

EMPIRE AVALON

FEATURES & FINISHES

AVALON PHASE 9

20' TOWNHOMES

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 warranty from Vendor's predetermined colour samples.
- Front coach light(s), 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 door(s) as per elevation.
- 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, where applicable.
- 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 as per exterior colour package (excluding basement windows)

INTERIOR KITCHEN FEATURES:

- Surface mounted double bowl stainless steel sink with chrome 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 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 as required by code.

BATHROOM FEATURES:

- Purchaser's choice of vanities with laminate countertops in all bathrooms excluding powder room, from Vendor's included samples.
- White pedestal sink and toilet in powder room(s).
- White fixtures (toilet, tub and vanity sink) in bathroom(s) as per plan.
- Chrome accessories in bathroom(s) and powder room(s).
- Mirrors provided in bathroom(s) and powder room(s) with wall mounted light fixture(s).
- Exhaust fans provided in bathroom(s) and powder room(s).
- Chrome single lever faucets provided for all pedestal and/or vanity sinks as per plan.
- Pressure balance valves to all shower stalls and tub/showers as per plan.
- Interconnected G.F.I. outlet provided at pedestal and vanity(s) at counter level.
- Choice of ceramic wall tile for bathtub enclosure(s) and shower stall(s), from Vendor's included samples. Tiles included for ceilings on shower stalls only. Ceramic floor 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.
- Acrylic shower pan provided as per plan.
- Privacy locks on bathroom and powder room doors.

LAUNDRY FEATURES:

- Single laundry tub with faucet as per plan.
- Washing machine outlet box included in all finished laundry rooms.
- Heavy-duty (220 volt) electrical outlet for dryer and a dedicated (110 volt) electrical outlet for washer.

INTERIOR FEATURES:

- Approximately 9' ceiling on main floor, and 8' ceiling 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 board sliding closet doors with trimmed openings as per plan.
- Framed mirrored sliding front entrance closet doors with trimmed openings as per plan.
- Flat archway(s) on main floor to be trimmed as per plan.
- Stained oak handrail and pickets on all finished areas from Vendor's included samples. Staircase in finished areas to be carpet grade treads and risers with paint grade stringers, as per plan.

FLOORING FEATURES:

- Ceramic flooring at entrances, kitchen, breakfast area, laundry room, powder room, and bathroom(s) from Vendor's included samples as per plan.
- Engineered natural hardwood flooring on main floor to non-tiled areas from Vendor's included samples as per plan.
- Broadloom with foam underpad to non-tiled areas on second floor from Vendor's included samples as per plan.
- Engineered structural floor joist system with sub-floor sanded at seams and fastened with screws for additional stability excluding basement.

PAINTING FEATURES:

- Interior walls to be painted with low VOC paint throughout finished areas; one colour throughout.
- All interior doors and trim to be painted white.
- Kitchen, powder room, bathroom(s) and laundry room receive a smooth ceiling, remaining rooms receive a knock-down ceiling finish.

ELECTRIAL FEATURES:

- Lighting fixtures in nickel finish throughout except for:
 - Dining room to receive a switched capped outlet in ceiling as per plan.
 - Bathroom(s) and powder room(s) to receive wall mounted strip light fixture above vanity mirror.
 - Shower(s) to receive a white trimmed potlight.
 - Garage and unfinished basements to receive a white lamp-holder fixture(s).
- Electric door chimes at front entry door.
- Smoke detectors and carbon monoxide detectors installed as per code.
- Two exterior weatherproof electrical outlets. One at the front porch and one at the rear of home. One holiday soffit outlet switched from the interior at front of home.
- Three ethernet wired locations (Purchaser's choice) completed with blank cover plates. All wire terminations to electrical panel.
- Cable TV wiring for family room or gathering area and Bedroom 1 completed with blank cover plate. All wire terminations to electrical panel.
- 100-amp circuit breaker panel with copper wiring throughout in accordance with the Electrical Safety Association standards.
- Decora style switches and receptacles throughout.
- Electrical outlet(s) in bathroom(s) and powder room including G.F.I.
- One electrical outlet in garage for each parking space. Each garage door to receive one ceiling outlet for future door opener.
- Tamper resistant receptacles installed where required.

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.
- Exposed main basement ductwork to be sealed.
- Energy Recovery Ventilator (ERV) installed and interlocked with furnace.
- Energy Star qualified exhaust fans in all bathroom(s), and powder room(s).
- All windows installed with expandable foam to minimize air leakage, excluding basement windows.

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 Smart Thermostat.
- One USB charger for smartphones and tablets located in kitchen, location determined by Vendor.

ENERGY STAR™ INCLUDED ITEMS:

- R60 Attic insulation.
- Full height R20 blanket insulation 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).
- Exterior above grade wall construction including R-22 fiberglass batt insulation and R-5 exterior insulating sheathing.
- Energy Star certified exterior windows.
- Natural gas furnace with a 96% AFUE.
- Tankless gas water heater (rental).
- Energy Recovery Ventilator with 75% SRE
- Lighting 100% CFL/LED.

GENERAL:

- All interior selections will be made from Vendor's included samples during private appointment with the Vendor's 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.