



**Marksman Homes**  
*Lifestyle Range*

“Marksman Homes has been Illawarra’s Quality Builder since 1967. We include wider choices and features over and above most builders’ standards.”

Over 38 years experience has helped Marksman choose the best tradesmen, some of whom have been working for Marksman many of those years. This experience enables us to build split level or tri level homes on sloping sites and 2-storey or single level homes on timber floors or concrete foundations, all to the highest standard of construction.

Marksman’s sales staff are available when you need them and can generally be contacted 7 days a week.

Our local staff can advise you in all fields of building, from construction and architectural design through to colour selection.

Marksman has over 200 designs to choose from with flexibility to meet your needs and to incorporate your ideas. If we don’t have a plan to suit we will create one for you.

*Our experience can help.*



## Style and Class

“We realise the importance of such areas as kitchens and bathrooms in your home. We have included more options and quality inclusions as standard.”



### Kitchens

Choose from 2 quality kitchen companies with large showrooms.

4 different standard kitchen finishes available in over 700 colours.

Lining from top of kitchen cupboards to the ceiling with cornice, giving an improved finish to your kitchen. No more dusting the top of the cupboards.

### Bathrooms

Vanities are custom built for such locations as 3-way bathrooms, thus avoiding unsightly spaces and dust traps between the wall and the vanity unit.

Up-market vanity units are installed to all Marksman homes. Textured hard wearing finish and panel grooving are standard, along with silky smooth moulded tops with various colour options.

### No Cost Extras

Vanity units are made of moisture resistant materials and hinges with a lifetime guarantee.

Caroma powder coated metal luxury tapware (not plastic) advanced design. Choice of 2 colours.

Sink mixer to kitchen with guarantee.





## Character and Individuality

Marksman is aware of how critical bricks are to a home's final finish and offer you a range from Austral, Boral and PGH.

### Bricks

Brickwork covers a large percentage of your home. Therefore, it is important that you can choose from a wide range of high value bricks, to give your home appeal and character.

Brickwork over garage doors (maximum span of 2.7m) for improved appearance of your home in place of fibro panels often used.

### Brick Accessories

Stainless steel brick ties are used to bond your brickwork to the frames providing years of extra life over the industry's standard aluminium brick ties.

3 course brick step down on edge beam creating a better finish to your home.

Our list includes bricks to a generous retail value.



7



## Strength and Stability

Marksman Homes only use quality products. Suppliers and manufacturers provide products that adhere to strict quality guidelines.

### Frames

All Marksman Lifestyle range homes are built with eaves that protect the home from the weather and enhance the overall appearance.

Framing of eaves with 70mm x 35mm timber helps to keep the eaves rigid and straight.

90mm thick timber frames to external walls to ground floor. Provides straighter walls with more strength.

### Waterproofing

All wet areas on bearers and joist homes or upper levels to split or 2-storey homes have a fibreglass waterproof membrane that covers the floor and seals floor to walls. A metal mesh is then placed over the top to give extra strength and improved tile bonding.

Where possible special bulkheads are provided to 2-storey and split level homes to keep unsightly external pipework to a minimum around water pipe perimeters.

### Garage Doors

Steel-Line BHP Colorbond roller doors in 19 colours with sectional overhead doors in 8 colours, when shown on special facades. Sectional overhead doors are fitted with award winning finger-proof safety feature that not only safeguards your family against injury, it also seals out the weather that can penetrate other sectional overhead doors.

Colorbond®



9

# Strong Foundations

Costing options for your new home are processed locally within a few days.

## Pre-Construction

Marksman customers attend a pre-construction meeting. Before building commences, you will have the opportunity to meet with our experienced construction manager and have a chance to ask questions and gain an insight into the process of building your new home.

## Foundation

Marksman Homes will provide you with a conventional "H Type" slab (to suit highly reactive clays) with more concrete and steel. 100mm thick slab with 350mm x 500mm minimum size edge beams. This slab system uses between 35-50% more concrete (percentage depending on shape of slab) than the waffle pod slab used by most other builders.

## Internal Carpentry

Deeper internal robe space of 530mm allows extra space for those larger jackets and coats. A new quick slide robe frame/doors system that offers a neater finish.

Thicker internal mouldings 42mm x 18mm in timber (not craftwood).

# Quality Assurance

Marksman Homes has implemented a Quality Management System to ensure each home is constructed according to best building practices.

## Quality

Dowell Boral Windows with a 10-year warranty for quality performance, with choice of 7 powder coated colours as standard.



## Termite Control

Marksman use Termimesh termite control treatment to perimeter of building to AS.36060.1.



## Structural Guarantee

NSW statutes require a seven year Structural Guarantee. Marksman Homes provide a 25-year Structural Guarantee and present the owner with a certificate on handover of their home.



# Comfortable Living

Insulation is essential to keep your home warm in winter and cool in summer. You can have substantial savings every year with reduced energy costs.

## Insulation

Insulation provides a barrier for heat flow in and out of your home.

A well insulated home is up to 10 degrees warmer in winter and up to 7 degrees cooler in summer

All homes are fitted with reflective foil insulation under the roof tiles (sarking) with anti-flap pads.

## Benefits

The benefits to you are:

- Reflects 95% of radiated heat
- Can reduce internal temperatures by up to 9 degrees
- Effective against dust and dirt
- Water proofing membrane
- Prevents penetration of airborne moisture
- Fire retardant



# Range of Excellence

You have a choice of Roof Tiles from Monier, Bristile and Boral in 3 styles and many colours.

## Flooring and Tiles

Laminex Aquabar or similar brand flooring to bearer & joist homes. Gives longer protection to water exposure and provides a better finish for future tiling.

With two quality tile companies to choose from, Marksman Homes offers a wide range of floor and wall tiles.

## Roofing

Stormclips are provided to every second roof tile, giving you peace of mind in windstorms.

Ridge caps to your roof are fixed with flexi mortar avoiding cracking and possible loosening of ridge caps.

A second colour can be added to your ridge caps to provide a contrast at no extra cost.



The selection of colours to suit the style of your home will have a large impact on the finished appearance.



2600 Dulux paint colour options. If you are still unsure how your colours will look after you have made your selection, you can meet our painter on site.

20 Colorbond colours for your gutter, fascia and downpipes.

**To assist you, our fully trained colour consultant is there to help.**

## Dulux Paints

To provide long lasting hard wearing protection, Marksman Homes will paint your home with Dulux paints which includes 3 coats of paint to walls and 2 coats to the ceiling.



It's the little things that make the difference.

## Gas Option

When you take the option of gas cooktop and gas hot water system we provide one internal heating point at no extra cost.

## Hot Water Safety

All hot water systems come with temperature limiting valve for your family's protection.

## Locks and Latches

For your privacy, locks are fitted to your master bedroom and bathrooms/ensuites and for your security a deadlock is provided to your front door.

Door furniture from the Schlage Collection that will delight the most fastidious decorator, is standard.

## Phone and Power Outlets

Double power points located to suit your floor plan.

Marksman will arrange to pre-wire 2 telephone points within your home, giving convenience and substantial savings.

