



EMPIRE RIVERLAND

FEATURES & FINISHES

RIVERLAND AREA 2 PHASE 3

SINGLE DETACHED & 20' TOWNHOMES

EXTERIOR FINISHES:

- EMPIRE'S Riverland is a new home community inspired by the sense of neighbourhood. House siting's and exterior colours will be architecturally controlled.
- Exterior elevations which include horizontal vinyl cladding, clay brick, stone, and/or vinyl board & batten vertical siding or vinyl shakes 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 manufacturer's limited lifetime warranty from Vendor's predetermined colour samples.
- Front coach light(s), 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 from driveway to front porch and with rear patio step 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.
- 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 white or coloured per Vendor's design, and all basement sliding windows to be white.

INTERIOR KITCHEN FEATURES:

- Double compartment stainless steel ledge back surface mounted sink with Moen single lever faucet.
- Stainless steel 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.
- Moen 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 main floor.
- Interior doors with satin nickel finish lever style hardware in finished areas as per plan.
- Contemporary style trim throughout.
- White panel sliding closet doors as per plan.
- Standard interior swing or sliding mirrored closet doors in front entrance with trimmed openings as per plan.
- Flat archway(s) on main 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. Main floor staircase to be solid oak treads with oak veneered risers and stringers in a natural finish.

FLOORING FEATURES:

- Ceramic flooring in entrance(s), kitchen, breakfast area, laundry room, powder room and all bathrooms from Vendor's included samples as per plan.
- Engineered natural hardwood flooring on main floor to areas not tiled. Choice of hardwood from Vendor's included samples and as per plan.
- Choice of one colour of broadloom with foam underpad throughout carpeted areas, from Vendor's included samples.
- Tongue and groove subfloor, nailed, glued, and secured throughout.

PAINTING FEATURES:

- Low VOC 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.
- 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.

- Wired door chimes at front entry door.
- Smoke detectors and carbon monoxide detectors installed as per code.
- Two exterior weatherproof electrical G.F.I outlets, one at front porch and one at rear of home plus one holiday soffit switched outlet from the interior at front porch, as applicable.
- Three Ethernet and two Cable TV wired locations complete 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 efficiency forced-air gas furnace with electronic ignition, power vented to exterior. Ductwork sized to accommodate ventilation system requirements.
- Exposed main basement ductwork to be sealed.
- Energy efficient tankless hot water heater 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 (excluding basement windows).
- Central vacuum rough-in.

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.
- Smart Thermostat with voice control and smart sensors.
- One USB charger for smartphones and tablets located in a location determined by Vendor.

ENERGY STARTM INCLUDED ITEMS

- R60 Attic insulation.
- Full height R20 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 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.

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.