

EXTERIOR FEATURES

- Architecturally inspired quality exterior elevations which include horizontal vinyl cladding, genuine clay brick, stone and/or vinyl board & batten vertical siding with ornamental trim details and shutters as per elevations. All exterior windows and door frames including mullions where shown on elevations are white in colour.
- Prefinished quality siding, soffits, fascia, eavestroughs, and downspouts, as per elevation.
- Self-sealing 25-year manufacturer’s limited warranty roof shingles from Vendor’s predetermined colour samples.
- Front coach lights, as per elevation (style may vary).
- Fully sodded front and rear yards. Narrow side yards between houses and beneath decks (where applicable) may be graveled at Vendor’s sole discretion. Lots to graded to the requirements of the authority having jurisdiction.
- Pre-cast concrete slab walkway to front porch and with rear patio step where applicable.
- Coach style sectional garage overhead doors as per elevation.
- Front doors to have a grip set, dead bolt and key lock.
- Decorative address plaque, location to be determined by Vendor.
- 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.

NEW Garage man door included if shown on applicable plan and if grade permits.

INTERIOR FEATURES

- 9’ ceilings on main floor.
- NEW** Classique interior doors as per plan.
- Colonial 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.
- Elegant 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 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 main and ensuite bathrooms, from Vendor’s included samples.
- White pedestal sink in Powder Room.
- White bathroom fixtures provided.
- Mirrors provided in all ensuites, bathrooms and powder rooms with wall mounted light fixture(s).
- Exhaust fans provided in all bathrooms.
- Single lever faucets provided for all pedestal or vanity sinks as per plan.
- 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 bathtub enclosures and shower stalls to have water pressure balancing valves. 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.
- Exterior venting provided for clothes dryer.

FLOORING FEATURES

- Ceramic flooring in entrance, kitchen, breakfast area, laundry room and all bathrooms from Vendor’s included samples as per applicable plans.
- NEW** 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 & groove OSB subflooring throughout. All sheathing joints to be sanded smooth and screwed down to floor joists.

PAINTING FEATURES

- Choice of one paint colour from Vendors included samples for all interior walls.
- All interior doors and trim to be painted white.
- California style trowelled textured ceiling finish to all living areas including walk in closets. Excluding bathrooms, laundry rooms and kitchens which are to receive smooth ceilings.

ELECTRICAL FEATURES

- Décor 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.
- White Decora style light switches and plugs throughout finished areas of home. 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 at front porch and 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 master bedroom completed with cover plate, all home run to electrical panel.
- Rough-in for central vacuum provided to main and second floors only.

HEATING FEATURES

- High-efficiency 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 power vented (to exterior) Hot Water Tank and ERV or HRV unit.
- Ductwork sized to accommodate ventilation system requirements for heating and cooling.
- Duct work to be professionally cleaned.

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.

WARRANTY

- Empire Communities Warranty is backed by the Tarion Warranty Program’s “Excellent Service Rating” and includes the following:
 - 1-year-materials and workmanship
 - 2-year-plumbing, heating and electrical systems and building envelope
 - 7-year-major structural

HOME ENERGY SAVINGS & COMFORT FEATURES

- 2” x 6” exterior wall with a minimum of R-22 insulation.
- R-60 blown-in place attic insulation.
- R-31 batt insulation in non-attic/roof spaces.
- R-20 basement wall wrap insulation to 6” above concrete slab.
- R-31 foam insulation to all rooms above garages and exposed floor areas.
- Vinyl Casement windows with Low-E coating and an Argon gas filled window cavity.
- Basement vinyl sliding windows with Low-E coating and an Argon gas filled window cavity.
- All visibly exposed supply ducts in basement are taped to provide increased furnace efficiency and air flow throughout the home.
- Programmable thermostat.
- ERV or HRV– Energy Recovery Ventilator (rental unit)