

ON DISPLAY

# Montauk 49



## Modern barn retreat.

Featuring the picturesque board and batten Greyson facade, this 49 square floorplan boasts dark timber flooring, coffered ceilings and beautiful finishes of olive tones and soft furnishings.

On display at Canopy Estate, 48 Huey Circuit, Cranbourne.

# Montauk 49 Greyson facade.

## Home specifications.

Total area	500.23m <sup>2</sup>
Width	13.79m
Length	27.35m
Fits lot width	16m



## Home design specifications.

- Architectural Greyson facade
- 1700mm high glass balustrade to balcony
- Upgraded brickwork to ground and first floor
- Parquetry flooring to entry, kitchen, living and dining
- 3000mm ceiling height to ground floor
- 1300mm Caesarstone benchtop to kitchen
- Double glazed stacker doors to dining
- 60mm Caesarstone benchtop, free standing bath and Artisan range tiles to ensuite
- Coffered ceilings with linear cornicing to Master
- Hydronic radiator heating panels
- Hamptons style 2340mm high internal doors
- Jetmaster fireplace in living and lounge rooms

## Home style specifications.

### Kitchen

Benchtop	Caesarstone Pure White 1141
Splashback	Southern Cross Artisan range - Oxford Charcoal Dark 200x200
Overhead cabinetry	Polytec Blossom White - Thermo Solid Range - Matt
Base cabinetry	Polytec Blossom White - Thermo Solid Range - Matt
Cabinetry profile	Oceanic 7mm

### Living

Flooring	Ember Oak- Direct stick
Carpet	Victoria Carpet Wool Charm Slate
Paint	Dulux White Century

### Ensuite

Benchtop	Caesarstone Pure White
Overhead cabinetry	Polytec Blossom White - Thermo Solid Range - Matt
Cabinetry profile	Oceanic 7mm
Main wall tile	Southern Cross Artisan range - Madrid Charcoal 200x200

### Main Bathroom

Benchtop	Caesarstone Pure White
Cabinetry	Polytec Blossom White - Thermo Solid Range - Matt
Cabinetry profile	Oceanic 7mm
Main tile	Southern Cross Artisan range - Madrid Ash 200x200

### Laundry

Benchtop	Caesarstone Pure White
Cabinetry	Polytec Blossom White
Main tile	Southern Cross Artisan range Oxford - Charcoal Dark 200x200

### Exterior

Cladding	Dulux Colorbond Surfmetal
Brick	Austral Industrial Steel

