



EMPIRE AVALON

GATEWAY PHASE 1
FEATURES & FINISHES

EXTERIOR FEATURES

- 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 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 and rear yards 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 to front porch and with rear patio step where applicable.
- 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.
- Foundation drainage system which includes; damp proofing spray, drainage membrane and drain tile.
- Poured concrete garage floor with reinforced grade beams.
- Two exterior hose bibs (taps), one at rear elevation and one 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 (excluding basement sliding windows) as per applicable elevation. Window exterior colour to be white or coloured (excluding white basement windows) as per colour package.

INTERIOR FEATURES

- 9' ceilings on main floor.
- 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 main 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. Main floor staircase to be solid oak treads with oak veneered risers and stringers in a natural finish.

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 quality 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

- 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.

FLOORING FEATURES

- Ceramic flooring in entrance, kitchen, breakfast area, laundry room and all bathrooms from Vendor's included samples as per applicable plans.
- Engineered natural hardwood flooring on main floor to areas that are not tiled. 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 room, 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 rear of home 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 furnace with electronic ignition, 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 R27, attic space R70, full height R12 on basement walls (to within 6" of basement floor).
- Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
- Exposed main basement 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

- One conduit from the basement into the garage terminating at a square electrical box with a blank cover will be included for installation of future electric car charger.
- 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.

 **EMPIRE AVALON**