



EMPIRE **LIVINGSTON**

FEATURES & FINISHES

EXTERIOR FEATURES

- 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 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 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.
- Front doors to have a 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.

INTERIOR FEATURES

- 9' ceilings on main floor.
- 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.
- 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 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 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 & groove OSB subflooring throughout.

PAINTING FEATURES

- Choice of one paint colour from Vendors included samples for all interior walls.
- All interior doors and trim to be painted white.
- 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

- 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 outlets, 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 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

- 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 tank and ERV or HRV unit.
- Ductwork sized to accommodate ventilation system requirements for heating and cooling.
- Duct work to be vacuumed.

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.