

VISUALLY APPEALING EXTERIORS

- Four-sides brick with stone or painted LP Smartside siding accents (per plan); painted brick options available
- 3-car side entry garages or 2-car side entry with 1-car front and decorative garage doors with accented handles and hinges
- Elegant Mahogany front door with brushed nickel handle or door style per plan. Cast concrete house plaque
- All exterior color selections were professionally designed by a colorist giving Oldenburg a cohesive & custom feel
- Large treated wood rear deck (per plan)
- Landscape package includes sod in front yard with an array of trees and shrubs. Fescue seed and straw will be placed on areas cleared or graded during development. Irrigation in front, sides and rear yard
- Architectural shingles with a limited lifetime warranty

OUTSTANDING CONSTRUCTION QUALITY

- Glued and 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

- An independent structural engineer inspects every single Empire home after framing
- All crawl spaces are water proofed
- 2 Exterior floodlights
- Attic tent for pull down stair

CONVENIENCE, SAFETY, AND ENERGY-SAVING ADVANTAGES

- Security System pre-wire on first floor
- R-13 (2x4 walls) & R-19 (2x6 walls) insulation in exterior walls; R-30 in ceiling & attic; R-19 in crawl
- High efficiency Lennox, 14 SEER air conditioning systems and natural gas heating systems
- Tankless water heater (series varies)
- Low-e windows
- Painted wood shelving at pantry & laundry; ventilated wire shelving in bedrooms, linen & coat closets for convenience
- Garages include finished & painted walls, ceiling, & trim with casing around windows & baseboards at bottom of drywall
- Two garage door openers with three remotes
- One carbon monoxide detector
- Suite of smart home features

MODERN KITCHEN AND BATHS

- GE stainless steel appliances including 36" gas cooktop, 30" built-in combination convection microwave/convection wall oven with 36" overhead range hood, dishwasher with hidden controls
- Stainless steel undermount sink with Moen

- Brantford stainless steel pull out faucet plus ½ HP disposal
- Level 3 granite/quartz countertops in kitchen & butler's pantry (per plan); tile backsplash in kitchen
- Wellborn Harmony Maple Stain cabinets, Select Series. 42" upper cabinets with crown in kitchen
- Steel tubs in hall baths with tile surrounds; elongated toilets in all baths
- Garden tub with tile surround and oversized shower with bench seat (per plan) and tile surround in Premier bath
- Granite/quartz countertops, European height vanity/vanities in Premier bath with Moen Brantford stainless faucets
- Moen Brantford stainless faucets in all secondary baths
- Hardwood floors in foyer, extended foyer, kitchen/breakfast area, morning room, dining room, hall 1, hall 3, mud room or garage entry and powder room
- Shaw carpet with choice of colors and ½" 8 lb. padding
- Ceramic tile in Premier bath, laundry room, hobby room, secondary baths and 1st floor bath (if converted from powder)
- Dramatic staircase featuring oak handrails with volutes and exposed oak tread on ends plus fluted and painted balusters
- Sherwin Williams "Builders Solution" washable grade, flat latex paint with smooth finished white ceilings
- Direct vent fireplace with gas logs and cashmere granite
- Architectural niches (per plan)
- Four ceiling fan prewires

ELEGANT INTERIOR DETAILS

- Nine or ten foot ceilings on the first floor and nine foot ceilings on second floor (per plan)
- Tray ceilings in Premier bedroom and/or dining room or living room (per plan)
- Elegant trim package with two-piece crown molding in living room, dining room, two-story family room, two-story foyer, and any additional two-story spaces on first floor, 7" baseboards first and second floor
- One-piece crown molding in kitchen, breakfast room, morning room, one-story family room, one-story foyer, powder room, Premier bedroom and bath, first floor hallway and rooms with tray ceilings
- Two-piece chair rail in dining room with Empire judges paneling detail below
- Oversized window and door casings with RB-3 trim

A PERSONAL TOUCH

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