



# ROSEBROOKE

BRENTWOOD • TENNESSEE

LOT 34 | SPEC

SELECTION PHOTOS PACKET      DATE: 4.24.26

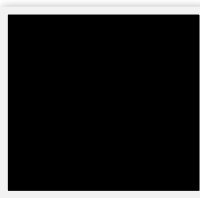
SELECTION PHOTOS ARE SUGGESTIONS ONLY UNLESS OTHERWISE NOTED. SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

# EXTERIORS

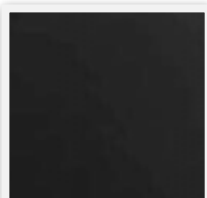
*Selections Finalized*



ROOF  
GAF Charcoal



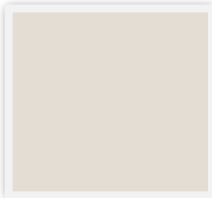
CLAD WINDOWS  
Pella Black



IRON FRONT DOOR  
Matte Black



BRICK  
Valhalla Mist  
(White Mortar and  
Brown Sand)



SIDING & TRIM COLOR  
SW Aesthetic White



METAL ROOF  
Extra Dark Bronze



# KITCHEN



FAUCET & POT FILLER  
Brizo Kintsu  
in Luxe Gold



SLAB SPLASH  
Vancouver  
Quartzite Polished



COUNTERTOPS  
Vancouver Quartzite  
Polished



CABINET COLOR  
SW Natural Tan



SINK  
Blanco Silgranit Undermount  
Sink in Soft White



INSET CABINET DOOR STYLE  
(Not Color)



CABINET HARDWARE

# DECORATIVE KITCHEN SPLASH



## BACKSPLASH & WINDOW CASING

Slab splash height to extend to bottom of the hood and upper cabinets. 1x4 mitered countertop window casing.

**\*\*Note: Does not include apron front sink\*\***

*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.

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



# 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



PREP SINK  
Blanco Silgranit Undermount  
Sink in Soft White

BACKSPLASH  
Louisville Tile Sweet  
Bars 5x10 White Matte



COUNTERTOPS  
Pental Quartz, Luce Oro

CABINET COLOR  
SW Natural Tan



CABINET DOOR STYLE  
(Not Color)



APPLIANCES  
Bosch 36" Stainless Steel French  
Door Bottom Mount Refrigerator

Asko Dishwasher \*\*Panel Ready\*\*

Wolf Microwave & 30" Single  
Oven w/ Pro Handle



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



# 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.

*Photo is to Show Concept Only. Finishes and Final Installation  
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# GREAT ROOM BUILT-INS



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



INSET CABINET DOOR STYLE  
(Not Color)



CABINET HARDWARE

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

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# GREAT ROOM FIREPLACE - MANTLE

STANDARD #8



ARCUSSTONE FINISHE  
Stonecoat Natural

## ARCUSSTONE FIREPLACE

Standard Arcustone mantle with raised hearth. **\*\*Note: Herringbone firebox interior ilo brickset as shown in photo\*\***

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



# STUDY FIREPLACE



ARCUSSTONE FINISH  
Stonecoat Natural

## ARCUSSTONE FIREPLACE

Standard Arcusstone  
mantle with flush hearth.

**\*\*Note: No raised hearth as  
shown in photo\*\***

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

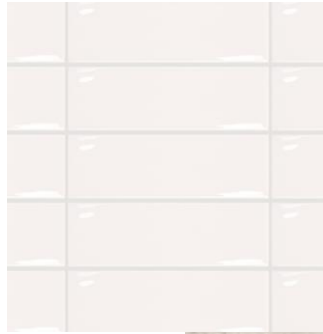


# HOME CENTER



PREP FAUCET  
Brizo Kintsu  
in Luxe Gold

BACKSPLASH  
Louisville Tile Vivant  
Blanc 3x10 Gloss



COUNTERTOPS  
One Quartz, Argos

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



SINK  
Blanco Precis 21 Undermount  
Sink in Soft White Silgranit

CABINET DOOR STYLE  
(Not Color)

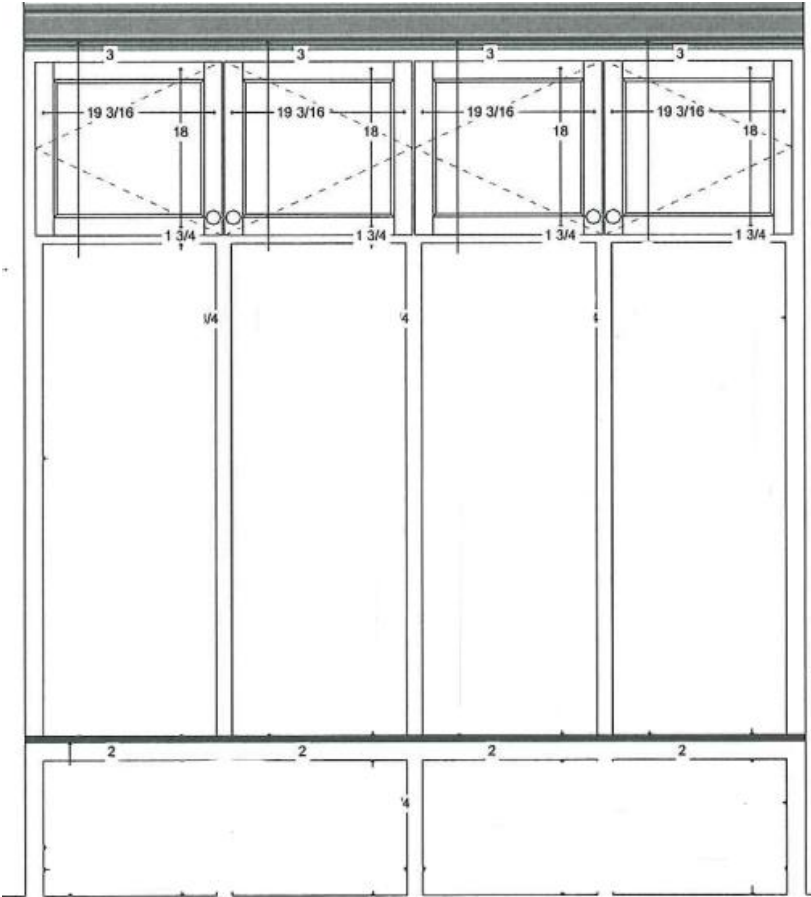


CABINET HARDWARE



FLOOR TILE  
Louisville Tile Fray  
Pearl 12x24 Matte

# 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\*\***



FLOATING NATURAL STONE VANITY & SPLASH  
Barcelo Cream Marble Polished



SINK FAUCET  
Brizo Litze in  
Luxe Gold



MIRROR



SINK  
White Rectangular Sink

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

# PRIMARY BATHROOM



SINK FAUCET  
Brizo Litze in  
Luxe Gold



SINK  
White Rectangular Sink



CABINET DOOR STYLE  
(Not Color)

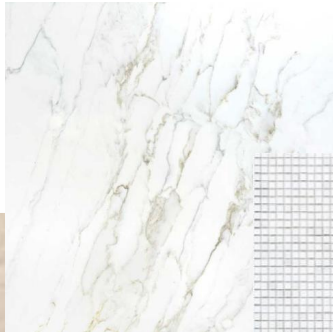


COUNTERTOP  
Valiant Quartz, Sedna

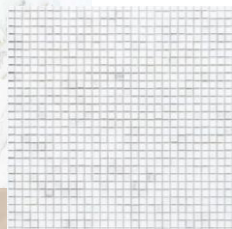


CABINET COLOR  
Stained Kivi-Stone Match

SHOWER WALLS  
Valiant Quartz,  
Sedna



SHOWER FLOOR & CEILING TILE  
Louisville Tile CH18 Rotunda  
Composition Dolomite Marble  
Mosaic Honed



BATH FLOOR TILE  
Louisville Tile Portofino Ivory  
Travertine 24x48 Matte



CABINET HARDWARE



TUB FILLER  
Brizo Litze Wall-  
Mount in Luxe Gold



FREESTANDING TUB  
MTI #230 Elise



# PRIMARY BATHROOM SHOWER DETAILS



SHOWER WALLS  
Valiant Quartz,  
Sedna

## SHOWER DETAILS

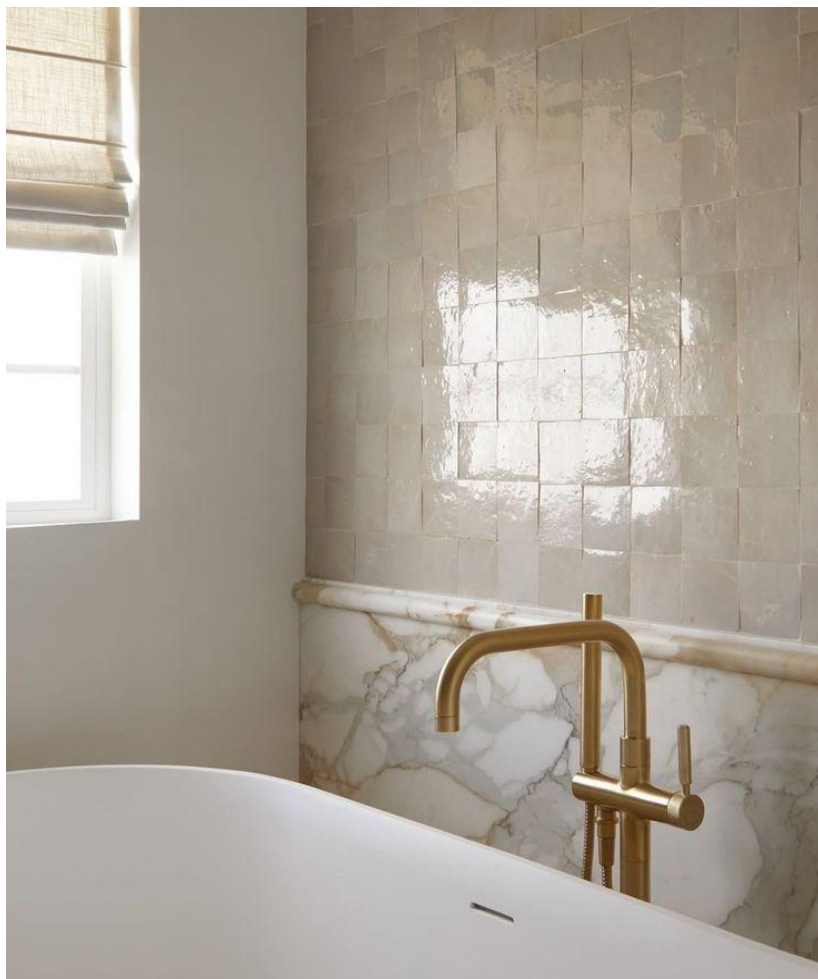
All shower walls and shower jambs to be quartz slab material with mitered corners. Shower to have cantilevered shower bench per plan. Window jamb and shower niche to be slab material with mitered corners. Details similar to photo.

**\*\*NOTE: Shower niche will NOT have shelf\*\***

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# PRIMARY BATHROOM TUB SURROUND



TUB SURROUND TILE  
Louisville Tile Fez  
2.5x5 White Gloss



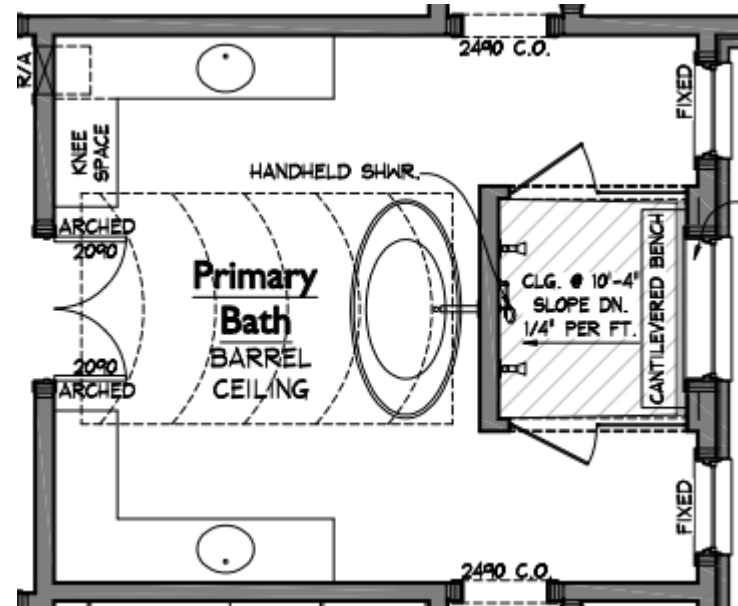
SHOWER WALLS  
Valiant Quartz, Sedna

TUB SURROUND  
Slab surround to extend approx. 34"  
AFF with bullnose to cap top. Tile to  
extend above quartz slab to ceiling  
with no room crown to wrap top.

*Photo is to Show Concept Only. Finishes and Final Installation  
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# 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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# 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.

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# 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



SHOWER FLOOR TILE  
Daltile Daphne White Sublimity  
Balance Marble Mosaic Honed



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



CABINET HARDWARE

TUB FILLER  
Delta Trinsic in  
Champagne Bronze



FREESTANDING TUB  
MTI #401 Adeline

# 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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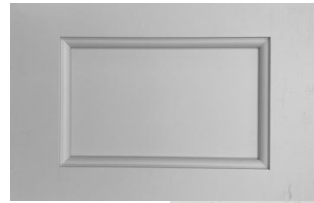
# BATHROOM 3



SINK FAUCET  
Delta Saylor 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 TILE  
Louisville Tile Gouache  
Brume 6x6 Gloss (Wall) &  
Louisville Tile Pace Penny  
Vintage Gray Matte (Floor)



FLOOR TILE  
Louisville Tile Station Ivory  
12x24 Matte

TUB FILLER  
Delta Trinsic in  
Champagne Bronze



FREESTANDING TUB  
MTI #401 Adeline

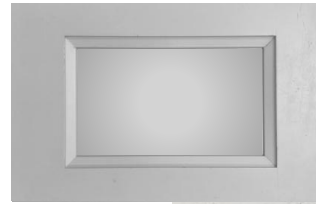
# BATHROOM 4



SINK FAUCET  
Delta Saylor in  
Champagne  
Bronze



SINK  
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS  
Cosmos Quartz, White Drift



CABINET COLOR  
SW Greek Vila

## SHOWER TILE

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



## FLOOR TILE

Louisville Tile Bestow Telares  
Cream 12x24 Matte



CABINET HARDWARE



FREESTANDING TUB  
MTI #401 Adeline

TUB FILLER  
Delta Trinsic in  
Champagne Bronze



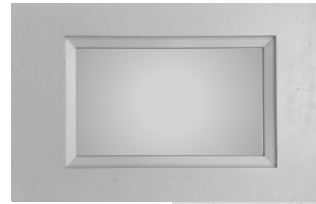
# BATHROOM 5



SINK FAUCET  
Delta Trinsic in  
Champagne  
Bronze



Sink  
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS  
Cosmos Quartz, White Drift

CABINET COLOR  
Stained Kivi-Stone Match



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



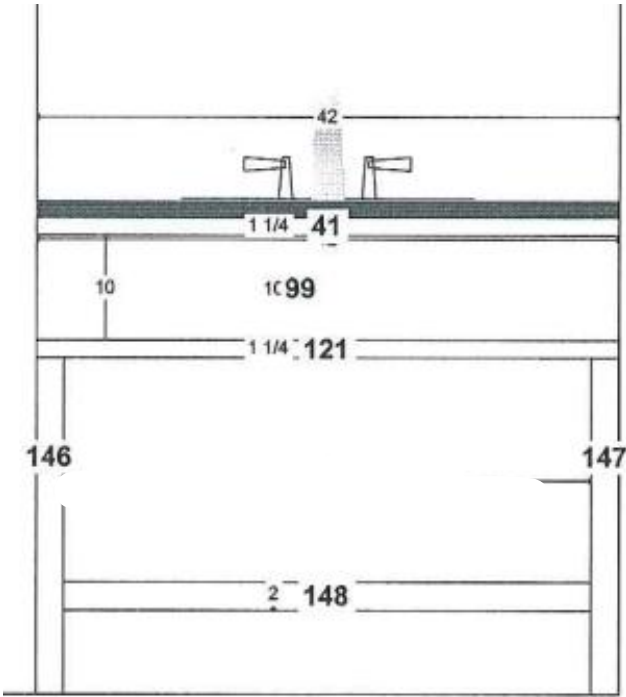
CABINET HARDWARE



SHOWER FAUCET  
Delta Trinsic in  
Champagne Bronze



# POWDER BATH 2<sup>nd</sup> FLOOR



COUNTERTOPS  
Calacatta Gold Marble Polished



CABINET STAIN  
Kivi-Stone Match



SINK FAUCET  
Brizo Litze in  
Luxe Gold



SINK  
White Rectangular  
Sink



MIRROR

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# BONUS WET BAR



BAR FAUCET  
Brizo Kintsu  
in Luxe Gold



SINK  
Blanco Silgranit Undermount  
Sink in Soft White

BACKSPLASH  
Louisville Tile Melange  
Bianco 4x4 Gloss



COUNTERTOPS & SLAB SPLASH  
One Quartz, Chateau

CABINET COLOR  
Stained Kivi-Stone Match



CABINET DOOR STYLE  
(Not Color)



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

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 COLOR  
SW Greek Villa



CABINET HARDWARE



FLOOR TILE  
Louisville Tile Fray  
Pearl 12x24 Matte

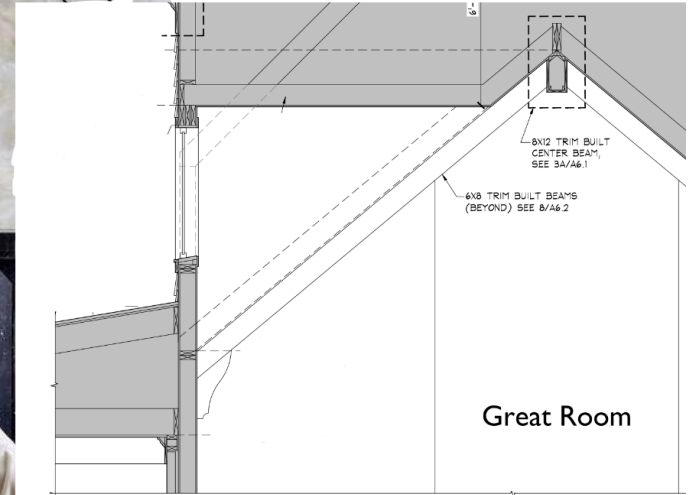
# GREAT ROOM & DINING ROOM CEILING DETAILS

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.

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



# 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.

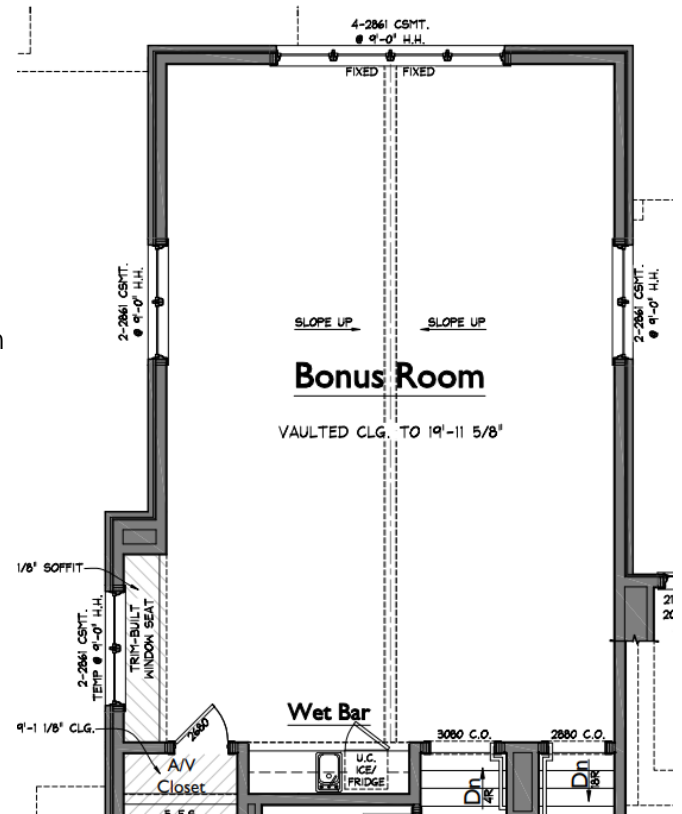
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# BONUS ROOM CEILING DETAILS



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.*



# BONUS ROOM BENCH SEAT



BENCH COLOR  
See Interior Paint Selections

## BENCH SEAT

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

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# 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.

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

# STAIR DETAILS



## STAIRS

Iron staircase similar to photo with round spindles and waterfall newel posts. Includes white oak treads, painted risers, and includes skirt. Spindles to die into stair treads rather than iron bottom rail as shown in photo.

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



# INTERIOR DOORS & HARDWARE



INTERIOR DOOR STYLE  
7 Panel Downstairs, 6 Panel  
Upstairs



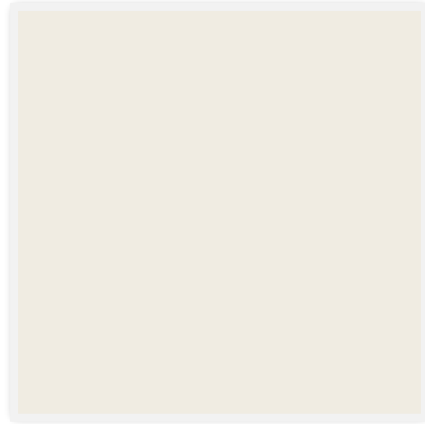
EXTERIOR DOOR HARDWARE  
Emtek Rustic Modern  
Rectangular Sectional Tubular  
Entry Set in Flat Black Bronze



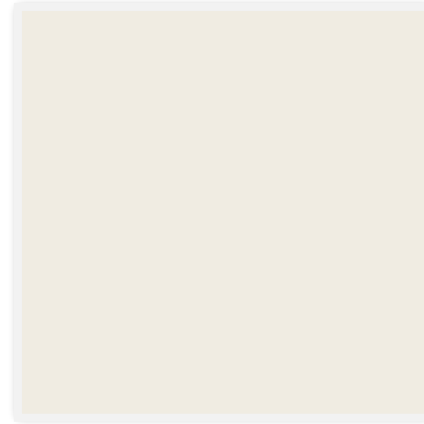
INTERIOR DOOR HARDWARE  
Emtek Rectangular Sideplate with  
Aurora Lever in Flat Black Bronze

*Photo is to Show Concept Only. Finishes and Final Installation  
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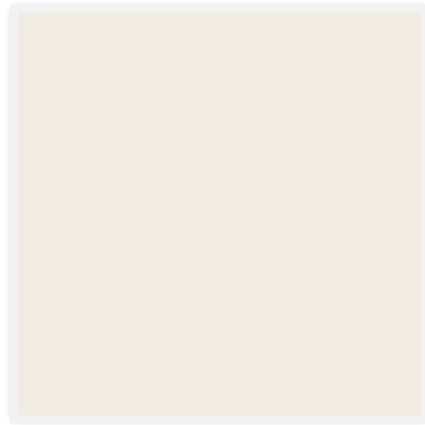
# INTERIOR PAINT



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  
Silvan Collection  
in Kivi-Stone