard and huge kitchen. The perfect coastal entertainer!

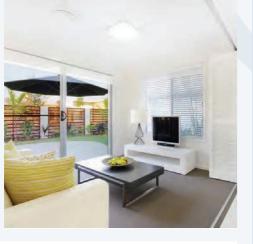
LIVING AREAS	
LIVING DINING	4440 x 6900 2170 x 2560
BEDROOMS BED 1 BED 2 BED 3 BED 4 OUTDOOR	3970 x 4410 2900 x 3040 2800 x 3840 2600 x 2800
PATIO	3800 x 2500
4 🔙 3	â 2

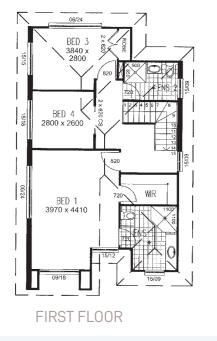
TOTAL AREAS	
GROUND FLOOR INCL	139.72m ²
UPPER FLOOR	72.88m ²
PORTICO	6.29m ²
PATIO	9.50m ²
TOTAL HOME AREA	228.39m ²
EXTERIOR LENGTH EXTERIOR WIDTH	20.60m 10.20m
MINIMUM LOT WIDTH	
METRIC	13.10m
MINIMUM LOT LENGT	Н
METRIC	29.20m



GROUND FLOOR









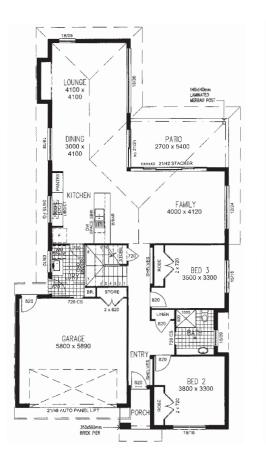


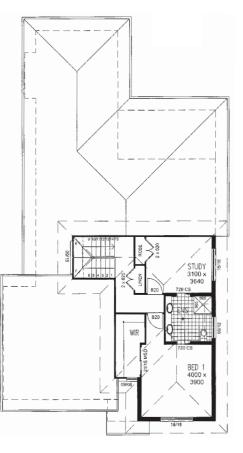
256.18m² • 27.57sq

MARTINIQUE

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The **Martinique 257** is a real entertainer with all the living focus to the huge patio maximising the block usage. Generous bedrooms, a walk through laundry from garage to gallery kitchen, very convenient.





GROUND FLOOR

FIRST FLOOR

LIVING AREAS	
FAMILY	4000 x 4120
DINING	3000 x 4100
LOUNGE	4100 x 4100
BEDROOMS	
BED 1	4000 x 3900
BED 2	3800 x 3300
BED 3	3500 x 3300
STUDY	3100 x 3640
OUTDOOR	
PATIO	2700 x 5400
4 2	会 2

TOTAL AREAS			
GROUND FLOOR INCL GARAGE	178.7m ²		
UPPER FLOOR	59.83m ²		
PORCH	3.07m ²		
PATIO	14.58m ²		
TOTAL HOME AREA	256.18m ²		
EXTERIOR LENGTH	21.53m		
EXTERIOR WIDTH	11.70m		
MINIMUM LOT WIDTH			
METRIC	14.60m		
MINIMUM LOT LENGTH			





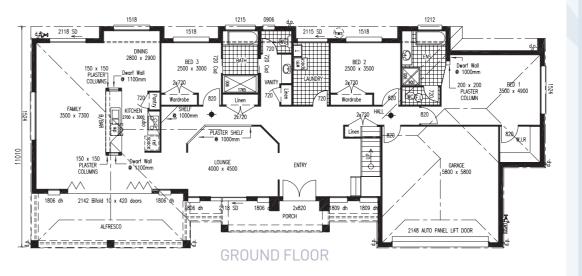
METRIC



MARTINIQUE

314.25m² • 33.82sq

FLOOR PLAN

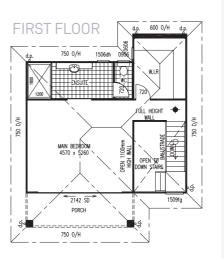


This is a regal design perfectly suited for huge corner lots or acreage where the views are to the front. The design has 2 bedrooms, 2 master studios and is designed for entertaining with the gallery kitchen and a huge alfresco entertaining area.

LIVING AREAS FAMILY 3500 x 7300 2800 x 2900 DINING LOUNGE 4000 x 4500 BEDROOMS MAIN BEDROOM 4570 x 5260 BED 1 3500 x 4900 BED 2 2500 x 3500 BED 3 2500 x 3000 OUTDOOR ALFRESCO 2700 x 8000 PORCH 1500 x 5500 **a**2

TOTAL AREAS

GROUND FLOOR INCL	219.38m²		
UPPER FLOOR	56.64m ²		
ALFESCO	18.95m ²		
PORCH	10.10m ²		
PORCH U/F	9.18m ²		
TOTAL HOME AREA	314.25m ²		
EXTERIOR LENGTH	11.01m		
EXTERIOR WIDTH	25.60m		
MINIMUM LOT WIDTH			
METRIC	28.70m		
MINIMUM LOT LENGTH			
METRIC	19.16m		









334.59m² · 36.01sq

FLOOR PLAN



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The Martinique 335 is a Traditional style home and is perfect for the modern family, with a bonus home theatre room and a massive rear patio, perfect to make any family feel at home.

LIVING AREAS

HOME THEATRE

FAMILY

DINING

LIVING

BED 1 BED 2

BED 3

BED 4

PATIO

OUTDOOR

BEDROOMS

	TOTAL AREAS	
5300 x 5400 2840 x 3790	GROUND FLOOR INCL GARAGE	246.22m ²
6000 x 6870	UPPER FLOOR	60.28m ²
4100 x 4870	PORCH	1.79m ²
	PATIO	26.3m²
	TOTAL HOME AREA	334.59m ²
4100 x 5650		
3500 x 3750	EXTERIOR LENGTH	20.79m
3000 x 3600	EXTERIOR WIDTH	17.15m
3000 x 3200	MINIMUM LOT WIDTH	
	METRIC	20.75m
3700 x 9100		
	MINIMUM LOT LENGT	Н
â 2	METRIC	29.00m











⁶⁶ Let your dream home become a reality with Morcraft Homes ⁹⁹



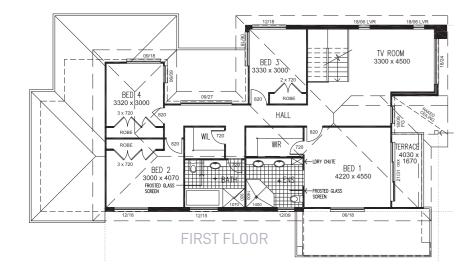


MARTINIQUE 4

344.64m² · 37.09sq

FLOOR PLAN





The Martinique 345 stands tall, it suits a smaller modern block with views to the front via the Dining/Lounge and TV room/Bedroom 1, with a dual patio private outdoor Living area and open family/Meals/Kitchen this design is easy living.

LIVING AREAS	
LOUNGE FAMILY DINING MEALS	3300 x 450 4440 x 500 4000 x 300 5390 x 300
BED ROOMS BED 1 BED 2 BED 3 BED 4	4220 x 455 3000 x 407 3330 x 300 3320 x 300
OUTDOOR PATIO 1 PATIO 2 TERRACE	1800 x 542 4000 x 412 4030 x 165

GROUND FLOOR INCL	181.36m²
UPPER FLOOR	133.07m ²
PATIO 1/2 TERRACE PORCH	18.83m² 6.73m² 4.65m²
TOTAL HOME AREA	344.64m ²
EXTERIOR LENGTH EXTERIOR WIDTH	20.95m 12.06m
MINIMUM LOT WIDTH METRIC	14.51m
MINIMUM LOT LENGT METRIC	H 27.55m









STUDY 700 x 25

BED 4 3600 × 3000

BED 2 100 x 320

CENTRAL COURTYARD

/ LIVING

GROUND FLOOR

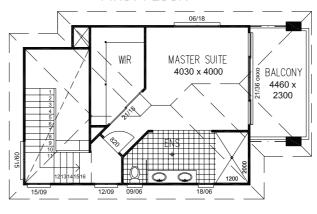
This Martinique 348 is an awesome design that suits water front long skinny blocks, huge options to redesign as per your needs, 4 bedrooms with study, multiple outdoor living areas for all seasons, separate living and views galore from the kitchen/dining/family rooms.

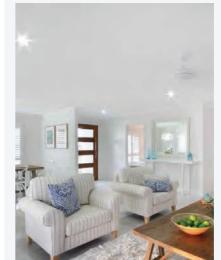
	LIVING AREAS		TOTAL AREAS
	FAMILY	3700 x 4680	GROUND FLOOR
	DINING	3570 x 4680	GARAGE
	LIVING	3270 x 4400	UPPER FLOOR
			PORTICO
	BEDROOMS		TERRACE
ł	BED 1	4000 x 4030	BALCONY
į.	BED 2	3200 x 4100	EAVE O/H
į.	BED 3	3000 x 3500	TOTAL HOME AR
i	BED 4	3000 x 3600	TOTAL HOME AN
	STUDY	2500 x 3700	EXTERIOR LENG
			EXTERIOR WIDTH
	OUTDOOR		
	TERRACE	4020 x 4500	MINIMUM LOT W
	BALCONY	2300 x 4460	METRIC
	4 🔙 3 🤅	2	MINIMUM LOT LI METRIC

GROUND FLOOR INCL GARAGE	235.56m ²
UPPER FLOOR	53.83m ²
PORTICO TERRACE BALCONY EAVE O/H	9.45m² 24.55m² 10.31m² 14.18m²
TOTAL HOME AREA	347.88m ²
EXTERIOR LENGTH EXTERIOR WIDTH	30.08m 12.66m
MINIMUM LOT WIDTH METRIC	15.00m
MINIMUM LOT LENGTI METRIC	H 38.50m

FIRST FLOOR

GARAGE \





3700 x 4680

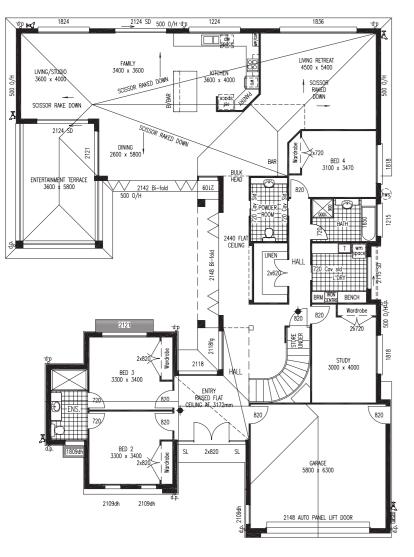
DINING 3570 x 4680

TERRACE 4500 x 4020





GROUND FLOOR



A statement to say you've made it, with 4 bedrooms, study and retreat with dual outdoor living options at the rear or in your secluded entertainers paradise the central courtyard. Control the climate with crossflow ventilation via the bifold doors and windows. Upstairs is purely for the adults with your own master suite and balcony to relax on.

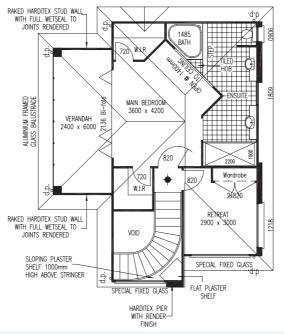


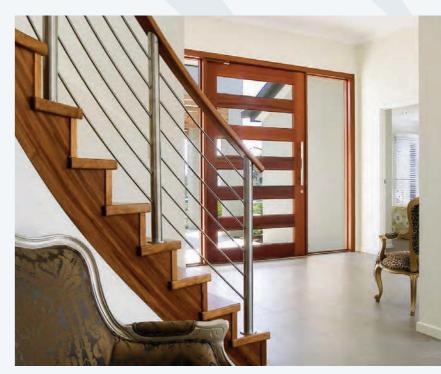




⁶⁶A statement to say you've made it.99

FIRST FLOOR







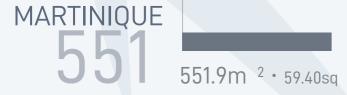
LIVING AREAS

LIVING	4500 x 5400
FAMILY	3400 x 3600
DINING	2600 x 5800
STUDIO	3600 x 4000
BEDROOMS	
BED 1	3600 x 4200
BED 2	3300 x 3400
BED 3	3300 x 3400
BED 4	3100 x 3470
RETREAT	2900 x 3000
STUDY	3000 x 4000
OUTDOOR	
TERRACE	3600 x 5800
BALCONY	2400 x 6000
6 🔙 4	â 2

TOTAL AREAS

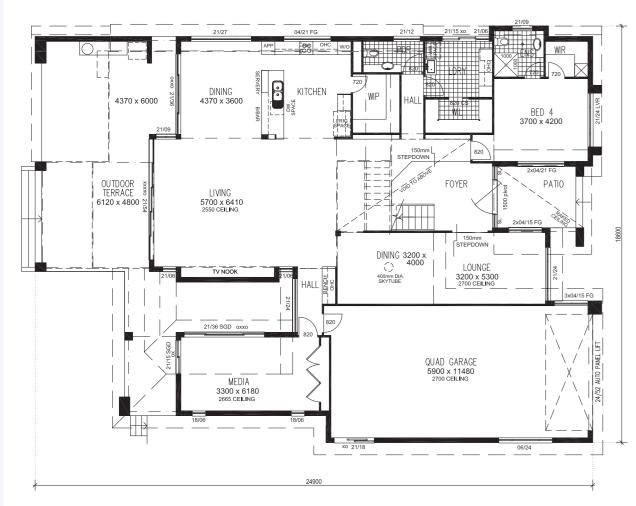
GROUND FLOOR INCL GARAGE	277.73m ²
UPPER FLOOR	62.42m ²
VERANDAH EAVE EXIT ENTERTAIN TCE	14.45m² 7.32m² 23.17m²
TOTAL HOME AREA	385.09m ²
EXTERIOR LENGTH EXTERIOR WIDTH	23.58m 17.59m
MINIMUM LOT WIDTH METRIC	21.24m
MINIMUM LOT LENGTH METRIC	H 31.69m





This magnificent design is perfect for waterfront or acreage living with all the focus to the rear. Huge entertaining area and outdoor bar, awesome. All bedrooms have a bathroom with a 2 way bathroom for bedroom 2/3. Dads paradise awaits with a 4 car garage, perfect for extra storage or a boat or van. Separate for huge nights for the family is a media room with direct access to the outdoor bar, imagine the fun, a truly awesome design.

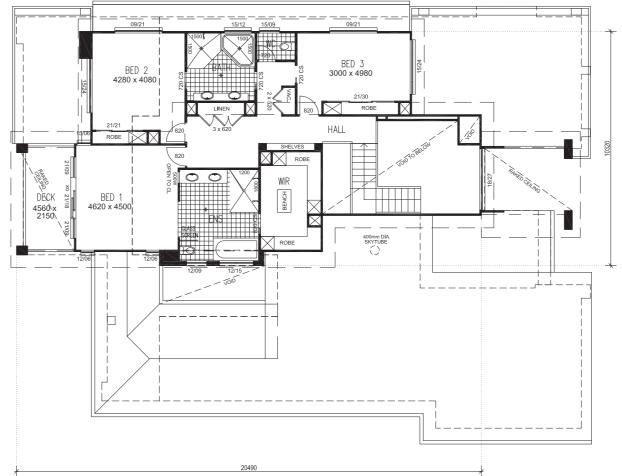
GROUND FLOOR







FIRST FLOOR







LIVING AREAS	
LIVING	5700 x 6410
DINING	4370 x 3600
DINING	3200 x 4000
LOUNGE	3200 x 5300
BEDROOMS	
BED 1	4620 x 4500
BED 2	4280 x 4080
BED 3	3000 x 4980
BED 4	3700 x 4980
OUTDOOR	
OUTDOOR	10490 x 4800
	<u>^</u>
E 4 E 4	a 4
	LIVING DINING DINING LOUNGE BEDROOMS BED 1 BED 2 BED 3 BED 3 BED 4 OUTDOOR OUTDOOR

TOTAL AREAS	
GROUND FLOOR INCL	317.23m ²
UPPER FLOOR	151.57m ²
TERRACE DECK PATIO	62.45m² 10.97m² 9.68m²
TOTAL HOME AREA	551.90m ²
EXTERIOR LENGTH EXTERIOR WIDTH	24.90m 18.60m
MINIMUM LOT WIDTH METRIC	21.00m
MINIMUM LOT LENGTH METRIC	H 33.90m



• Another great story by Morcraft Homes.

Customise your new 2 storey home with Morcraft Homes. We build our designs and client modified versions and will even help design a 'one off' personal design just for you to suit your needs and where you want to build. I would not build a new home on the Sunshine Coast without these features and benefits. 99



 Conventional steel reinforced footing and slab engineer design to suit your individual block. No shortcuts, footing/slab construction that has a pedigree in standing the test of time and controlling the soil stability underneath it, means fewer problems, long lasting durable and very reliable – A BIG RELIEF.

- 2 All our brickwork, rendered or not runs to the concrete footing, no ugly exposed concrete edging. We found it eliminates most rising damp, stands up to elements, looks fabulous.
 - 3 Termite treatment to "whole of house" to Australian Standards 3660-1, all pipes that penetrate through your slab are collar protected and every external house and external post has a fully retreatable, hidden, safe to kids, pest Termguard Reticulation system to keep termites out of your hard earned new home. Warranty on system 50 years.

4 Full termite treated wall frames and roof trusses with the stamp of H2 or T2, proof your homes structural integrity is protected 24 hours, 7 days a week. All of our external walls are wrapped in sisalation, protection agains damp and the elements.

Where your money goes!

- (5) 12mm thick zinc coated cyclone rods beside all openings and at 1200 centres to the perimeter wall frame of your homes. Not compulsory to use but every Morcraft Home is built with security, longevity and extra strength in mind, more protection for you.
 - 6 Purpose designed wall 'HardiBrace' to strengthen and stiffen up your home against the storms and high winds of the Coast. Every home is built to 'N3' (41 metres per second every second) or Wind Loading W4 in the old language. W4 strength is added to our frames, trusses, windows and tie down of your roof to beat off the harsh storms and elements – more security.

How do you make your plaster ceilings last longer? Not fall in, not crack, not get peaks and shadows, no nail or screw head cracks, Simple use metal ceiling battens, it is the only way to comply with Australian Standards for a domestic ceiling and to eliminate ceiling issues, you can save by not having them, but you run the risk of meeting the plasterer and painter to fix issues after you move into your home.

> 8 Every Morcraft Home has its roof fixed to suit the high wind category 'N3' and has the blue/ silver heavy duty sarking under to catch any condensation and to prevent leaks. It also has some thermal value, more reason to ensure your new home is built better, when you move in, what a relief.

It Just Gets Better.

ASK OUR CONSULTANT FOR SPECIFICATIONS OF INCLUSIONS

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