

boutique
homes

Driven by design.

Montreal.





Introducing the Montreal.

The first of Boutique Homes' double-storey designs to feature the main bedroom and ensuite on the ground floor, the Montreal home design provides as much functionality as it does longevity.

Offering ample space, the Montreal allows you to create multiple living areas within the home, perfect for larger families or multi-generational living.



A showcase of modern luxury.

You can enjoy all the key spaces of your home on the ground level in the Montreal. With a generous sized bedroom suite, complete with a luxurious double vanity ensuite and a spacious three-sided walk-in-robe with dressing table space.

The large study at the front of the house is the perfect space to work from home, while also providing privacy and noise protection for the main bedroom located behind it.

Within the rear of the home is a full-width open-plan main living area, with the kitchen, dining and living spaces running along the back wall. This area opens onto the covered outdoor living, enjoying plenty of natural light and creating a beautiful aspect overlooking the garden.

The versatile Montreal comes with a range of design and facade options, so you can personalise the home to suit your lifestyle.



“We wanted to create a floorplan that would appeal to multi-generational families and knockdown rebuild customers looking to build their long-term family home”



Rob Nguyen
Senior Designer



Interested in learning more about the Montreal home design? Reach out to one of our friendly New Homes Consultants today for an obligation-free chat.



Montreal 43

Fits lot width 15,24m

Fits lot length 40m

Specifications

Total area 403.96m²/ 43.47sq

Width 13.79m

Length 23.88m

4 3 2

Design options available

- 5th bedroom
- Alternate Butler's pantry
- Alternate grand outdoor living
- Alternate kitchen
- Alternate kitchen L-shape
- Bathroom upgrade
- Bar
- Butler's pantry
- Grand laundry
- Grand outdoor living
- Guest bedroom
- Larger kitchen
- Outdoor living
- Rear balcony
- Shower to powder
- Void
- Workshop

The Montreal home design at a glance:

Floorplan in three words: Functional, flexible, everlasting

Inspired by: A long-term view of a family's needs over their lifetime.

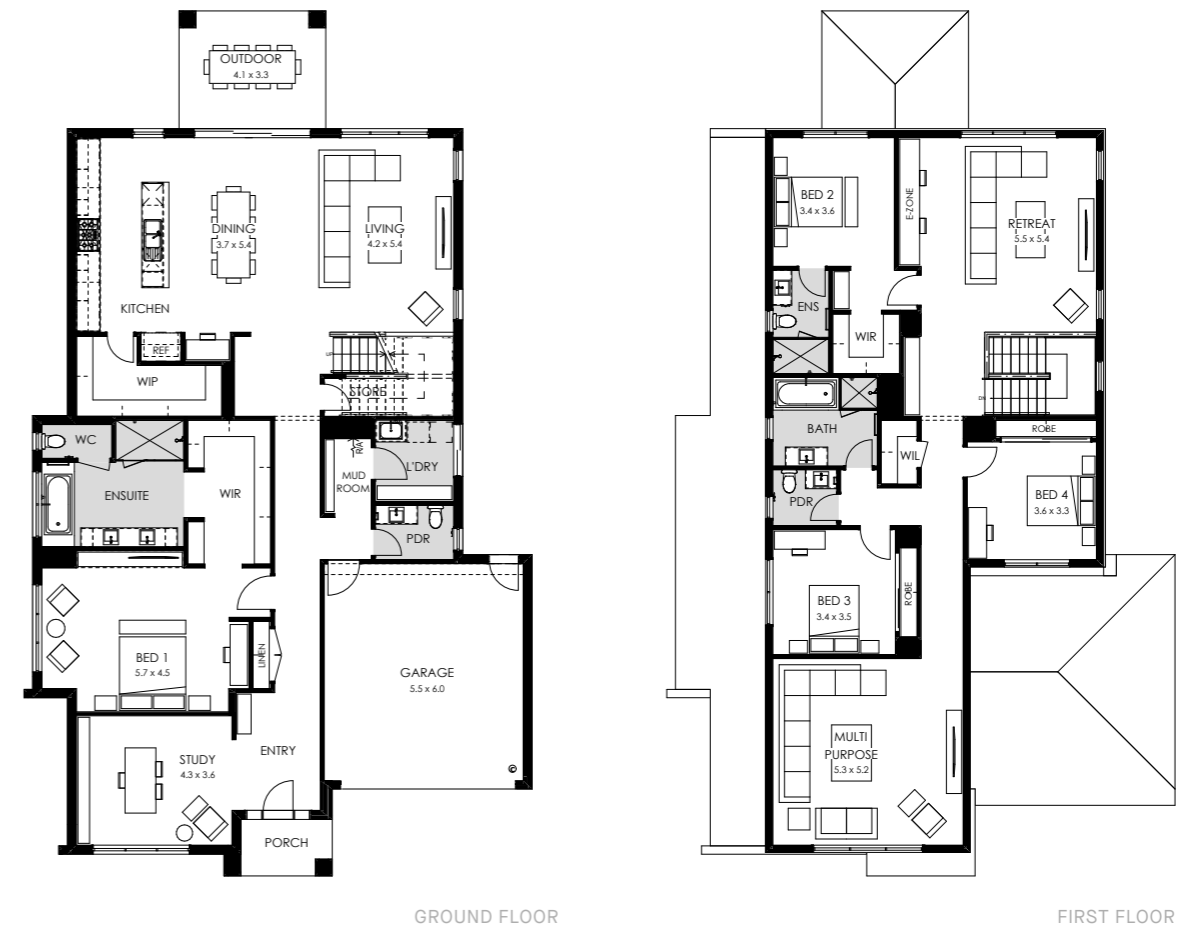
Perfect for: Multi-generational families, knockdown rebuild customers and those building within the Bayside City Council.

Highlights:

- Main bedroom and ensuite to ground
- Multi-purpose living space upstairs
- Bayside City Council compliment home design

Available sizes: 43sq, 43sq designs for Bayside City Council setbacks, 40sq and 37sq,

Available facades: The majority of Boutique Homes' double-storey facades.



Facade options available

Modern, Soho, Como, Regent, Cove, Newtown, Mode, Arc, Vista, Manor, Hamptons, Grande, Wright, Bayview, Greyson, Neo

Montreal 43B

Bayside only

Fits lot width 15,24m

Fits lot length 40m

Specifications

Total area 402.46m² / 43.34sqs

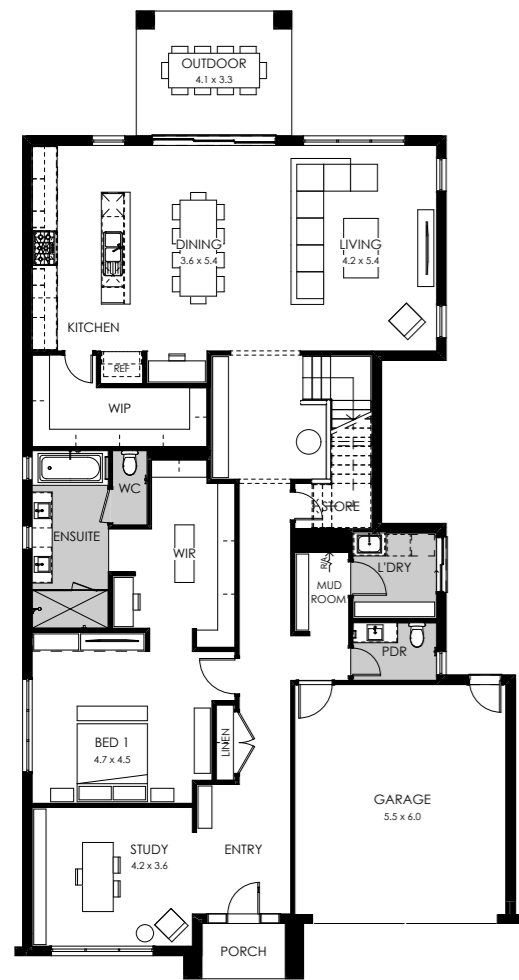
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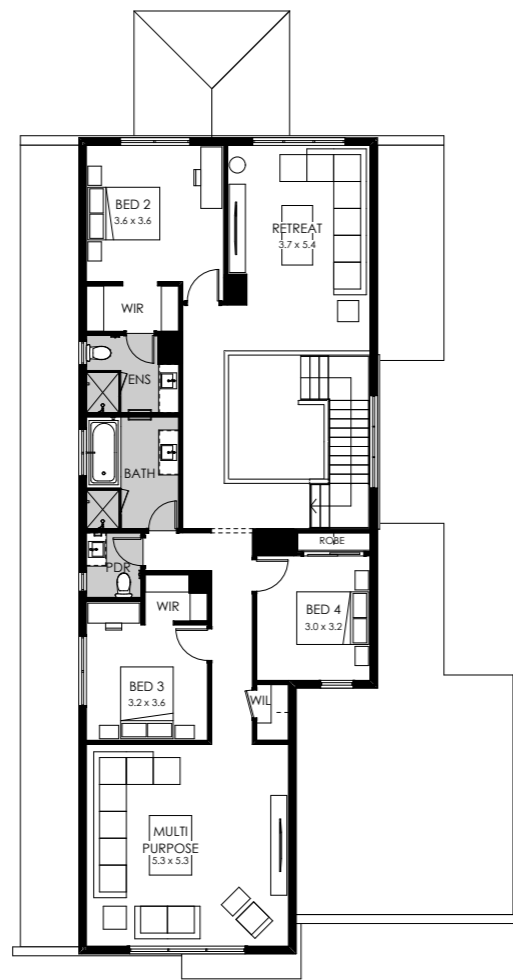
4 3 2

Design options available

- 5th bedroom
- Alternate grand outdoor living
- Alternate kitchen
- Alternate kitchen L-shape
- Bathroom upgrade
- Bar
- Butler's pantry
- Grand laundry
- Grand outdoor living
- Guest bedroom
- Outdoor living
- Rear balcony
- Shower to powder
- Workshop



GROUND FLOOR



FIRST FLOOR

Facade options available

Modern, Soho, Como, Regent, Cove, Newtown, Mode, Arc, Vista, Manor, Hamptons, Grande, Wright, Bayview, Greyson, Neo

Montreal 40

Fits lot width 14m

Fits lot length 28m

Specifications

Total area 371.41m² / 39.98sqs

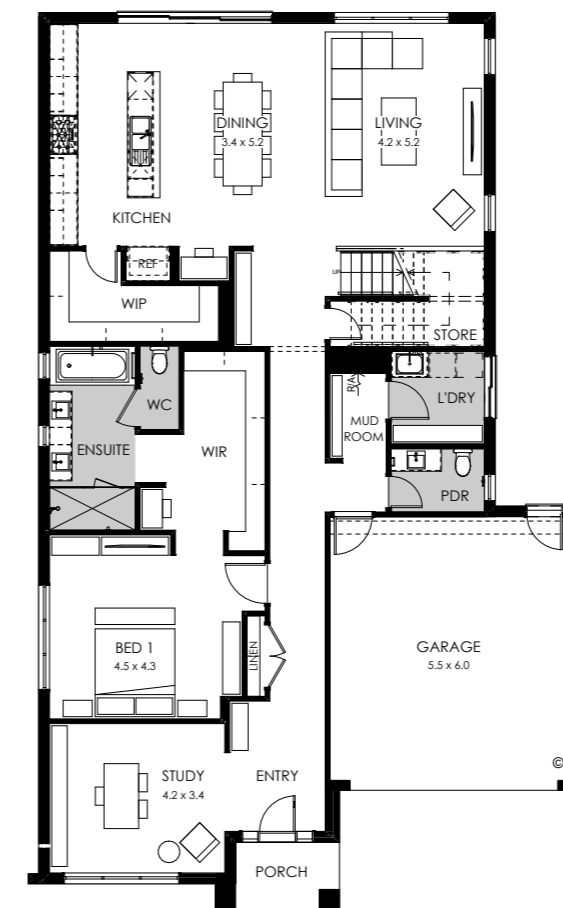
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Length 20.63m

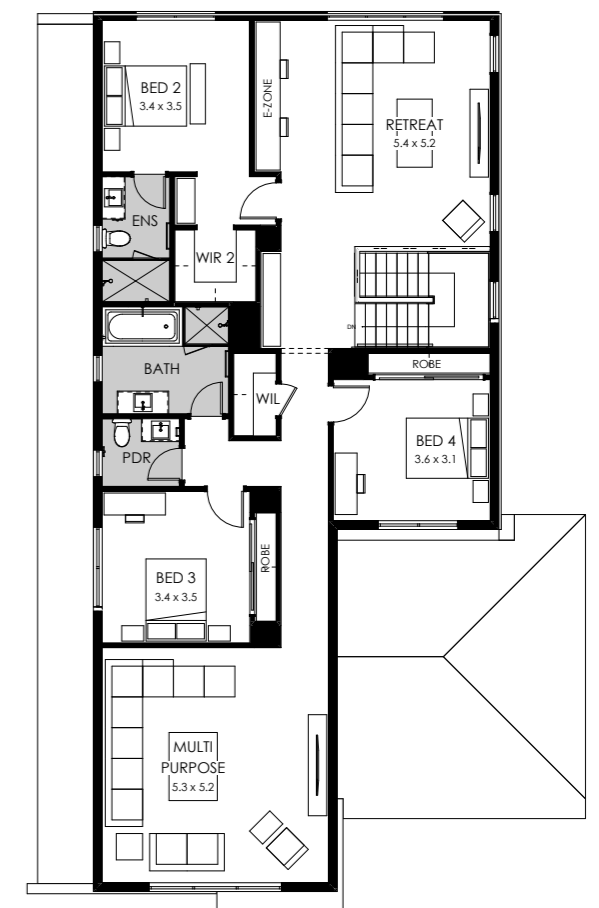
4 3 2

Design options available

- 5th bedroom
- Alternate Butler's pantry
- Alternate grand outdoor living
- Alternate kitchen
- Alternate kitchen L-shape
- Bathroom upgrade
- Bar
- Butler's pantry
- Grand laundry
- Grand outdoor living
- Guest bedroom
- Outdoor living
- Rear balcony
- Shower to powder
- Void



GROUND FLOOR



FIRST FLOOR

Facade options available

Modern, Soho, Como, Regent, Cove, Newtown, Mode, Arc, Vista, Manor, Hamptons, Grande, Wright, Bayview, Greyson, Neo



Montreal 37

Fits lot width 14m

Fits lot length 28m

Specifications

Total area 343.78m² / 37sq^s

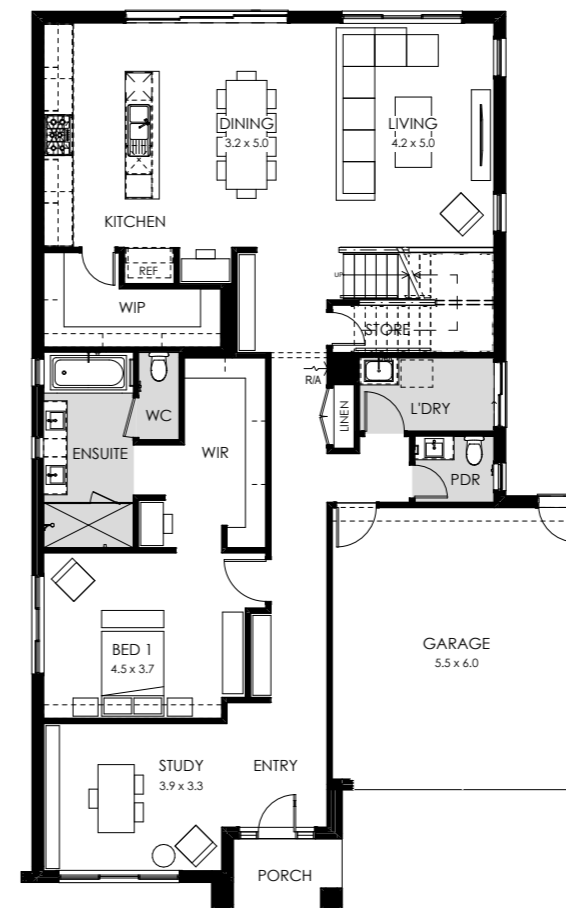
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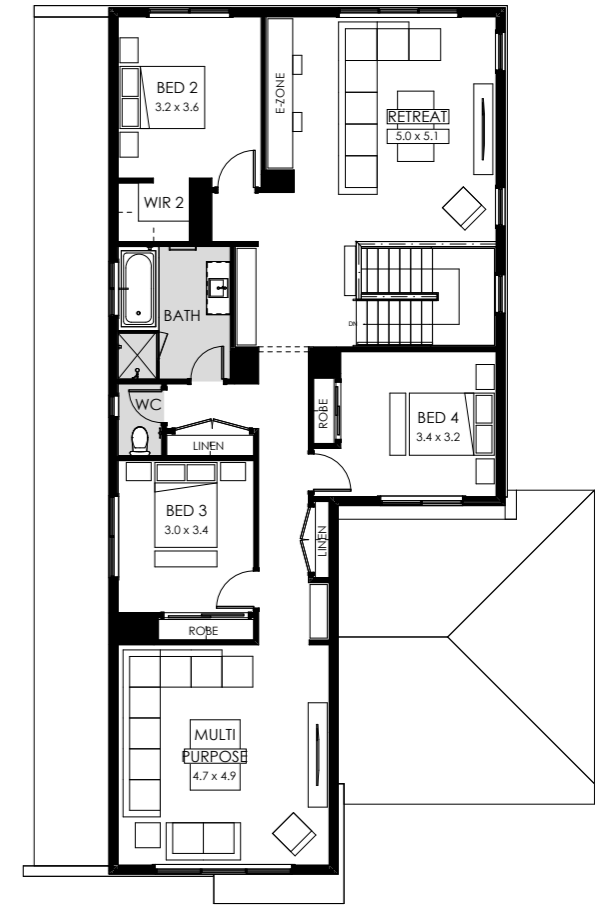
4 3 2

Design options available

- 5th bedroom
- Alternate Butler's pantry
- Alternate grand outdoor living
- Alternate kitchen
- Alternate kitchen L-shape
- Bathroom upgrade
- Bar
- Butler's pantry
- Grand outdoor living
- Guest bedroom
- Outdoor living
- Powder room
- Shower to powder
- Void



GROUND FLOOR



FIRST FLOOR

Facade options available

Modern, Soho, Como, Regent, Cove, Newtown, Mode, Arc, Vista, Manor, Hamptons, Grande, Wright, Bayview, Greyson, Neo





We're listening

Our customers are at the centre of everything we do. That's why your feedback is welcomed at every stage of the journey, even after we've handed over the keys.



Upfront, always

Building a home is complex, but it doesn't have to be confusing. Our team will be clear and transparent throughout.



Raising the standard

We deliver beyond the standard. We only use quality materials and tradespeople with thorough supervision and quality control inspections throughout.



12 Month Assist

We offer a superior 12-month Warranty Service so your new home has enough time to settle and experience all four seasons.



25 year guarantee

Our commitments don't end when construction wraps. We stand by the quality of our homes and back each one with a 25-year Structural Guarantee.



Since 1978

Proudly part of the ABN Group, we've been delivering superior service, design excellence and exceptional quality for over 43 years.