

E **EMPIRE**

VINTAGE DESIGN | FEATURES & FINISHES

VISUALLY APPEALING EXTERIORS

- Four sides painted siding, brick or painted brick homes with accents per plan
- Elegant front door with brushed nickel handle; satin nickel house numbers
- Treated wood rear deck
- White wood railing per plan (or if required by code) on front porch, with matching stair railing. If railing is required by code black painted rod railing will be provided
- Side-entry garage or inner courtyard; where lot condition permits
- Fescue sod to the rear corners of the home, trees and shrubs per plan

OUTSTANDING CONSTRUCTION QUALITY

- Glued & mechanically fastened subfloors to minimize squeaks
- Ceilings have 5/8" drywall to reduce ceiling sags
- Housewrap moisture protection for a drier home
- OSB surrounds the house to provide a higher R-rating
- All interior and exterior walls are framed 16" on center and 19" center on floor joists
- Drywall is nailed on perimeter and screwed on balance to minimize nail pops
- PVC (Poly Vinyl Chloride) lines vertically to upstairs in all 100 and 200 series plans
- An independent structural engineer inspects every single Empire after framing
- Masonry crawl space, all are waterproofed
- Architectural shingles with a limited lifetime warranty
- Attic tent for pull down stair

CONVENIENCE, SAFETY, AND ENERGY-SAVING ADVANTAGES

- Security System pre-wire on first floor only
- R-13 (2x4 walls) & R-19 (2x6 walls) insulation in exterior walls; R-30 in ceilings & attic; R-19 in crawl
- Two high efficiency Lennox, 14 SEER air conditioning systems & natural gas heating systems (on two story homes)
- Low-e windows
- Garages include finished and paint ready walls, and ceiling
- Tankless water heater (series varies)
- One garage door opener with two remotes
- One carbon monoxide detector
- One smoke detector in each bedroom

MODERN KITCHEN AND BATHS

- Granite kitchen countertops with ceramic tile backsplash
- Kitchens have 42" cabinets with crown molding plus soft close doors and drawers
- Echelon stained Norwich slab maple cabinets
- Split cooking GE appliances with smooth-top cook top
- Double, Bravura Big/Med Stainless Steel under mount sink with Moen Integra chrome pull-out faucet in kitchen
- Premier Bath has acrylic garden tub with Moen Chateau chrome faucet; shower with cultured marble surround; elongated toilet
- Moen Chateau chrome faucets in all baths. Elongated toilet in all baths

The Enclave at



MASSEY

564 PENNY ROYAL AVE., FORT MILL, SC 29715 | MODEL HOURS: SUN AND MON: 1 - 6; TUES - SAT: 11 - 6
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- “Smooth Surround” fiberglass tubs in secondary baths
- Bathrooms include raised-height vanity

ELEGANT INTERIOR DETAILS

- Nine foot ceilings minimum on both first and second floors per plan
- Direct vent (ventless per plan) fireplace with gas logs and cashmere granite or stone surround (per plan)
- Elegant trim package with two-piece crown molding in all two-story areas
- One-piece crown molding in single-story living room, single-story dining room, single-story family room, and coffered rooms
- Two-piece chair rail with picture molding below in dining room
- Oversized window casing and door casing
- Sherwin Williams “Builders Solution” washable grade, flat latex paint with smooth finished white ceilings
- Shaw carpet with choice of colors and 6 lb. 1/2” rebond padding
- Ceramic tile in Premier bath; vinyl flooring in secondary baths and laundry room
- Hardwood flooring in foyer, kitchen, breakfast room/morning room, and powder room (per plan)
- Dramatic staircase featuring oak hand rails and oak stained ends where exposed at baluster
- Elegant two-paneled Roman top interior doors with brushed nickel hardware

- Four cable TV pre-wire outlets; three ceiling fan pre-wires; four telephone pre-wires. Location determined at Design Studio appointment

A PERSONAL TOUCH

- Each homebuyer will meet with an Empire design consultant to assist in selections and home personalization in the Award Winning Design Studio. We offer a wide selection of color and style choices for flooring, cabinets, countertops and more. In addition, many upgrade options allow you to personalize your home to meet your specific needs, taste, and lifestyle
- Prior to closing, a Empire Quality Assurance rep will perform a detailed Quality Assurance check on your home using an extensive checklist
- Empire provides the service of an optional 1-month, 5-month & 11-month walk in your new home. The walks allow us to inspect your home with you & make any adjustments or corrections that may be needed

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