



ROSEBROOKE

BRENTWOOD • TENNESSEE

LOT 34 | SPEC

SELECTION PHOTOS PACKET DATE: 10.13.25

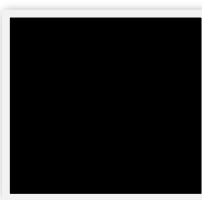
SELECTION PHOTOS ARE SUGGESTIONS ONLY UNLESS OTHERWISE NOTED. SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

EXTERIORS

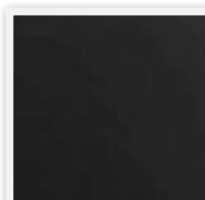
Selections Finalized



ROOF
GAF Charcoal



CLAD WINDOWS
Pella Black



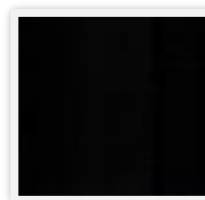
IRON FRONT DOOR
Matte Black



BRICK
Valhalla Mist
(White Mortar and
Brown Sand)



SIDING & TRIM COLOR
SW Prelude



METAL ROOF
Extra Dark Bronze

KITCHEN



FAUCET & POT FILLER
Brizo Kintsu
in Luxe Gold



SINK
Blanco Silgranit Undermount
Sink in Soft White

SLAB SPLASH
Pental Quartz,
Luce Oro



COUNTERTOPS
Pental Quartz, Luce Oro

CABINET COLOR
SW Natural Tan

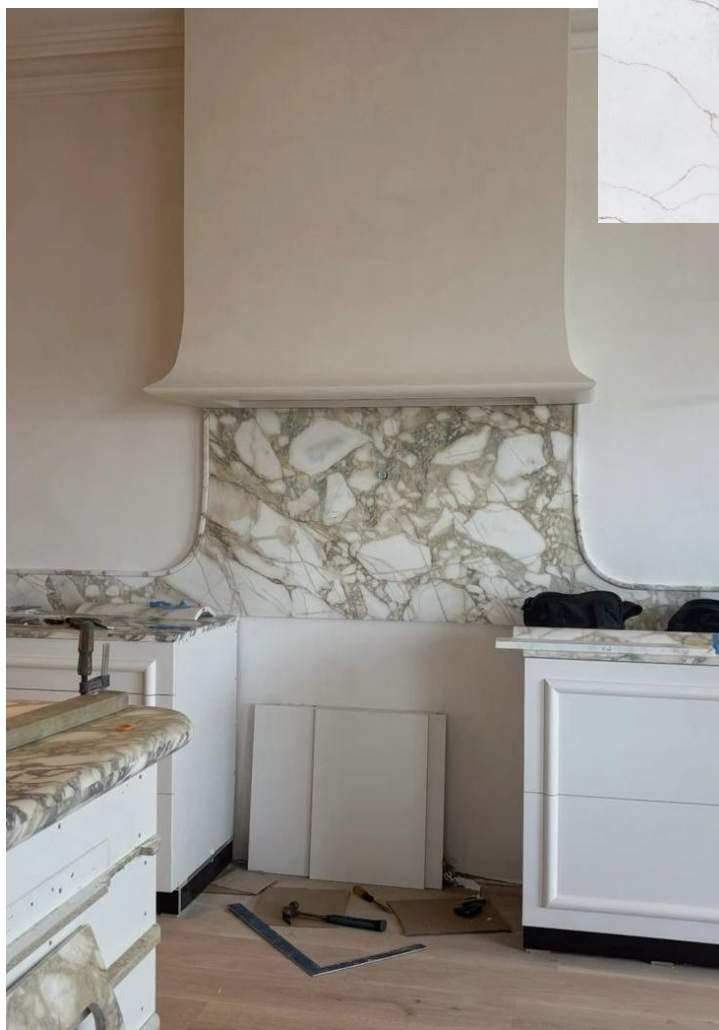


INSET CABINET DOOR STYLE
(Not Color)



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.

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



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



COUNTERTOPS
Pental Quartz, Luce Oro



CABINET COLOR
SW Natural Tan



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



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
Will Vary from Photo.*



GREAT ROOM BUILT-INS



CABINET COLOR
BM Natural Cream
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****

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



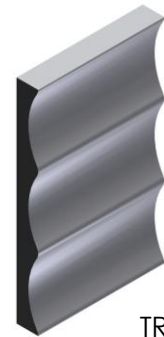
GREAT ROOM FIREPLACE



FIREPLACE FINISHES

Trim: Kivi-Stone Match

Mantle: Arcusstone Stonecoat Natural



TRIM PROFILE

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.

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



STUDY FIREPLACE



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



MARBLE
Cremo Delicato Marble or Similar

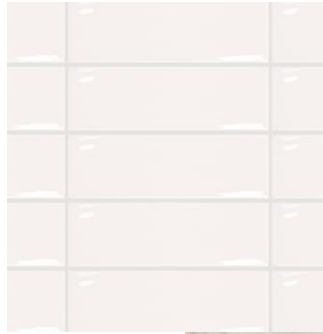
*Photo is to Show Concept Only. Finishes and Final Installation
Will Vary from Photo.*

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)

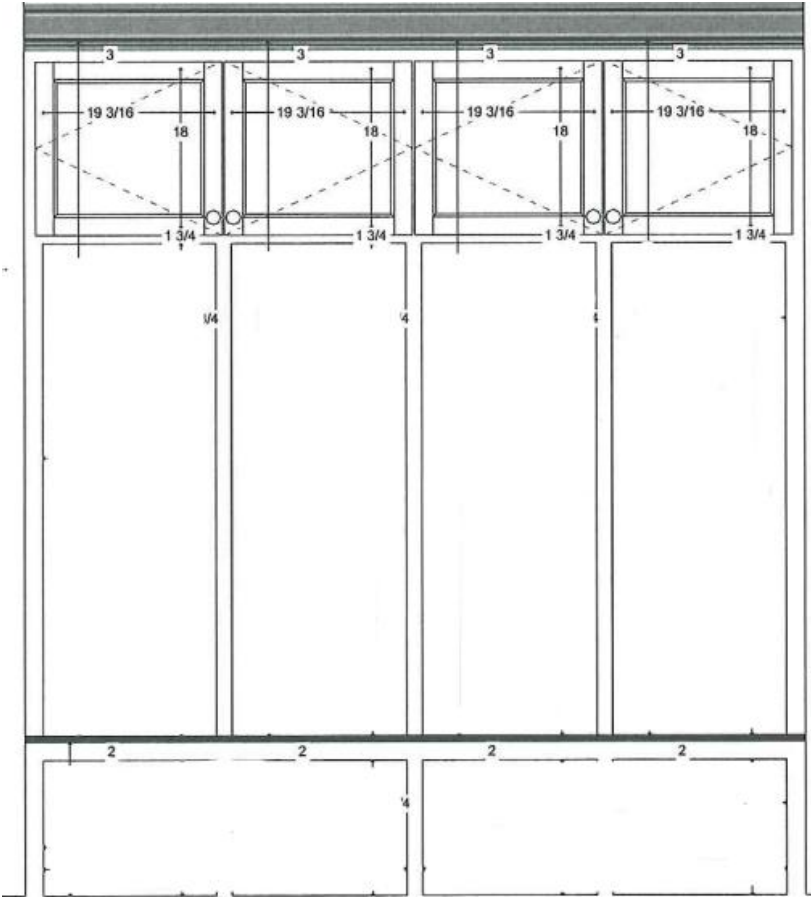


CABINET HARDWARE



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****



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



MIRROR



SINK
White Rectangular Sink

PRIMARY BATHROOM



SINK FAUCET
Brizo Kintsu in
Luxe Gold



SINK
White Rectangular Sink



CABINET DOOR STYLE
(Not Color)



COUNTERTOP
Pental Quartz, Lunaria



CABINET COLOR
Stained Kivi-Stone Match



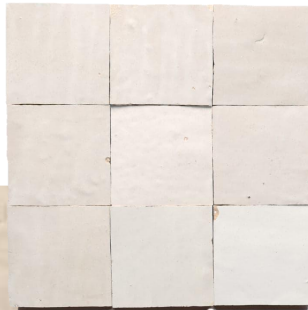
CABINET HARDWARE



TUB FILLER
Brizo Kintsu 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



FREESTANDING TUB
MTI #221 Addison

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.

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

PRIMARY BATHROOM SHOWER DETAILS



SHOWER DETAILS

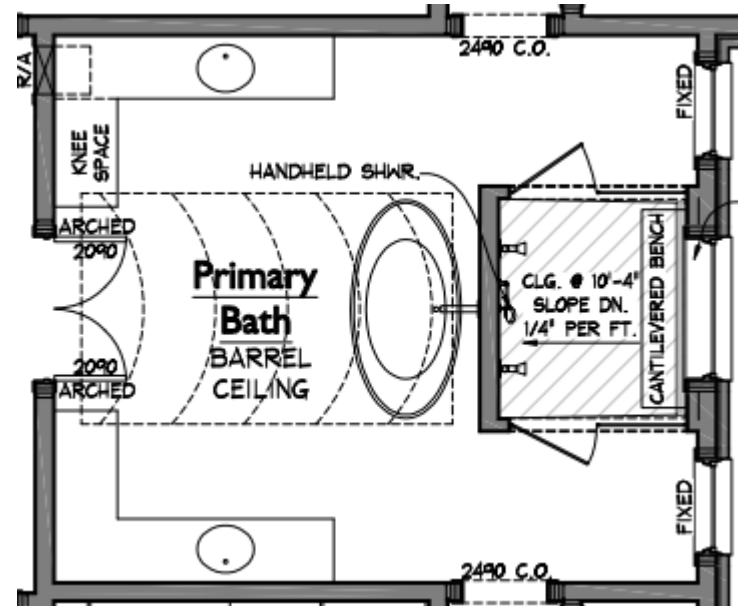
Shower to have cantilevered shower bench. Window jamb to be slab material with mitered corners. Details similar to photo.

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.

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



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.



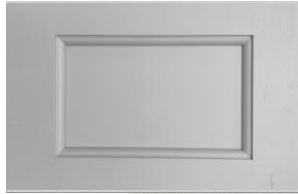
BATHROOM 2



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



SHOWER FLOOR TILE
Daltile Daphne White Sublimity
Balance Marble Mosaic Honed



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



CABINET HARDWARE



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.

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



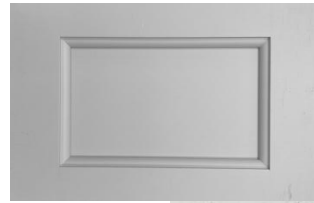
BATHROOM 3



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

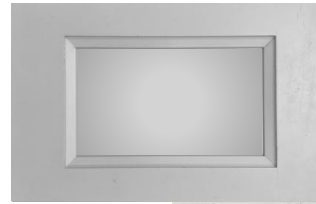
BATHROOM 4



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



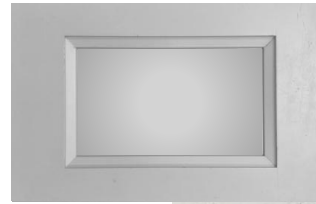
BATHROOM 5



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



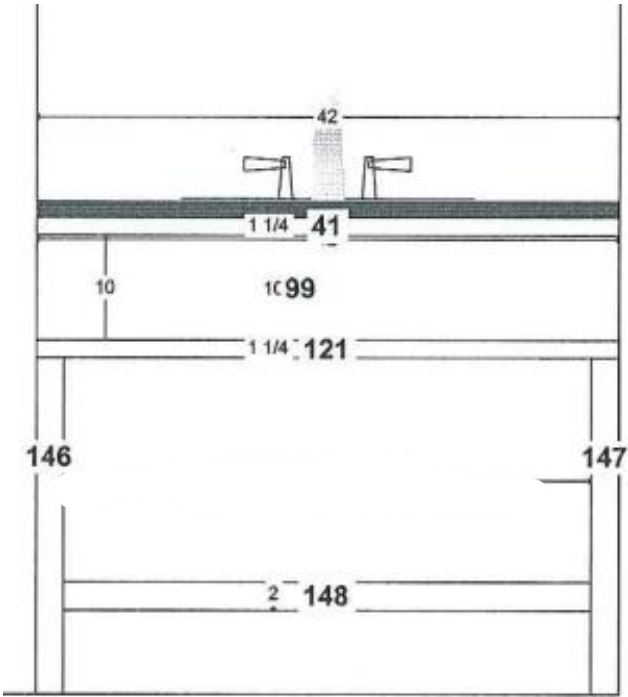
CABINET HARDWARE



SHOWER FAUCET
Delta Trinsic in
Champagne Bronze



POWDER BATH 2nd FLOOR



COUNTERTOPS
Calacatta Luccicosa Marble Polished
Remnant or Similar

CABINET STAIN
Kivi-Stone Match



SINK FAUCET
Brizo Litze in
Luxe Gold



SINK
White Rectangular
Sink



MIRROR

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



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.

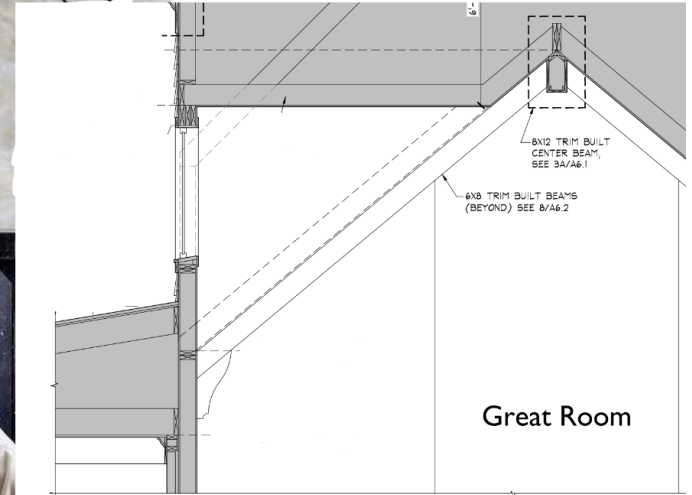


Photo is to Show Concept Only. Finishes and Final Installation Will Vary from Photo.



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.

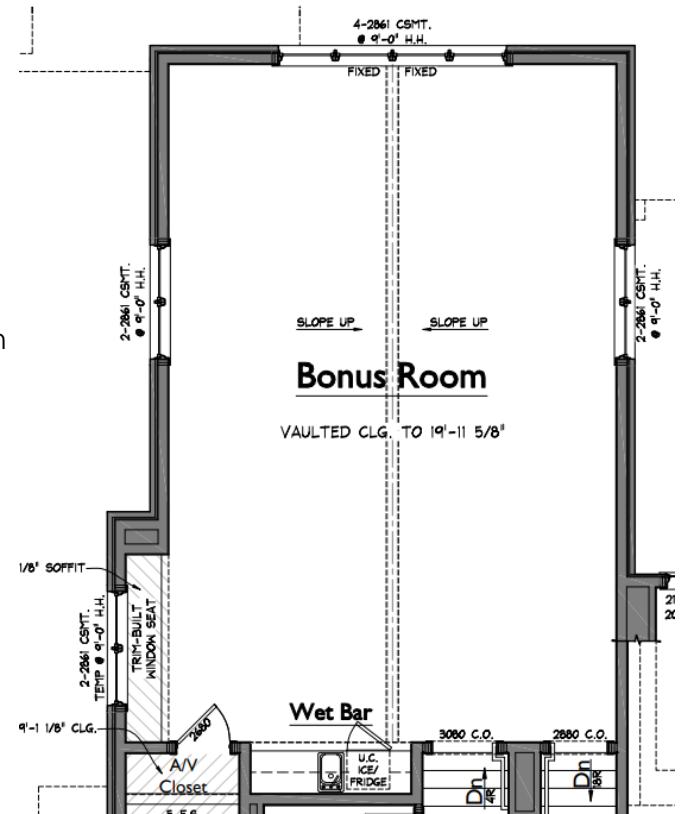
Photo is to Show Concept Only. Finishes and Final Installation Will Vary from Photo.



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.



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.

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



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 no 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



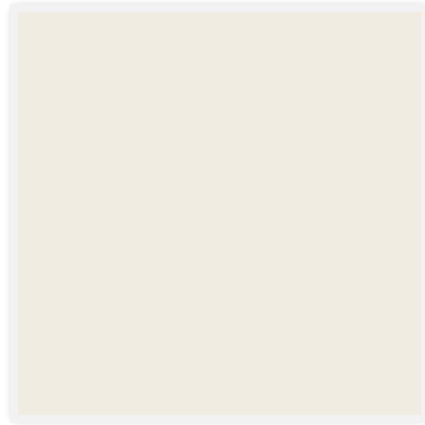
EXTERIOR DOOR HARDWARE
Emtek Rustic Modern
Rectangular Sectional Tubular
Entry Set in Flat Black Bronze



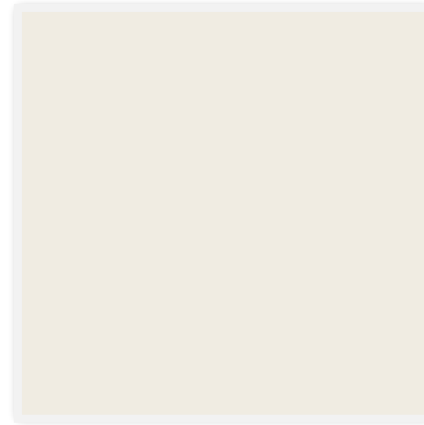
INTERIOR DOOR HARDWARE
Emtek Rectangular Sideplate with
Aurora Lever in Flat Black Bronze

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

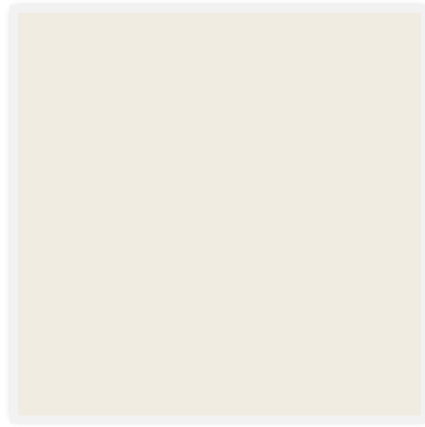
INTERIOR PAINT



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