

## FEATURES & FINISHES

## EXTERIOR FINISHES:

- EMPIRE'S Avalon is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally controlled.
- Exterior elevations which include HORIZONTAL VINYL CLADDING, CLAY BRICK, STONE and/or VINYL BOARD & BATTEN VERTICAL SIDING with ornamental trim details and shutters as per elevations.
- Prefinished siding, soffits, fascia, eavestroughs, and downspouts, as per elevation.
- Self-sealing roof shingles with manufacturer's limited lifetime warranty from Vendor's predetermined colour samples.
- Front coach light(s), as per elevation (style may vary).
- Fully sodded yard where applicable. Beneath decks (where applicable) may be graveled at Vendor's sole discretion. Lots to be graded to the requirements of the authority having jurisdiction.
- Pre-cast concrete slab walkway from driveway to front porch where applicable.
- Sectional roll-up garage overhead door(s) as per elevation.
- Weiser front door Satin Nickel finish grip set, dead bolt and key lock.
- Address plaque, location to be determined by Vendor.
- Poured concrete garage floor with reinforced grade beams.
- Exterior hose bib (tap) in garage – location to be determined by Vendor.
- Garage man door included if shown on applicable plan and if grade permits.
- All vinyl casement windows, or fixed windows throughout as per applicable elevation. Window exterior colour to be white or coloured (as per colour package).

## INTERIOR KITCHEN FEATURES:

- Double compartment stainless steel ledge back surface mounted sink with Moen single lever faucet.
- Choice of white or black kitchen exhaust stove fan vented to the exterior.
- Cabinet opening provided for future dishwasher which includes rough-in plumbing and electrical for future hook-up, as per plan. Installation and plumbing and electrical hook-up of dishwasher are not included.
- Heavy-duty (220 Volt) electrical receptacle for stove.
- Dedicated (110 Volt) electrical outlet for refrigerator.
- Purchaser's choice of cabinets and laminate countertop, from Vendor's included samples.
- Island and/or flush breakfast bar as per plan.
- Electrical outlets at counter level for small appliances.

## BATHROOM FEATURES:

- Purchaser's choice of vanities with laminate countertops in all bathrooms (excluding powder room) from Vendor's included samples.
- White pedestal sink in powder room.
- White fixtures (toilet, tub and vanity sink) in bathroom(s) as per plan.
- Chrome bathroom accessories as applicable.
- Mirrors provided in bathroom(s) and powder room with wall mounted light fixture(s).
- Single lever Moen faucets provided for all pedestal and/or vanity sinks as per plan.
- Pressure balance valves to all shower stalls and tub/showers as applicable.
- Choice of ceramic wall tile for bathtub enclosures and shower stalls, from Vendor's included samples. Tiles included for ceilings on shower stalls only. Ceramic tile to oval/corner tub skirts, deck and surround as per plan and from Vendor's included samples.
- Pedestal sink, vanity sink(s), toilets and kitchen sink to have separate shut off valves.
- Square or rectangular one-piece white seamless acrylic shower stall pan provided as per plan.
- Privacy locks on powder room and bathroom doors.

## LAUNDRY FEATURES:

- Single laundry tub with faucet as per plan.
- Hot and cold water supply provided with a separate drain for clothes washing appliance, as per plan.
- Heavy-duty (220 volt) electrical outlet for clothes dryer and a dedicated (110 volt) electrical outlet for washer.

## INTERIOR FEATURES:

- 9' ceilings on second floor.
- Interior doors with satin nickel finish lever style hardware in finished areas as per plan.
- Contemporary style trim throughout from Vendor's included samples.
- White hardboard sliding closet doors as per plan.
- Framed mirrored sliding front entrance closet doors with trimmed openings as per plan.
- Flat archway(s) on second floor to be trimmed as per plan.
- Natural finished oak handrail and pickets on all finished area stairs in a natural finish from Vendor's included samples. Staircase(s) to be solid oak treads with oak veneered risers and stringers in a natural finish.

## FLOORING FEATURES:

- Ceramic flooring in entrance(s), laundry room, powder room and all bathrooms from Vendor's included samples as per plan.
- LVP flooring on ground floor and second floor to areas not tiled. Choice of LVP from Vendor's included samples and as per plan. Bedroom(s) to be carpeted.
- Choice of one colour of broadloom with foam underpad throughout carpeted areas, from Vendor's included samples.
- Tongue and groove subfloor, nailed, glued, and screwed, throughout except ground floor on engineered floor joist system as applicable.

## PAINTING FEATURES:

- Latex paint for all interior walls throughout finished areas.
- All interior doors and trim to be painted white.
- Knock-down ceiling finish to all living areas including walk in closets. Bathroom(s), powder room, laundry room and kitchen to receive smooth ceilings.

## ELECTRIAL FEATURES:

- Lighting package in nickel finish throughout, except for:
  - Dining room to receive a switched capped outlet in ceiling if applicable.
  - Bathroom(s) and powder room to receive wall mounted strip light fixture above vanity mirror.
- Electric door chimes at front entry door.
- Smoke detectors and carbon monoxide detectors installed as per code.
- Exterior weatherproof electrical G.F.I outlet at front porch plus one holiday soffit switched outlet from the interior at front porch, as applicable.
- Three Ethernet wired locations completed with cover plate, all home run to electrical panel.
- Cable TV wiring for family room or gathering area and Bedroom 1 completed with cover plate, all home run to electrical panel.
- 100-amp circuit breaker panel with copper wiring throughout.
- Decora style switches and receptacles throughout.
- Electrical outlet(s) in bathroom(s) and powder room including interconnected ground fault interrupter at pedestal sink or vanity counter level.
- One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
- Tamper resistant receptacles installed where required.

## HVAC FEATURES:

- High Velocity forced-air gas furnace with electronic ignition, power vented to exterior. Ductwork sized to accommodate ventilation system requirements.
- Exposed ductwork in mechanical room to be sealed.
- Energy efficient hot water heating appliance is a rental unit. Purchaser to execute agreement with vendor.
- Energy Recovery Ventilator (ERV) installed and interlocked with furnace.
- Exhaust fans in all bathrooms including powder room as applicable.
- All windows installed with expandable foam to minimize air leakage.
- Central vacuum rough-in.

## SMART FEATURES:

- One conduit from the mechanical room into the garage terminating at a square electrical box with a blank cover will be included for installation of future electric car charger.
- Smart Thermostat with voice control and smart sensors.
- One USB charger for smartphones and tablets located in a location determined by Vendor.

## GENERAL:

- All interior selections will be made from Vendor's included samples during private appointment with the Vendor's interior design consultant, at Empire's Design Centre.
- Purchaser acknowledges that home may be sited on lot in mirror image / reverse siting, than that which is shown on display materials and renderings.
- Front porches may incorporate recessed steps where grade requires.
- Number of steps at the front porch may vary due to grade conditions.

## ENERGY STAR™ INCLUDED ITEMS

- R60 Attic insulation.
- Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above (R31).
- Exterior above grade wall construction including R-22 fibreglass batt insulation and R-5 exterior insulating sheathing.
- Exterior Windows with an Energy Star Zone 3 (v5) rating.
- Natural gas furnace with a 96% AFUE.
- Tankless gas water heater (rental).
- Energy Recovery Ventilator with 75% SRE.
- Lighting 100% CFL/LED.