

ROSEBROOKE

BRENTWOOD • TENNESSEE

LOT 34 | SPEC

SELECTION PHOTOS PACKET

DATE: 12.23.25

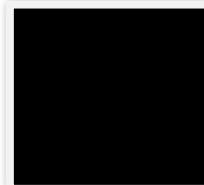
SELECTION PHOTOS ARE SUGGESTIONS ONLY UNLESS OTHERWISE NOTED. SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

EXTERIORS

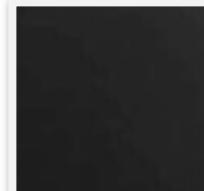
Selections Finalized



ROOF
GAF Charcoal



CLAD WINDOWS
Pella Black



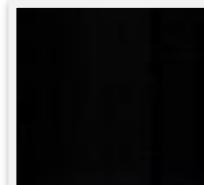
IRON FRONT DOOR
Matte Black



BRICK
(White Mortar and
Brown Sand)



SIDING & TRIM COLOR
SW Prelude



METAL ROOF
Extra Dark Bronze



KITCHEN



SLAB SPLASH
Pental Quartz,
Luce Oro



FAUCET & POT FILLER
Brizo Kintsu
in Luxe Gold



COUNTERTOPS
Pental Quartz, Luce Oro



CABINET COLOR
SW Natural Tan



SINK
Blanco Silgranit Undermount
Sink in Soft White



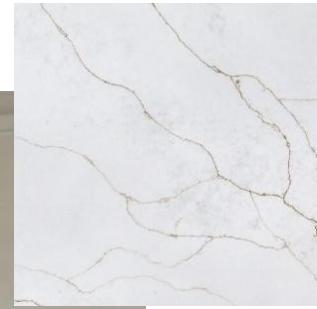
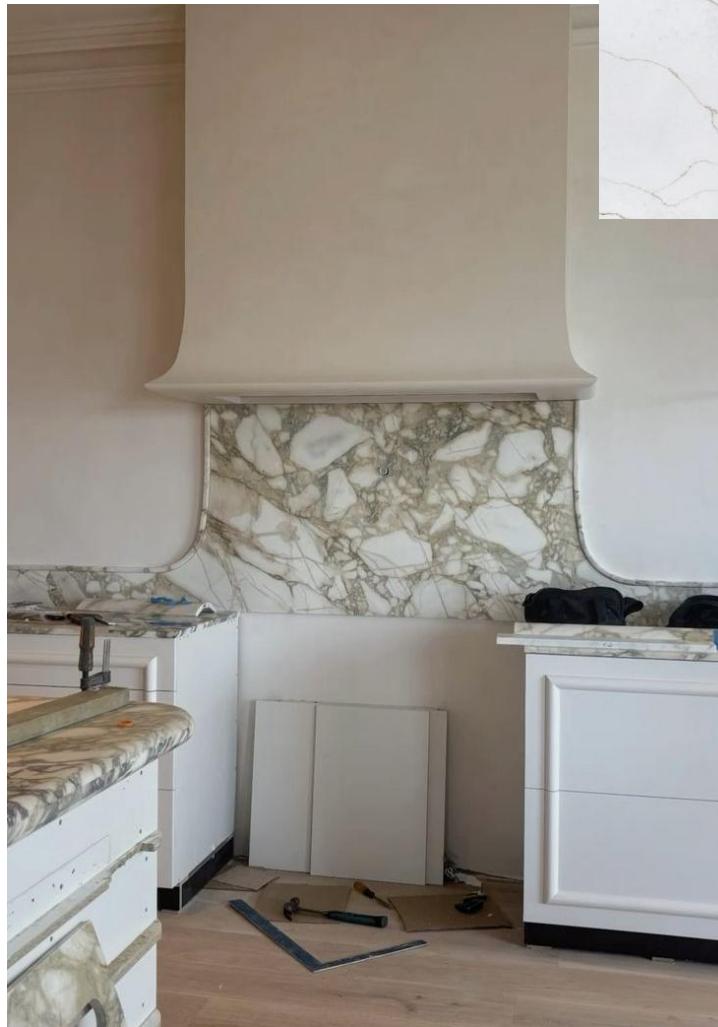
INSET CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE



DECORATIVE SPLASH



SLAB SPLASH

Curved decorative splash under hood and across window wall – includes half bullnose edge ilo bullnose cap piece as shown in photo.

Photo is to Show Concept Only. Finishes and Final Installation Will Vary from Photo.



HOOD



HOOD FINISH
Kivi-Stone Match

HOOD
Stain grade white oak hood with curved outside edges and small cove trim detail inset on front panel. Trim at base and top of hood similar to photo. No room crown to wrap top.

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30
YEARS &
BUILDING | **FORD**
CLASSIC HOMES

KITCHEN APPLIANCES



Wolf 48" Dual Fuel Range
**Brushed Brass Knobs &
Bezels**



Asko Dishwasher
Panel Ready



Sub-Zero Refrigerator
Panel Ready

PANTRY



PREP FAUCET
Brizo Kintsu
in Luxe Gold



BACKSPLASH
Louisville Tile Sweet
Bars 5x10 White Matte



COUNTERTOPS
Pental Quartz, Luce Oro



CABINET COLOR
SW Natural Tan



APPLIANCES
Asko Dishwasher **Panel
Ready**

Wolf Microwave & 30" Single
Oven w/ Pro Handle



CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE

DINING ROOM WET BAR



BAR FAUCET
Brizo Kintsu
in Luxe Gold



PREP SINK
Blanco Silgranit Undermount
Sink in Soft White



APPLIANCE
Monogram 24" Panel
Ready Wine Cooler **Panel
Ready**



COUNTERTOPS
Pental Quartz, Luce Oro



CABINET COLOR
SW Natural Tan



INSET CABINET DOOR STYLE
(Not Color)

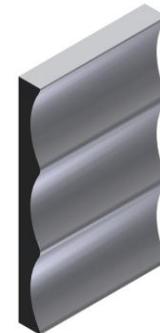


CABINET HARDWARE
30 YEARS & BUILDING | **FORD**
CLASSIC HOMES

DINING ROOM WET BAR TRIM DETAIL



FLUTED TRIM COLOR
SW Greek Villa



TRIM PROFILE

TRIM DETAIL

Trim built, paint grade wall detail using RF0046 poplar reeded trim. Trim detail to extend from countertop to top of soffit with no crown. Trim detail to be painted interior trim color. (2) sconces to mount directly to trim detail.

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GREAT ROOM BUILT-INS



****NOTE: ONLY shelves to be stained white oak. Cabinet back to be painted****

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CABINET COLOR
BM Natural Tan
Floating Shelves: Kivi-Stone Match



INSET CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE

30
YEARS &
BUILDING | **FORD**
CLASSIC HOMES

GREAT ROOM FIREPLACE



FIREPLACE

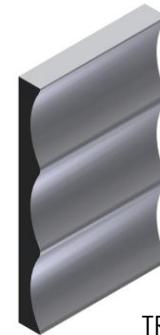
Floor to ceiling trim detail similar to photo – stain grade white oak
RF0046 reeded trim with 1x6 bands. Trim detail to be stained to match hardwood floors as closely as possible. Standard Arcusstone Mantle on front of trim detail.



FIREPLACE FINISHES

Trim: Kivi-Stone Match

Mantle: Arcusstone Stonecoat Natural



TRIM PROFILE

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STUDY FIREPLACE



NATURAL STONE MANTLE & SURROUND
Marble or Granite mantle, surround, and
flush hearth with rounded outside edge.

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MARBLE
Cremo Delicato Marble or Similar

HOME CENTER



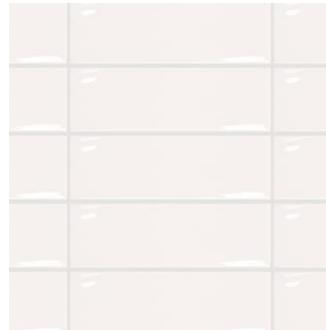
PREP FAUCET
Brizo Kintsu
in Luxe Gold



SINK
Blanco Precis 21 Undermount
Sink in Soft White Silgranit



FLOOR TILE
Louisville Tile Fray
Pearl 12x24 Matte



BACKSPLASH
Louisville Tile Vivant
Blanc 3x10 Gloss



COUNTERTOPS
One Quartz, Argos



CABINET COLOR
Uppers: SW Greek Villa
Base & Floating Shelves:
Kivi-Stone Match

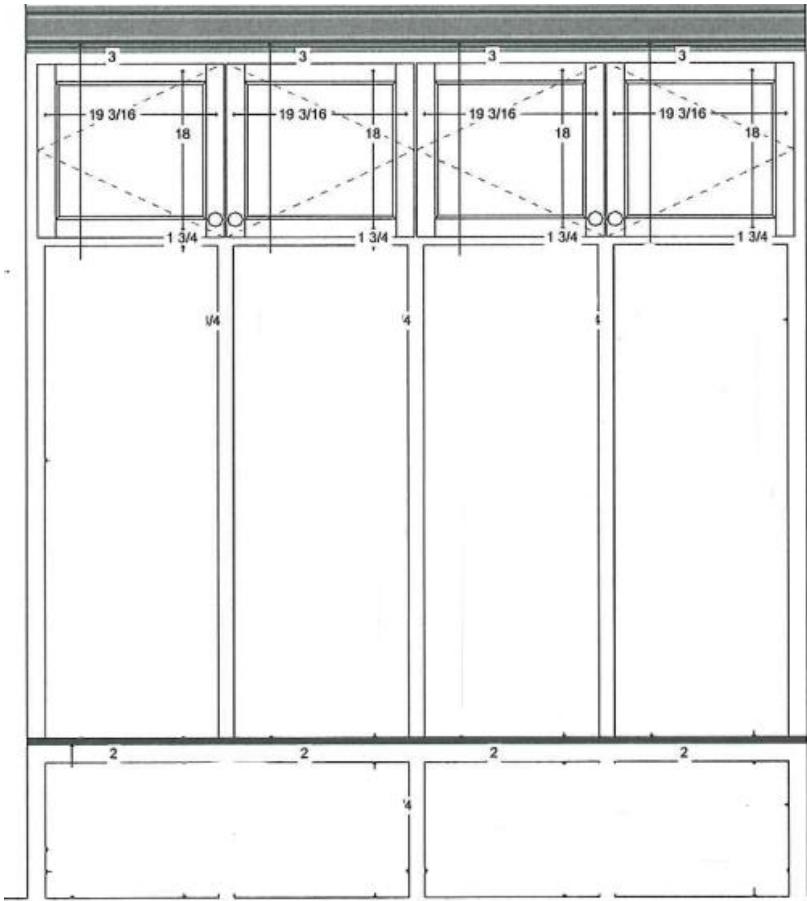


CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE

CUBBIES



CABINET COLOR
Kivi-Stone Match

CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE &
CUBBY HOOKS

*Photo is to Show Concept Only. Finishes and Final Installation
Will Vary from Photo. Dimensions will Vary from Drawing.*

POWDER BATH MAIN

****NOTE: No side splashes as shown in photo****



Photo is to Show Vanity Concept Only. Finishes and Final Installation Will Vary from Photo.



FLOATING NATURAL STONE VANITY & SPLASH
Aurora White Marble



SINK FAUCET
Brizo Litze in
Luxe Gold



SINK
White Rectangular Sink



MIRROR

PRIMARY BATHROOM



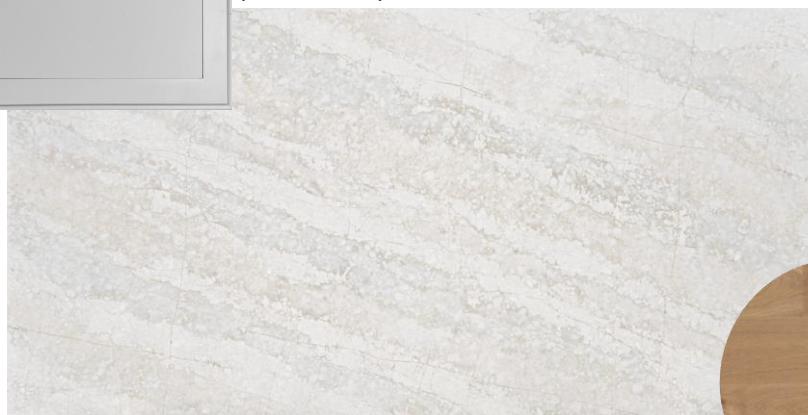
SINK FAUCET
Brizo Litze in
Luxe Gold



SINK
White Rectangular Sink



CABINET DOOR STYLE
(Not Color)



COUNTERTOP
Pental Quartz, Lunaria



CABINET COLOR
Stained Kivi-Stone Match



CABINET HARDWARE



FREESTANDING TUB
MTI #221 Addison



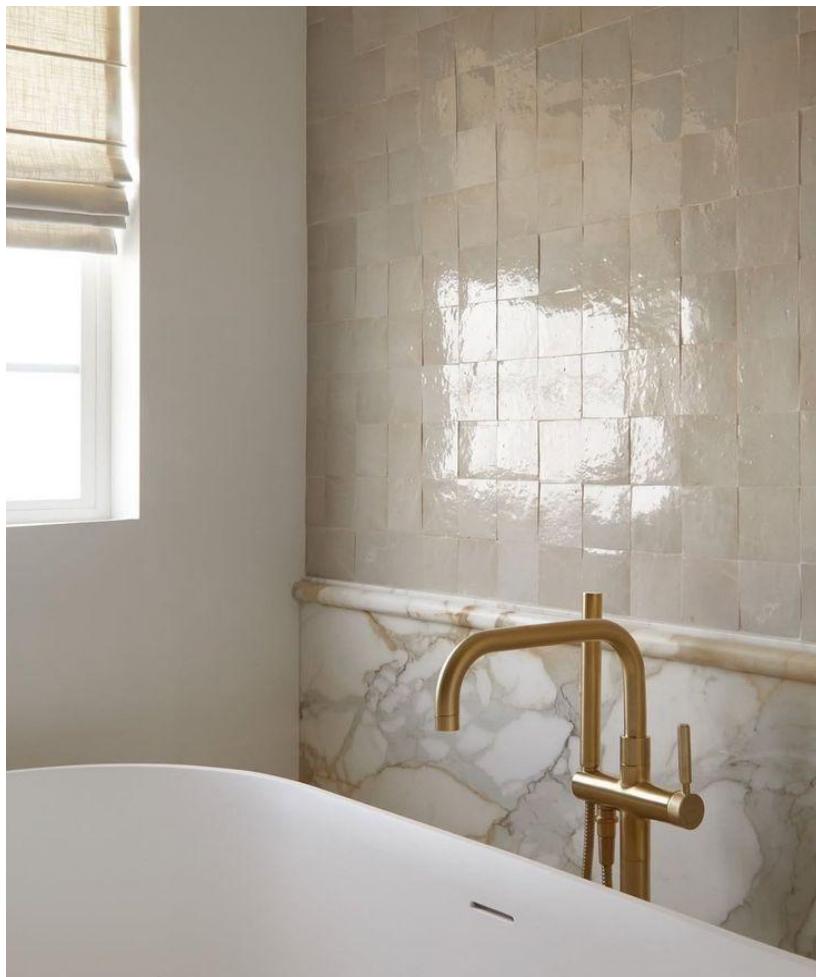
TUB FILLER
Brizo Litze Wall-Mount
in Luxe Gold

SHOWER & TUB SURROUND TILE
Louisville Tile Zellige Classique
Lambswool 4x4 Gloss (Shower Walls,
Shower Ceiling, & Tub Surround)



BATH & SHOWER FLOOR TILE
Louisville Tile Portofino Ivory
Travertine 24x48 Matte

PRIMARY BATHROOM TUB SURROUND



TUB SURROUND

Slab surround to extend approx. 34" AFF with bullnose to cap top. Zellige to extend above natural stone slab to ceiling with no room crown to wrap top.

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PRIMARY BATHROOM SHOWER DETAILS



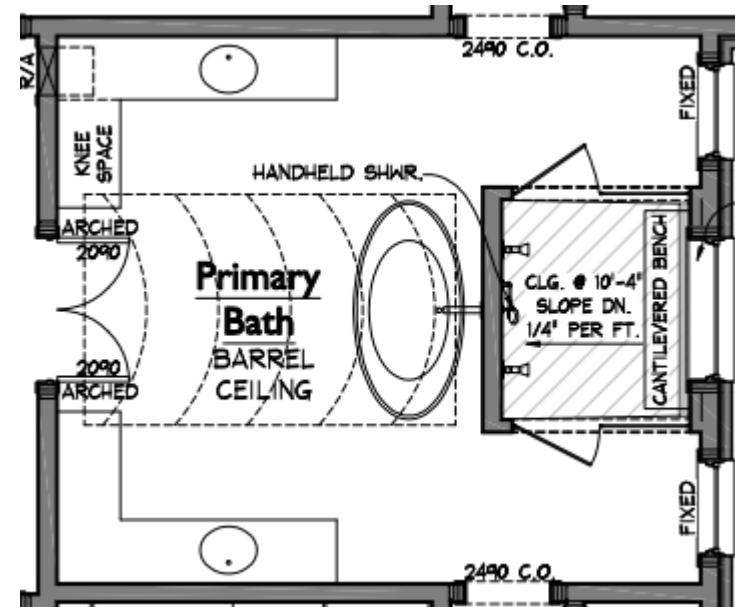
SHOWER DETAILS

Shower to have cantilevered shower bench. Window jamb to be slab material with mitered corners. Details similar to photo.

****NOTE: Shower niche will NOT have slab material****

Photo is to Show Concept Only. Finishes and Final Installation Will Vary from Photo.

PRIMARY BATHROOM CEILING DETAIL



BARREL CEILING DETAIL

Backlit Barrel Ceiling Detail per plan. Barrel Ceiling to be drywall finished and painted ceiling color.

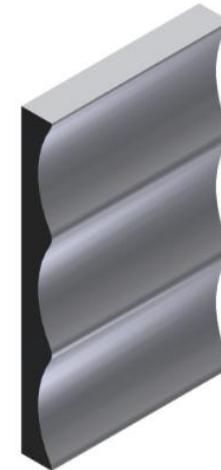
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30
YEARS &
BUILDING | **FORD**
CLASSIC HOMES

PRIMARY BATHROOM MIRROR DETAIL



TRIM COLOR
SW Greek Villa



TRIM PROFILE

INTEGRATED MIRROR TRIM DETAIL

Add 1x4 trim built wall detail with (4) integrated plate glass mirrors. Fluted wall detail in corners of trim detail using RF0046 poplar reeded trim. Trim detail to be painted the interior paint color with room crown to wrap top. Sconces will mount to plate glass.

Photo is to Show Concept Only. Finishes and Final Installation Will Vary from Photo.

BATHROOM 2



SINK FAUCET
Delta Trinsic in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift



CABINET COLOR
SW Greek Villa



CABINET HARDWARE

SHOWER FLOOR TILE
Daltile Daphne White Sublimity
Balance Marble Mosaic Honed



BATH FLOOR & SHOWER WALL TILE
Louisville Tile Tivoli Ivory 12x24
Matte



FREESTANDING TUB
MTI #401 Adeline



TUB FILLER
Delta Trinsic in
Champagne Bronze



BATHROOM 2 FLOATING SHELVES



SHELF FINISH
Kivi-Stone Match

SHELVES

(4) Trim built, stain grade white oak shelves in tub niche. Shelves stained to match hardwood floors as closely as possible.

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30
YEARS &
BUILDING | **FORD**
CLASSIC HOMES

BATHROOM 3

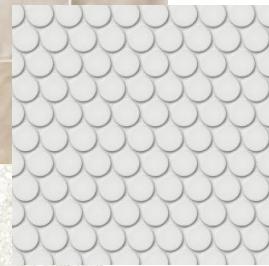


SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink

SHOWER TILE
Louisville Tile Gouache
Brume 6x6 Gloss (Wall) &
Louisville Tile Pace Penny
Vintage Gray Matte (Floor)



FLOOR TILE
Louisville Tile Station Ivory
12x24 Matte



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift



CABINET COLOR
SW Greek Villa



CABINET HARDWARE

TUB FILLER
Delta Trinsic in
Champagne Bronze



FREESTANDING TUB
MTI #401 Adeline



BATHROOM 4



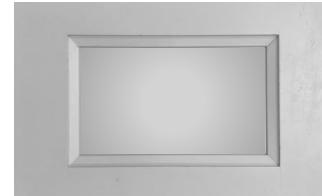
SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink

SHOWER TILE

Louisville Tile Homespun White
2.5x8 Gloss (Wall) & Daltile
Contempo White 2x4 Elongated
Hex Marble Mosaic Honed (Floor)



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift



CABINET COLOR
SW Greek Villa



CABINET HARDWARE



TUB FILLER
Delta Trinsic in
Champagne Bronze



FREESTANDING TUB
MTI #401 Adeline



BATHROOM 5



SINK FAUCET
Delta Trinsic in
Champagne
Bronze



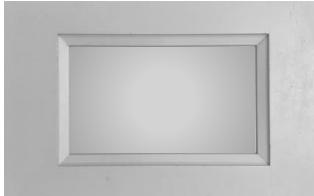
Sink
White Rectangular Sink



SHOWER TILE
Daltile Mythology Olympus
Undulated 4x12 (Wall) & Louisville
Tile Emersyn Lane Terrace Tweed
Penny Round (Floor)



FLOOR TILE
Louisville Tile Craft Rope
12x24 Matte



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift



CABINET COLOR
Stained Kivi-Stone Match



CABINET HARDWARE



SHOWER FAUCET
Delta Trinsic in
Champagne Bronze



POWDER BATH 2nd FLOOR

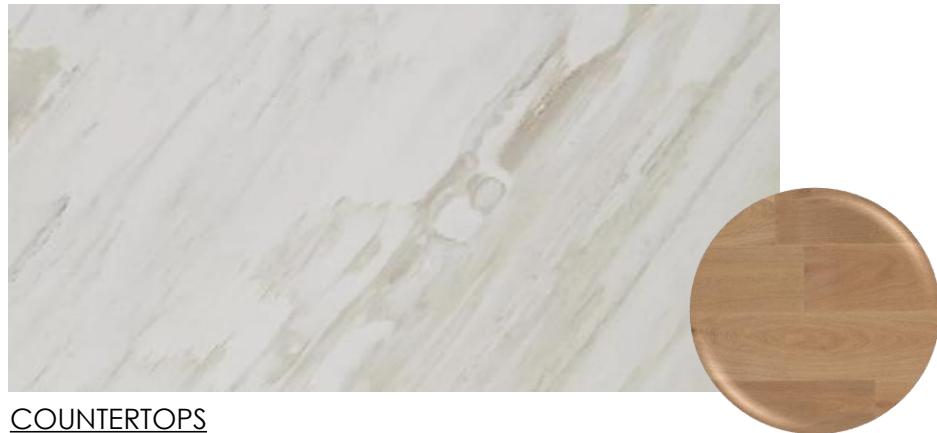
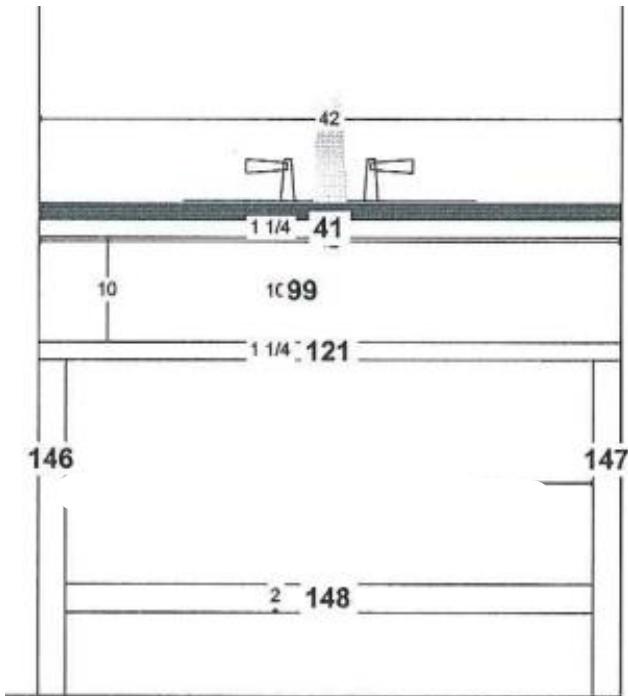


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BONUS WET BAR



BAR FAUCET
Brizo Kintsu
in Luxe Gold



SINK
Blanco Silgranit Undermount
Sink in Soft White



APPLIANCES
SubZero 24" U/C Panel
Ready Beverage
Refrigerator w/ Ice Maker



BACKSPLASH
Louisville Tile Melange
Bianco 4x4 Gloss



COUNTERTOPS & SLAB SPLASH
One Quartz, Chateau



CABINET COLOR
Stained Kivi-Stone Match



CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE

BONUS WET BAR



FLOATING SHELF COLOR
Stained Kivi-Stone Match



BONUS WET BAR DETAILS

Includes 30" slab splash with (2) white oak floating shelves ilo glass shelves. Backsplash to extend from top of slab splash to ceiling.

Photo is to Show Design Concept Only. Finishes and Final Installation Will Vary from Photo.

UP LAUNDRY



CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE



CABINET COLOR
SW Greek Villa



FLOOR TILE
Louisville Tile Fray
Pearl 12x24 Matte

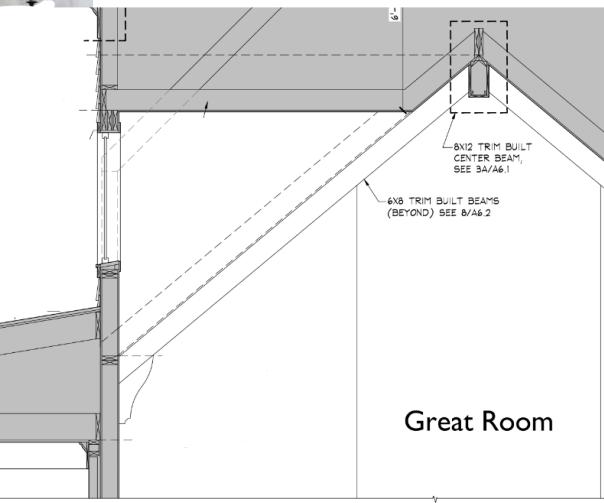
GREAT ROOM & DINING ROOM CEILING DETAILS

BEAM COLOR
SW Morris Room Gray

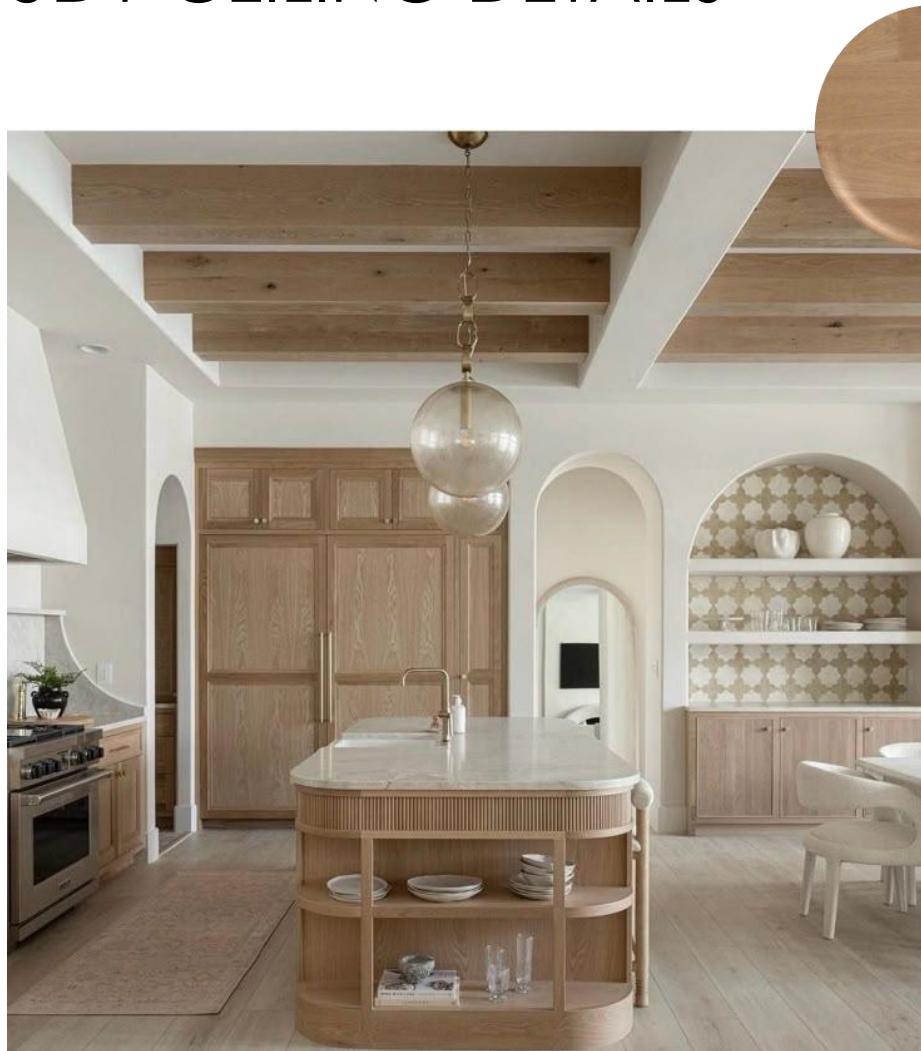


GREAT ROOM BEAMS
Paint grade, mitered beams in
location per plan. Corbels at
ends of beams similar to photo
and detail. Beams to be painted
secondary trim color.

*Photo is to Show Concept Only. Finishes and Final Installation
Will Vary from Photo.*



STUDY CEILING DETAILS



BEAM STAIN
Kivi-Stone Match

WALL, CEILING, & TRIM COLOR
SW Morris Room Gray

STUDY BEAMS
Upgrade to trim built, smooth, stain grade white oak beams running parallel to windows. Beams to be mitered. Perpendicular beams to be drywall and painted the ceiling color. White oak beams to be recessed 2" from the drywall beams.

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30
YEARS &
BUILDING | **FORD**
CLASSIC HOMES

PRIMARY BEDROOM CEILING DETAILS



BEAM STAIN
Kivi-Stone Match

PRIMARY BEDROOM BEAMS

Trim built, smooth, stain grade white oak beams on barrel ceiling – NO wood in between beams as shown on photo. Beams to be mitered.

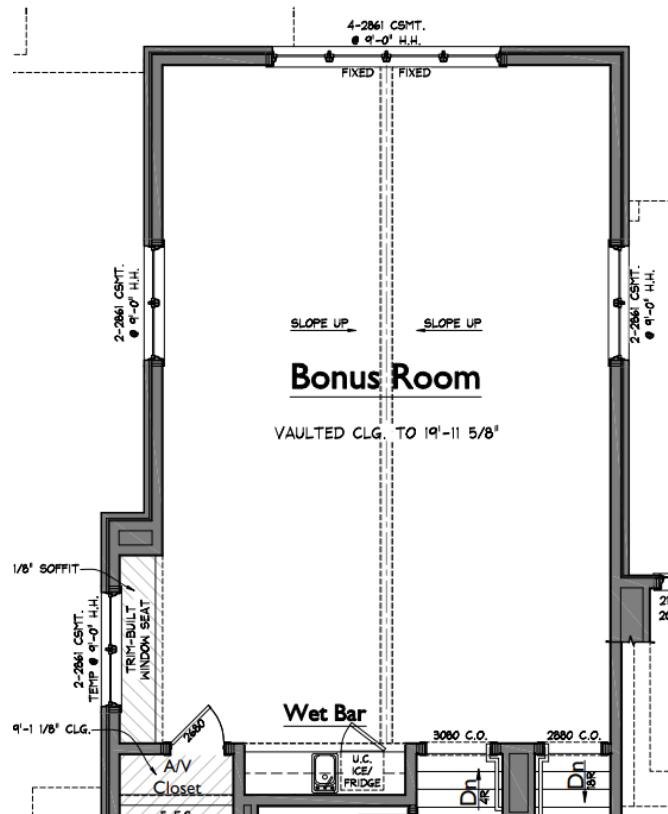
*Photo is to Show Concept Only. Finishes and Final Installation
Will Vary from Photo.*



BONUS ROOM CEILING DETAILS



BEAM STAIN
Kivi-Stone Match



PRIMARY BEDROOM BEAMS
Trim built, smooth, stain grade white oak ridge beam as shown on plans. Ridge beam to be mitered and stained to match hardwood floors as closely as possible.

Photo is to Show Concept Only. Finishes and Final Installation Will Vary from Photo.

30 YEARS &
BUILDING | **FORD**
CLASSIC HOMES

BONUS ROOM BENCH SEAT



BENCH SEAT

Trim built, paint grade bench as shown per plan. Bench to have (3) equal drawers. Bench to be painted interior trim color.

BENCH COLOR
See Interior Paint Selections

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30
YEARS &
BUILDING | **FORD**
CLASSIC HOMES

TRIM PACKAGE



CROWN

Three-piece MDF620 4-1/4" & MDF623 3-1/4" base on ceiling w/ square edges facing out & MDF505 7" crown. Two-piece MDF623 3-1/4" & MDF505 7" crown in remaining areas. Areas with beams/vaulted ceilings will not have crown.

BASE & CASING

W-342 MDF base with W-254 shoe mold window & door casing throughout. Picture frame windows, no stools.

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STAIR DETAILS

STAIRS
Iron staircase similar to photo with round spindles and waterfall newel posts. Includes white oak treads, painted risers, and no skirt. Spindles to die into stair treads rather than iron bottom rail as shown in photo.



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INTERIOR DOORS & HARDWARE



INTERIOR DOOR STYLE
7 Panel Downstairs, 6 Panel
Upstairs

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EXTERIOR DOOR HARDWARE
Emtek Rustic Modern
Rectangular Sectional Tubular
Entry Set in Flat Black Bronze



INTERIOR DOOR HARDWARE
Emtek Rectangular Sideplate with
Aurora Lever in Flat Black Bronze

INTERIOR PAINT



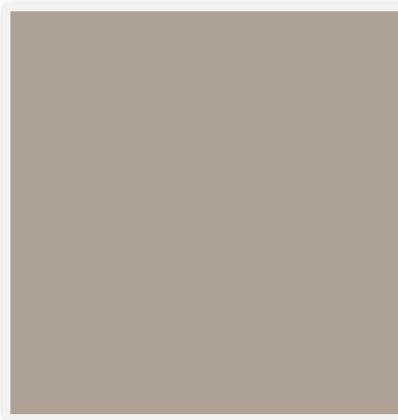
CEILING COLOR
SW Greek Villa



TRIM COLOR
SW Greek Villa



WALL COLOR (UNLESS NOTED)
SW Greek Villa



STUDY WALLS, CEILING, & TRIM
SW Morris Room Gray



FLOORING



ENGINEERED HARDWOOD

Silvian Collection
in Kivi-Stone

