

SOUTHVALE

FRANKLIN

LOT #70

SELECTION PHOTOS PACKET

DATE: 12/11/2025

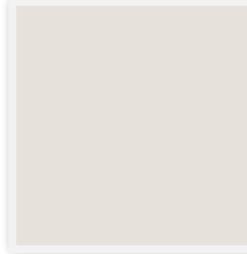
# EXTERIORS



ROOF  
GAF  
Appalachian Sky



GUTTER  
Linen



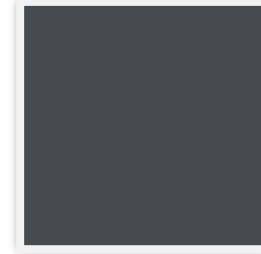
SIDING & TRIM  
SW 6070 Heron  
Plume



FRONT DOOR  
Classic Gray



BRICK  
Spanish Fort  
(White Mortar with  
Brown Sand)



WINDOWS  
Pella Clad Iron Ore

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

# KITCHEN



## FAUCET

Delta Emmeline Faucet in  
Champagne Bronze



## BACKSPLASH

Louisville Tile Homespun  
Beige 2.5x8 Matte



## COUNTERTOPS

Valiant Quartz, Avila



## CABINET & HOOD FINISH

SW Greek Villa

## HOOD BAND FINISH

Stained White Oak



## SINK

Blanco Precis Super Single  
Undermount Sink  
in White Silgranit



## CABINET DOOR STYLE (Not Color)



## CABINET HARDWARE

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

# HOOD STYLE



## DETAILS

Box hood with vertical shiplap applied on front & sides & painted the cabinet finish

Delete crown at hood

Linear Wood band (NOT TO BE FLUSH)  
stained to match hardwood finish



LINEAR BAND  
Stained to match  
hardwood floors as  
closely as possible

HOOD FINISH  
SW Greek Villa

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# KITCHEN APPLIANCES



Bosch  
36" Gas Cooktop



Bosch Dishwasher



Bosch  
30" Built-In  
Convection/Microwave Oven &  
30" Wall Oven

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# UTILITY ROOM



CABINET DOOR STYLE  
(Not Color)



CABINET FINISH &  
TRIM COLOR  
SW Shiitake



FLOOR TILE  
Louisville Tile Taviano Brown  
8x8 Matte



CABINET HARDWARE

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# POWDER BATH



FAUCET  
Saylor in  
Champagne Bronze



SINK  
American Standard  
Edgemere in White



MIRROR  
Canillo Mirror, Gold

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# PRIMARY BATHROOM INSPIRATION: TUB SURROUND & VANITY WALLS

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## APPLIED WALL DETAILS

Vertical Shiplap applied to tub surround walls from floor and/or slab to height of half wall of shower on all 3 walls of tub surround. Shiplap does not wrap corners. Cap with 1x2. Painted the cabinet finish.

Vertical shiplap applied from splash to crown on each vanity wall. Painted the cabinet finish.

*NOTE: Standard 4" Backsplash ILO extended height & counter mount faucet ILO wall mount as shown.*

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# PRIMARY BATHROOM



SINK FAUCET  
Delta Trinsic in  
Champagne Bronze



SINK  
White Rectangular Sink



SHOWER WALL TILE  
Emser Raku White  
3x12 Matte



FLOOR TILE  
Louisville Tile Apuano Oro  
12x24 Matte



CABINET DOOR STYLE (Not Color)



COUNTERTOPS  
Valiant Quartz, Everest



VANITY MIRRORS

CABINET & SHIPLAP FINISH  
SW Shiitake



CABINET HARDWARE



TUB & FAUCET  
Drop-in tub with  
Delta Trinsic wall-mounted  
tub filler in Champagne Bronze

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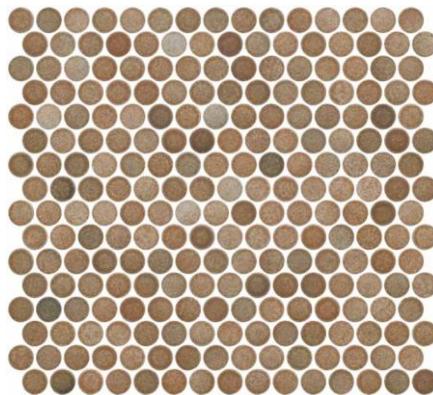
# BATHROOM 2



SINK FAUCET  
Saylor in  
Champagne  
Bronze



SINK  
White Rectangular Sink



FLOOR TILE  
Louisville Tile Crossville Penny Mosaic  
\*NOTE: Shade variation – fired clay tile\*



Cabinet Door Style (Not Color)



COUNTERTOPS  
Valiant Quartz, Everest



CABINET FINISH  
SW Shiitake



CABINET HARDWARE



TUB SURROUND TILE  
Louisville Tile Gouache Nuage  
6x6 Matte



TUB/SHOWER FAUCET  
Saylor in  
Champagne Bronze

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# BATHROOM 3



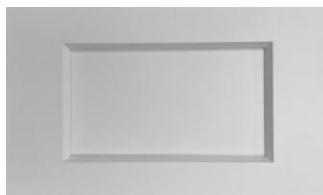
SINK FAUCET  
Saylor in  
Champagne  
Bronze



SINK  
White Rectangular Sink



FLOOR TILE  
Louisville Tile Craft Yarn  
12x24 Matte



CABINET DOOR STYLE(Not Color)



COUNTERTOPS  
One Quartz, White Sand



CABINET FINISH  
SW Anew Gray



CABINET HARDWARE



TUB SURROUND TILE  
Daltile Mythology  
Olympus 4x12 Gloss



TUB/SHOWER FAUCET  
Saylor in  
Champagne Bronze

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# GREAT ROOM FIREPLACE



## FIREPLACE DESIGN

Vertical shiplap applied on front & sides of Fireplace Chase from base to crown & painted the wall & trim color.

Trim Built Mantle with 24x48" tile surround.



MANTLE FINISH  
SW Greek Villa

SHIPLAP FINISH  
SW Greek Villa



TILE SURROUND  
Daltile Famed Diamond  
24x48 Polished

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# STAIRCASE



## STAIRS

Round to Round Wood Balusters painted the wall & trim color with Modern Square Newel and Flat Modern Handrail.

Stained White Oak Stair Treads, Newel Posts, and Handrail (Stained to Match Hardwood Finish as Closely as Possible).



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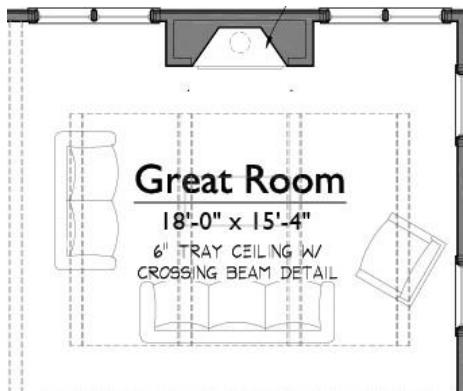
# GREAT ROOM CEILING DETAIL

## APPLIED CEILING DETAIL

Add 4 trim built stain grade white oak beams inside of tray ceiling per plan.

Beams to be mitered. Delete standard crown molding inside of tray.

Beams stained to match hardwood finish as closely as possible.



## BEAM FINISH

Stained to match hardwood finish as closely as possible

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# TRIM PACKAGE



## CROWN & BASE

One-piece MDF505 7" crown on main level &  
MDF653 5-1/4" crown on upper level.  
1x8 MDF base with standard shoe mold throughout.

## WINDOWS & CASING

W-342 Window & door casing throughout.  
Picture frame windows, no stools.

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# INTERIOR DOORS & HARDWARE



Interior Door Style  
Birkdale



Front Door Hardware  
Schlage Greenwich in  
Matte Black Finish



Interior Door Hardware  
Schlage Bowery Knob in  
Matte Black Finish

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# INTERIOR PAINT



Trim, Ceiling & Wall Color  
SW Greek Villa



Secondary Trim Color for  
Primary Bed & Bath  
and Utility Room  
SW Shiitake

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# FLOORING



Engineered Hardwood  
Silvian Collection  
in Luonto Nature



Carpet  
High Card  
#707 Bare Essence

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