



Pictured with Cladding option installed

The **Modena** a Fox that's a superior sleep-out

FREE METRO SITE VISIT

The Modena is our entry level Granny Flat most commonly used for sleep outs, games rooms and office retreats. The open plan layout means the Modena can be easily set up to suit your individual requirements and you can further customise with internal half walls if needed. As with all of our models, we encourage your input during the design stage to ensure you get just the building you're after.



Features

- ✓ Energy Compliant
- ✓ Available in Multiple Sizes
- ✓ Versatile Open-Plan Design

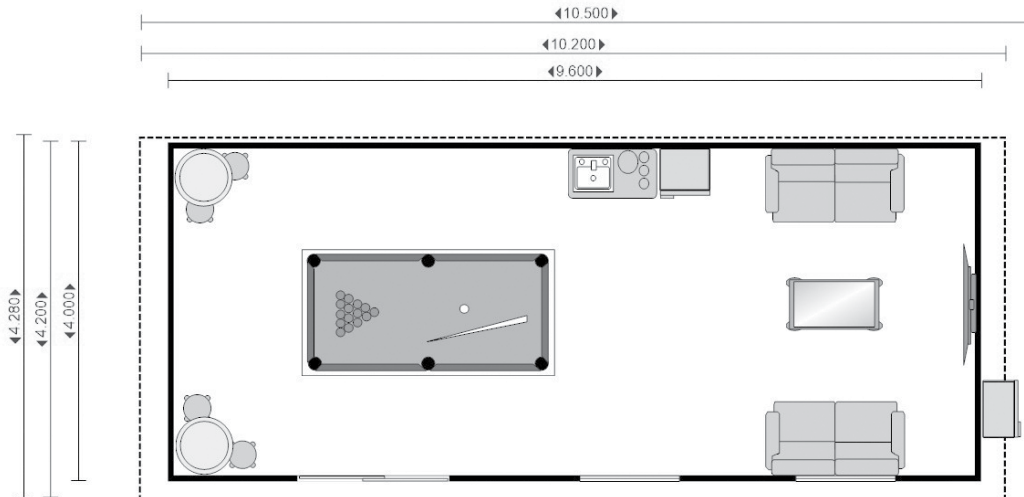


Materials

- ✓ Australian Blue-Scope Colorbond® Steel – EPS-FR Panels
- ✓ CFC and Aquatite Particle Board Flooring – Termite Treated
- ✓ Cyclonic Steel Frame
- ✓ Aluminium Joinery and Extrusions
- ✓ Permifloor Underfloor Insulation
- ✓ Toughened Glass

Upgrades

Please see over for our range of upgrades and additions you can choose from to further customise your building. Installation costs are subject to an individual site visit. These prices will generally vary from \$15,000 to \$25,000 +gst in the Perth Metro area depending on various property factors.



7.8m (34sqm)

9.0m (39sqm)

10.2m (44sqm)

\$29,406

\$32,505

\$36,385

4.3m



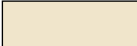
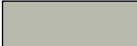
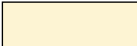
STANDARD INCLUSIONS FOR 7.8M AND 9.0M MODELS

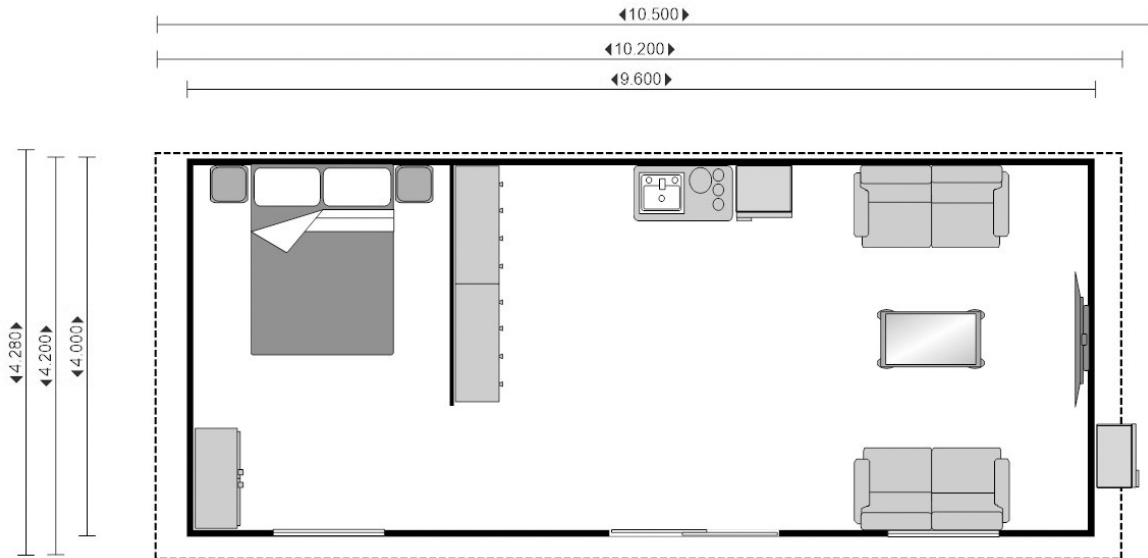
- ✓ 2.6kW Split System Reverse Cycle Air Conditioner
- ✓ 1 x 1800mm Sliding Door
- ✓ 1 x 1200mm Sliding Windows
- ✓ Fly Screens Included
- ✓ Underfloor Insulation
- ✓ Colorbond® Sheeted Roof with Thermal Air Break
- ✓ Vinyl Floor Coverings - Timber Plank
- ✓ 4 Double Power Points Throughout
- ✓ 1 x Coaxial Point
- ✓ 2 x Internal Dome Lights
- ✓ 1x External Bunker Light
- ✓ Smoke Alarm
- ✓ Electrical Fit-off

10.2M MODELS HOUSES ALL THE STANDARD INCLUSIONS PLUS:

- ✓ 1 x 1200mm Sliding Window
- ✓ 1 x Double Power Point
- ✓ Upgrade to 3.5kW Split System Reverse Cycle Air Conditioner

Colour options

- ✓ Standard colour: + Black Trims/Flashings **Satin Grey**
- ☐ Change colour \$245
- ☐ Ash  ☐ Bone 
- ☐ Light Maple  ☐ Mist Green 
- ☐ Ivory 



ADDITIONS

Doors & Windows

- Sliding Door**
- ☐ 2145mm x 1800mm \$1,350
- Glass Hinged Door**
- ☐ 2145mm x 900mm \$1,350
- Fixed Window**
- ☐ 300mm x 1400mm \$585
- Sliding Window**
- ☐ 1200mm x 1200mm \$836
- ☐ 1000mm x 1000mm \$755
- ☐ 500mm x 500mm \$435

General Additions

- ☐ Double Power Point (each) \$95
- ☐ Carpet with Underlay - Various Colours \$38/sqm
- ☐ Fan/Light Combo \$310
- ☐ Full Internal Wall, Door & Light \$1650
- ☐ 1200mm Sliding Mirrored Wardrobes \$825
- ☐ 1800mm Sliding Mirrored Wardrobes \$1109
- ☐ Exterior Cladding Price dependent on unit size

All prices are subject to GST.