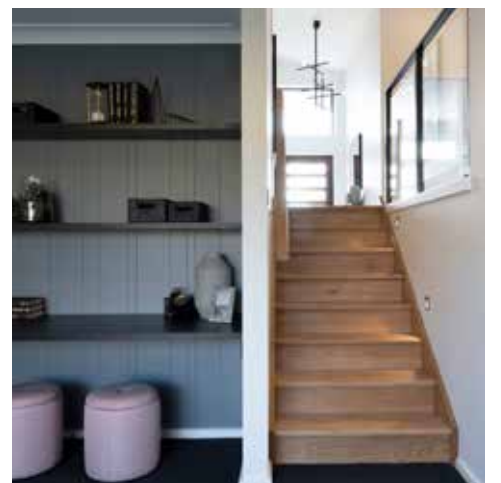




MONTGOMERY
HOMES






San Tropez 273



SLOPING
SITES

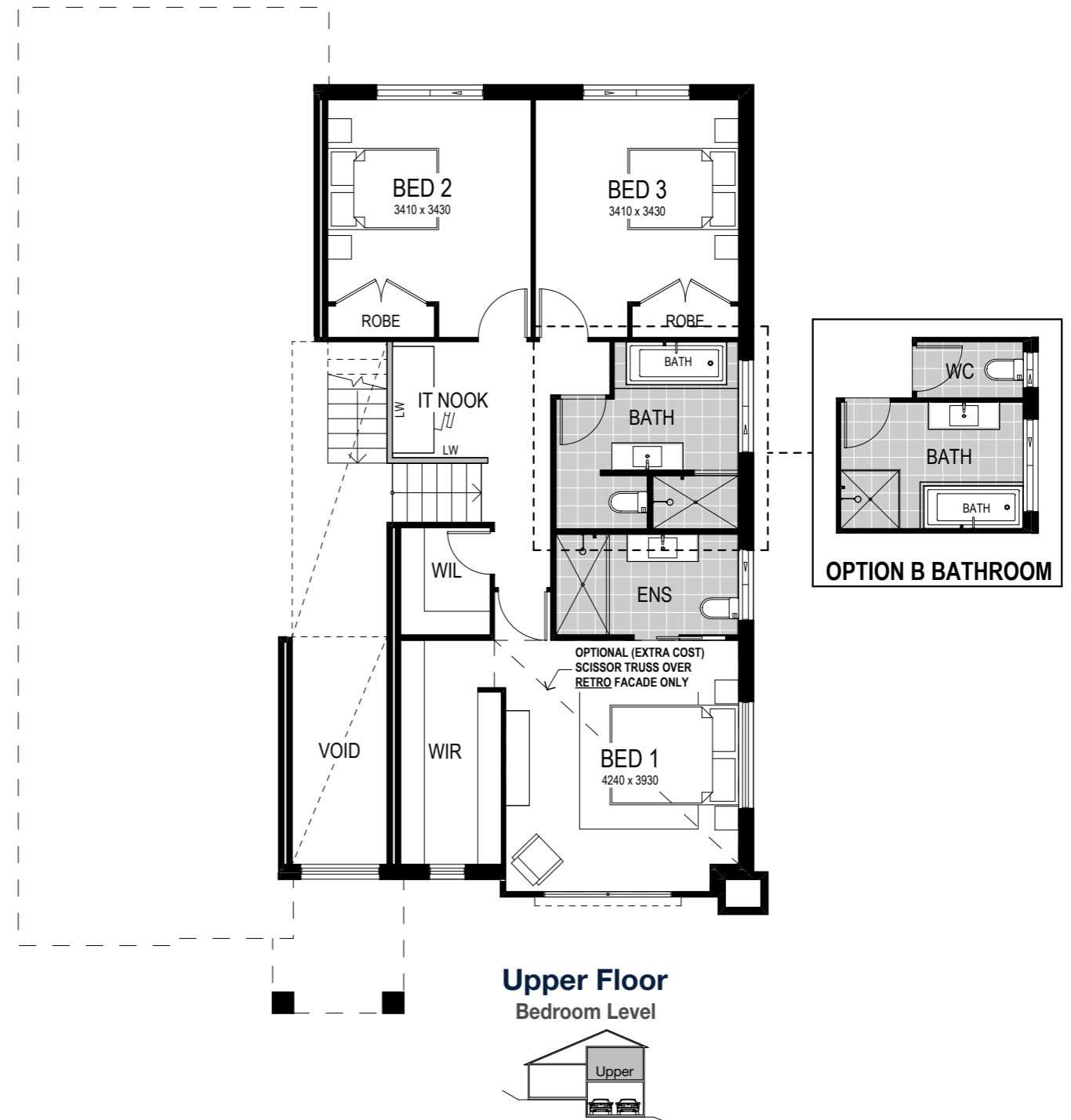
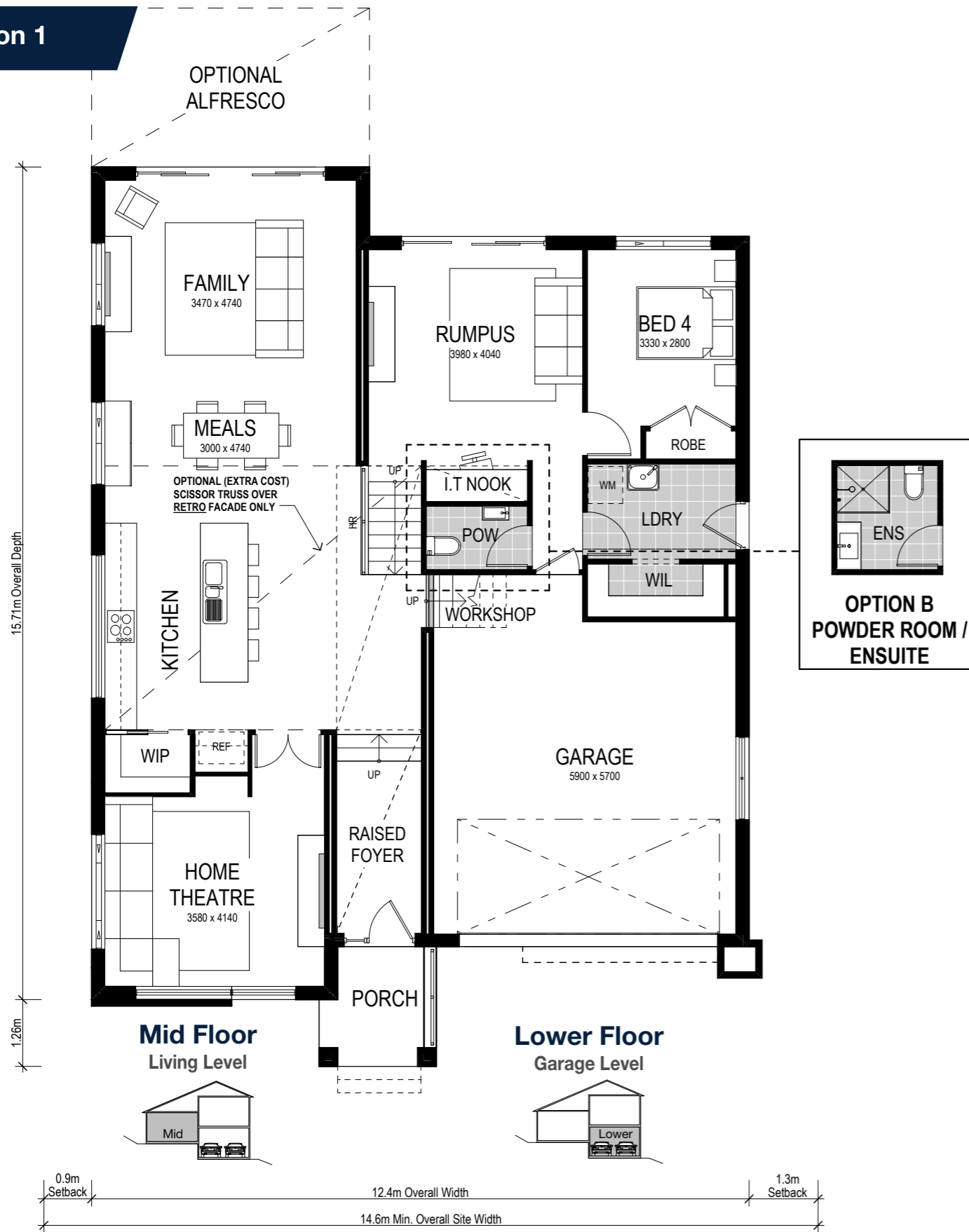


San Tropez 273




 4 Bed 2.5 Bath 2 Park

The San Tropez 273 is defined by a stunning porch and raised foyer, giving way to the ultimate living space — a spacious home theatre, open-plan kitchen and family space unfolding to an alfresco area. With internal access to the spacious garage and workshop located on the lower level, it is here you will find the secluded fourth bedroom and additional rumpus space and IT nook — perfect for hosting guests. Luxury living is redefined on the upper level, with a spacious master bedroom, ensuite, and walk-in-robe, plus two bedrooms with convenient access to the main bathroom.





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

San Tropez 273

- 4 Bed
- 2.5 Bath
- 2 Park

Our sloping site specialist techniques have been applied to our San Tropez range to craft homes that caress a sideways sloping site. Our San Tropez is a split tri-level design that provides three different living areas, making it perfect for big families who appreciate space to retreat as well as spend time together. Oozing street appeal and facilitating relaxed family living, the San Tropez is fast-becoming a Montgomery Homes favourite.

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
- ✓ Garage workshop

This home is on display at:

HomeWorld Box Hill
19 Gittel Street
Box Hill, Sydney

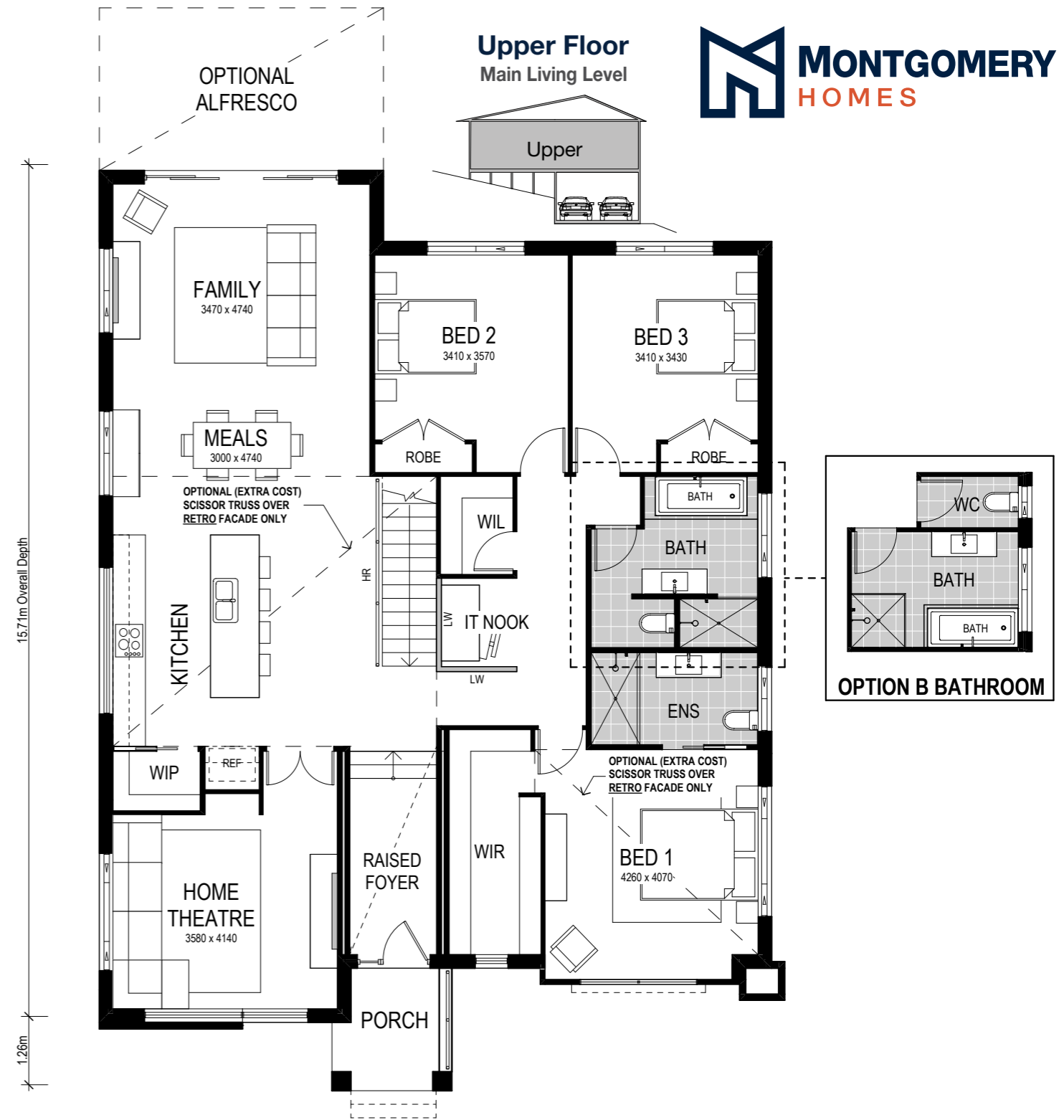
Option 2 Full split



Lower Floor Garage Level



Upper Floor Main Living Level



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

San Tropez 273

- 4 Bed
- 2.5 Bath
- 2 Park

Full Split Option

The San Tropez 273 is also available in a Full Split configuration rather than a split level slab. This option is best suited for a block with a steep sideways slope and uses our specialised bearers and joists technique. Additional costs apply. This option features kitchen, main entertaining areas on the upper floor along with the primary bedrooms and home theatre. With the rumpus and fourth (or guest) bedroom on the lower floor.

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
- ✓ Larger garage

Facade options and features



Retro Facade

 **Roof Type**
Colorbond

 **Total m²/Sq**
272.91/29.4



Executive Facade


 **Roof Type**
Tiles

 **Total m²/Sq**
271.16/29.2




Hamptons Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
272.18/29.3



Metro Facade

 **Roof Type**
Tiles

 **Total m²/Sq**
270.20/29.0

Note: Artist's impressions and pictures shown in this brochure may not be standard finishes – please refer to standard inclusions list for details. Images may depict homes from other design ranges and are used for illustrative purposes only.



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