



EMPIRE AVALON

GATEWAY PHASE 1 - VILLAGE TOWNS
FEATURES & FINISHES

EXTERIOR FEATURES

- Empire's Avalon Gateway is a new home community inspired by the sense of neighborhood. 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 sliding with ornamental trim details and shutters as per elevations.
- Prefinished siding, soffits, fascia, eavestroughs, and downspouts, as per elevation.
- Self-sealing roof shingles with a 25 year manufacturer's limited warranty from Vendor's predetermined colour samples.
- Front coach lights, as per elevation (style may vary).
- Fully sodded front yard where applicable. Lots to be graded to the requirements of the authority having jurisdiction.
- Pre-cast concrete slab walkway to front porch.
- Sectional garage overhead doors 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.
- One exterior hose bib at 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 FEATURES

- Interior doors with satin nickel finish hinges and 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 archways on ground floor to be trimmed as per applicable plan.
- Natural finished oak handrail and pickets on all finished areas stairs in a natural finish from Vendor's included samples. Ground to second floor and second to the third floor staircase to be solid oak treads with oak veneered risers and stringers in a natural finish.
- The approximate ceiling heights excluding areas with bulkheads are; Ground floor 8', second floor 9', third floor 8'.

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 applicable plan. Installation and 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 applicable 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 bathroom fixtures provided.
- Mirrors provided in all bathrooms with wall mounted light fixture(s).
- Exhaust fans provided in all bathrooms.
- Single lever Moen faucets provided for all pedestal or vanity sinks as per plan.
- Pressure balance valves to all shower stalls and tub/showers as per plan to prevent scalding.
- Interconnected G.F.I. outlet provided at pedestal or vanity counter level.
- 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.
- All pedestal sinks, vanity sinks, toilets and kitchen sink to have separate shut off valves.
- Square or rectangular one piece white seamless acrylic shower stall base provided as per plan.
- Privacy locks on all bathroom doors.

LAUNDRY FEATURES

- 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.

FLOORING FEATURES

- Ceramic flooring in entrance, laundry room and all bathrooms from Vendor's included samples as per applicable plans.
- Engineered natural hardwood flooring on ground and second floor to areas that are not tiled or unfinished. Choice of hardwood is from Vendor's included samples and as per applicable plan.
- Choice of one colour of broadloom with foam under pad throughout carpeted areas, from Vendor's included samples.
- Tongue and groove subfloor, nailed, glued, and screwed, throughout except basement on engineered floor joist system as applicable.

PAINTING FEATURES

- Washable 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, excluding bathrooms, laundry rooms and kitchens which are to receive smooth ceilings.

ELECTRICAL FEATURES

- Lighting package in nickel finish in all hallways, kitchen and bedrooms.
 - Dining room to receive a switched capped outlet in ceiling.
 - Great Room, Living Room, Family, Parlor or Gathering Rooms to receive a switched receptacle.
 - Walk in closet(s) and Laundry to receive a globe style ceiling light fixture.
 - Bathrooms 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.
- Two exterior weatherproof electrical G.F.I outlet - one at front porch and one at 2nd floor deck as applicable plus one holiday soffit outlet switched from the interior at front of home.
- Three wired telephone locations (Purchaser's choice) 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 all bathroom(s) and powder room include ground fault interrupter.
- 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.

INSULATION & HVAC FEATURES

- Forced-air gas appliance, power vented to exterior. Ductwork sized to accommodate ventilation system requirements.
- Purchaser covenants and agrees to automatically assume and be bound by any rental agreement or other agreement with Vendor's supplier for a Hot Water Appliance.
- Insulation to exterior walls R24 and attic space R50.
- Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above.(R31).
- Exposed ductwork to be sealed with foil tape or mastic sealant.
- High efficiency gas fired heating system.
- 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. (Simplified system)
- LED lighting in all standard interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets and finished laundry rooms as per plan.
- Energy Star qualified exhaust fans in all bathrooms including powder room (where applicable).
- All windows installed with expandable foam to minimize air leakage. (excluding basement windows)

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.

SMART FEATURES

- Energy Star certified ecobee4 Smart Thermostat with Built-in Amazon Alexa Voice Services.
- Smart Home Ready rough in with hidden power outlet for future Wi-Fi mesh networks and video doorbell capability.
- One "Stop & Drop" USB charger for smartphones and tablets located in a predetermined location.

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