

# THE MONTANA 269

HOUSE SIZE (W x D): 14.42m x 24.86m  
 SUITABLE FOR BLOCK SIZES:  
 MIN LOT WIDTH: 17.42m  
 MIN LOT DEPTH: 32.36m



STANDARD FLOOR PLAN WITH THE COASTAL FAÇADE



## ROOM SIZES

Master Bedroom	3.5 x 3.5m	Family	4.7 x 4.4m
Bedroom 2	4.3 x 3.4m	Dining	3.8 x 3.6m
Bedroom 3	3.0 x 3.0m	Kids Retreat	3.5 x 3.0m
Bedroom 4	3.4 x 2.9m	Alfresco	5.8 x 3.5m
Media Room	4.5 x 3.3m	Garage	6.0 x 5.8m

## SPECIFICATIONS

Living	200.4m <sup>2</sup>	21.6sq
Porch	6.7m <sup>2</sup>	0.8sq
Alfresco	20.8m <sup>2</sup>	2.2sq
Garage	41.2m <sup>2</sup>	4.4sq
<b>Total</b>	<b>269.1m<sup>2</sup></b>	<b>29.0sq</b>

## DESIGN OPTIONS

- Standard Floor Plan
- No Rumpus
- Master to Rear + Media to Front
- Bedroom 3 & Rumpus Swap

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