30 YEARS & BUILDING | FORD CLASSIC HOMES

SOUTHVALE

FRANKLIN

LOT 51 | SPEC

SELECTION PHOTOS PACKET DATE: 10.14.26

EXTERIORS

ROOF
GAF Weathered Wood

WINDOWS
Pella Brown

TRIM & SIDING COLOR
SW Origami White

BRICK
Old Bailey
(White Mortar & White Sand)

FRONT DOOR
Classic Gray

SHUTTERS
SW Morris Room Gray

METAL ROOF
Burnished Slate

GUTTERS
Linen

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KITCHEN

BACKSPLASH
Daltile Jasmine
Square Handcrafted
CE30 4x4 Glossy

FAUCET & POT FILLER
Delta Emmeline Faucet in Champagne Bronze with Delta Contemporary Pot Filler in Champagne Bronze

COUNTERTOPS
Spectrum Quartz, Charisma

CABINET FINISH
SW Accessible Beige
Island & Cabinet Tower: Stained
Taivas-Sky Match

SINK
Blanco Cerana 33" Fireclay Apron Front Sink in Ceramic White

CABINET DOOR STYLE (Not Color)

CABINET HARDWARE

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KITCHEN TOWERS

CABINET FINISH
Stained Taivas-Sky Match

CABINET HARDWARE

CABINET DOOR STYLE
(Not Color)

CABINET TOWER
Cabinet tower with 4-pane glass fronts.
LED tape lighting under fixed shelves and puck light in top uppers.

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KITCHEN INSPIRATION

Range Hood Inspiration

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KITCHEN APPLIANCES

Thermador 48" Pro Range

Bosch Panel Ready
Dishwasher

Bosch
Drawer Microwave

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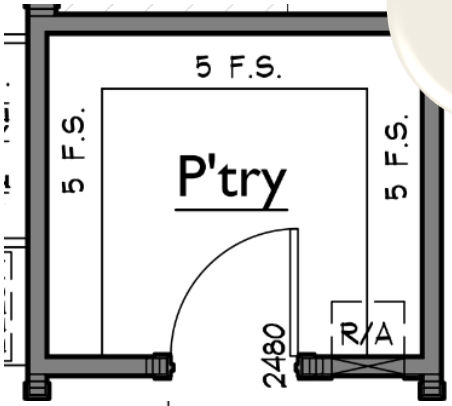
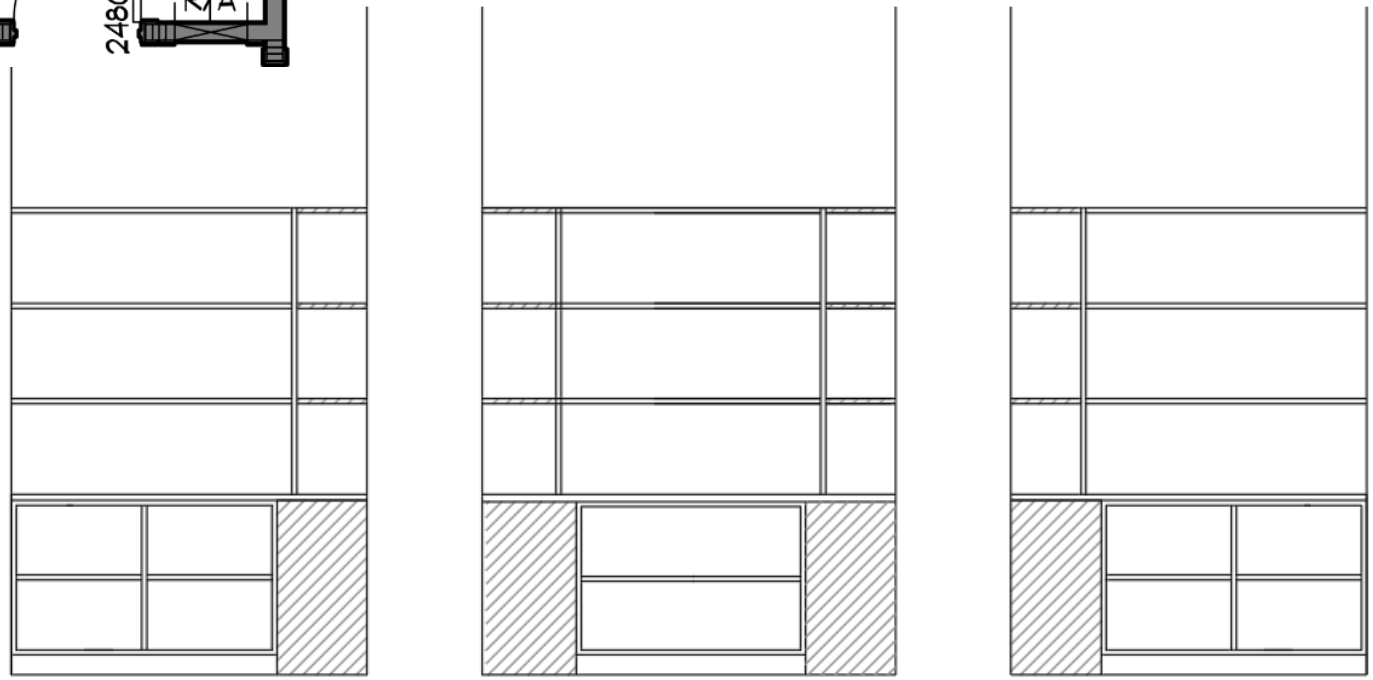
PANTRY



SHELVING FINISH
SW Greek Villa

PANTRY
Trim built, paint grade base cubbies with fixed shelves above. Shelving painted interior trim color.



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BUTLER'S PANTRY

PREP FAUCET
Delta Emmeline in
Champagne Bronze

BACKSPLASH
Daltile Jasmine
Square Handcrafted
CE30 4x4 Glossy

COUNTERTOPS
Spectrum Quartz, Charisma

CABINET FINISH
SW Accessible Beige
Floating Shelves: Stained Taivas-Sky
Match

SINK
Blanco Precis Silgranit
Undermount Sink in White

CABINET DOOR STYLE (Not Color)

CABINET HARDWARE

APPLIANCE
Uline 24" U/C Wine Refrigerator
Panel Ready

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GREAT ROOM ARCUSSTONE MANTLE

STANDARD #6

ARCUSSTONE COLOR
Stonecoat Natural

GREAT ROOM FIREPLACE
Arcusstone mantle and flush hearth similar to photo.

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GREAT ROOM BUILT-INS

CABINET FINISH
Stained Taivas-Sky Match

CABINET HARDWARE

CABINET DOOR STYLE
(Not Color)

GREAT ROOM BUILT-INS
Stain grade white oak built-ins with 24" high cabinet skin top and 8"D upper shelf similar to photo.

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UTILITY ROOM

PREP FAUCET
Delta Emmeline in
Champagne Bronze

BACKSPLASH
Emser Catch Fawn
3x6 Glossy

COUNTERTOP
Cosmos Quartz, White Drift

CABINET FINISH
BM Sage Mountain

SINK
Blanco Precis Silgranit
Undermount Sink in White

CABINET HARDWARE

CABINET DOOR STYLE
(Not Color)

FLOOR TILE
Belgian Linen 6x24 Natural
Matte **Herringbone Pattern**

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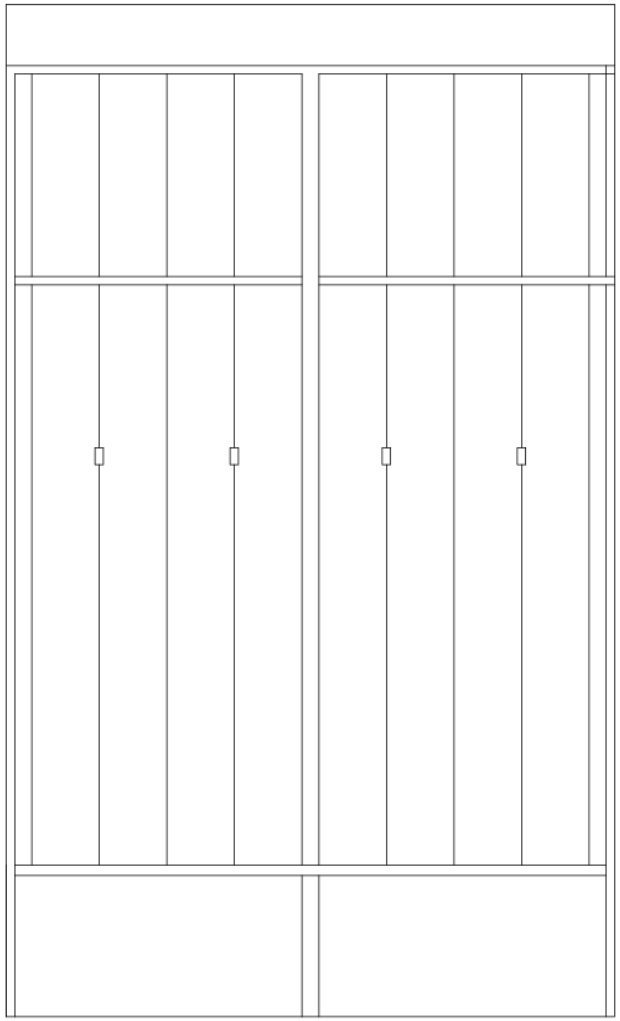
CUBBIES



CUBBY COLOR
SW Greek Villa
White Oak Wood Top: Stained
Taivas Match

CUBBY HOOKS

CUBBIES
Add trim-built paint-grade cubbies per plan. Cubbies to be divided into (2) equal sections with open cubbies at the top and bottom, with room crown wrapping the top. Add paint-grade 1x8 shiplap to the back of cubbies. Upgrade wood seat to stain-grade white oak, stained to match hardwood floors as closely as possible. Install (2) cubby hooks in the back of each section — Liberty Pilltop Coat Hooks — total quantity (4). Cubbies and shiplap to be painted interior trim color.

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POWDER BATH MAIN

SINK FAUCET
Delta Cassidy in
Champagne Bronze

SINK
White Rectangular Sink

COUNTERTOPS
Spectrum Quartz, Charisma

CABINET FINISH
SW High Sierra

INSET CABINET DRAWER STYLE
(Not Color)

MIRROR

CABINET HARDWARE

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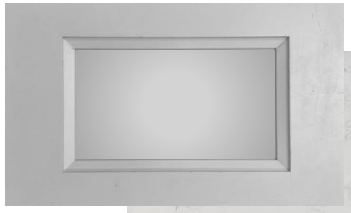
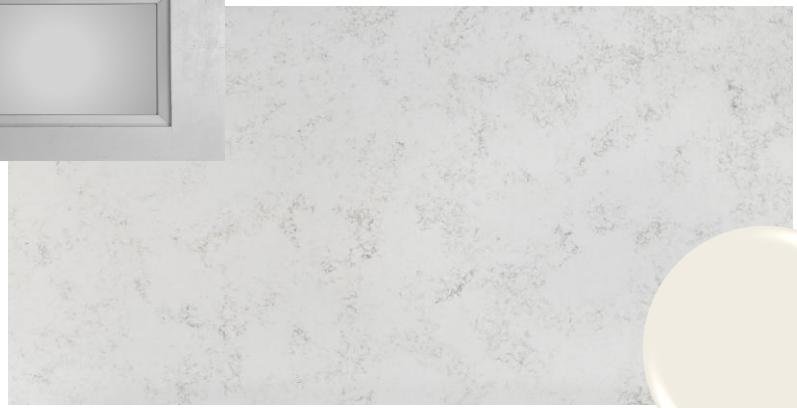
PRIMARY BATHROOM

SINK FAUCET
Delta Cassidy in
Champagne Bronze

SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOP
Cosmos Quartz, White Drift

CABINET FINISH
SW Greek Villa

CABINET HARDWARE

FLOOR TILE
Daltile Perpetuo Elegant
Beige 12x24 Matte

SHOWER TILE
Daltile Perpetuo Timeless White 12x24
Polished (Walls & Tub Surround) Daltile
Pietra Divina M079 Calacatta Dolomiti 2"
Triangle Marble Mosaic Honed (Floor)

FREESTANDING TUB

TUB FILLER
Delta Cassidy in
Champagne Bronze

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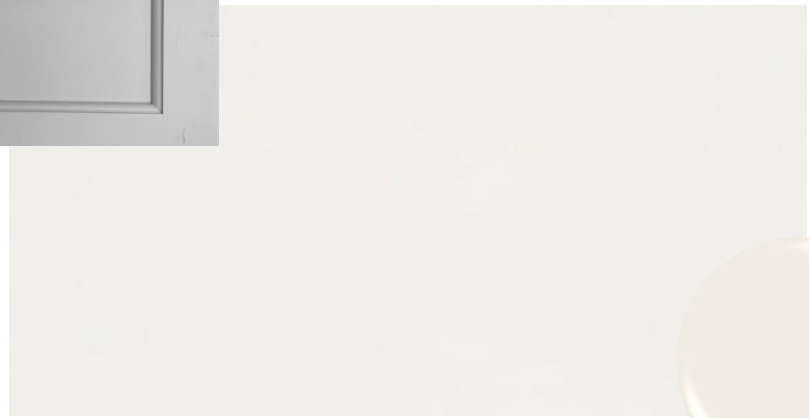
BATHROOM 2

SINK FAUCET
Delta Saylor in Champagne Bronze

SINK
White Rectangular Sink

CABINET DOOR STYLE (Not Color)



COUNTERTOP
One Quartz, White Sand

CABINET FINISH
SW Greek Vlila

FLOOR TILE
Louisville Tile Sandwaves 12x24 Marshmallow Matte

SHOWER TILE
Louisville Tile Marlow Desert 3x12 Glossy (Walls) Daltile Daphne White 2" Hex Marble Mosaic Honed (Floor)

CABINET HARDWARE

SHOWER FAUCET
Delta Saylor in Champagne Bronze

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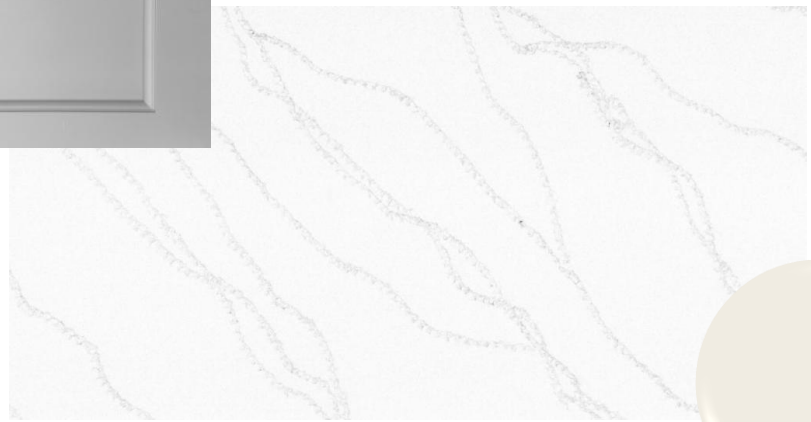
BATHROOM 3

SINK FAUCET
Delta Saylor in
Champagne
Bronze

SINK
White Rectangular Sink

CABINET DOOR STYLE (Not Color)



COUNTERTOP
Valiant Quartz, Everest

CABINET FINISH
SW Greek Villa

CABINET HARDWARE

TUB SHOWER FAUCET
Delta Saylor in
Champagne Bronze

FLOOR TILE
Daltile Archaia Relic White
2x4 Herringbone Matte

TUB SURROUD TILE
Daltile Mythology Santorini 4x12
Undulated Glossy

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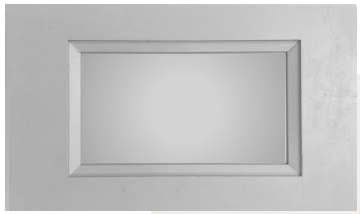
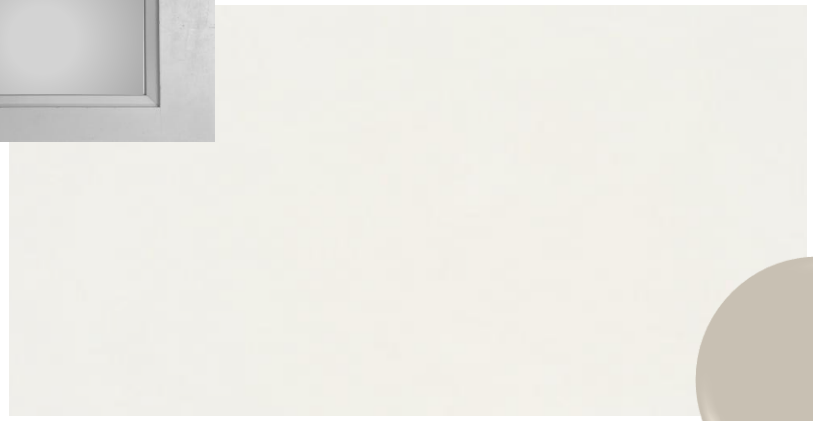
BATHROOM 4

SINK FAUCET
Delta Saylor in Champagne Bronze

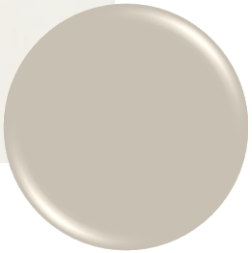
SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOP
One Quartz, White Sand



CABINET FINISH
SW High Sierra

CABINET HARDWARE

TUB SHOWER FAUCET
Delta Saylor in Champagne Bronze

FLOOR TILE
Emser Sterlina 12x24 Dove Matte

TUB SURROUND TILE
Louisville Tile Gouache Nuage 6x6 Matte

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BATHROOM 5

SINK FAUCET
Delta Saylor in
Champagne
Bronze

SINK
White Rectangular Sink

CABINET DOOR STYLE (Not Color)

COUNTERTOP
Valiant Quartz, Everest

CABINET FINISH
SW Greek Villa

FLOOR TILE
Louisville Tile Marbles
Oniciata Ivory 12x24 Matte

SHOWER TILE
Louisville Tile Vivant Blanc 3x10
Glossy (Walls) Louisville Tile Marbles
Oniciata Ivory 2x2 Matte (Floor)

CABINET HARDWARE

SHOWER FAUCET
Delta Saylor in
Champagne Bronze

30 YEARS & BUILDING | FORD CLASSIC HOMES

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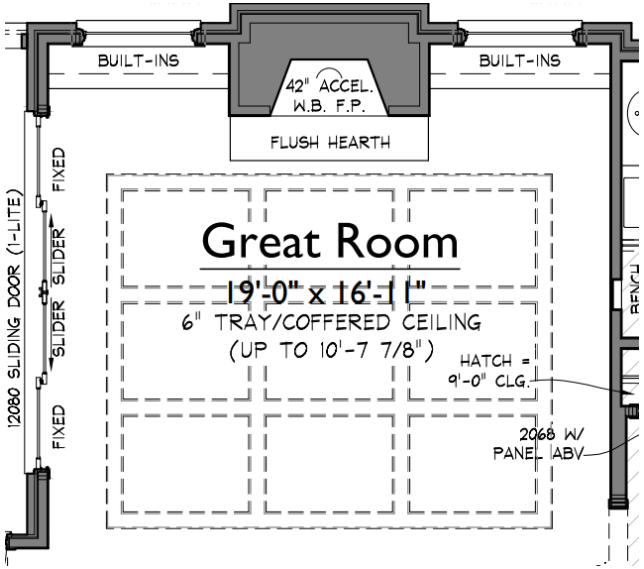
CEILING DETAILS

COFFERED BEAM FINISH
SW Greek Villa

APPLIED HARDWOOD
Taivas-Sky



GREAT ROOM CEILING
Trim-built, paint grade coffered ceiling as shown on plans. Add Realwood Silvian hardwood in boxes of tray ceiling. **Note: Install OSB on ceiling prior to hardwood floors**. Coffered beams to be painted trim color.

NOTE: Photo to show ceiling concept **ONLY**

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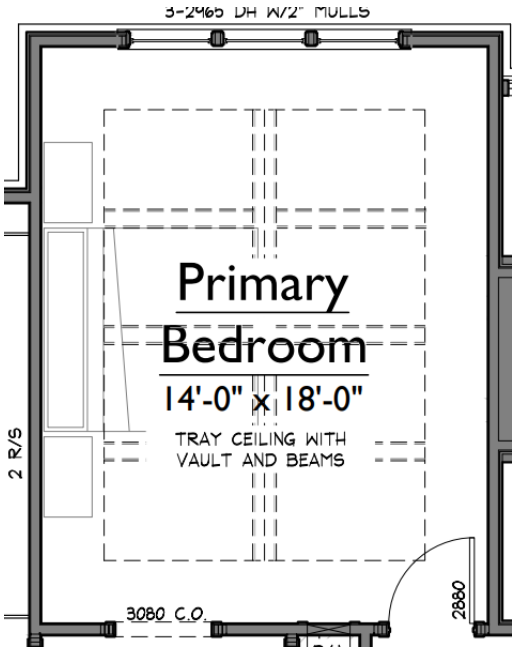
CEILING DETAILS

MITERED

BEAM FINISH
SW High Sierra



PRIMARY BEDROOM BEAMS
Trim-built, smooth, paint grade mitered beams – location per plan. Beams painted secondary trim color.

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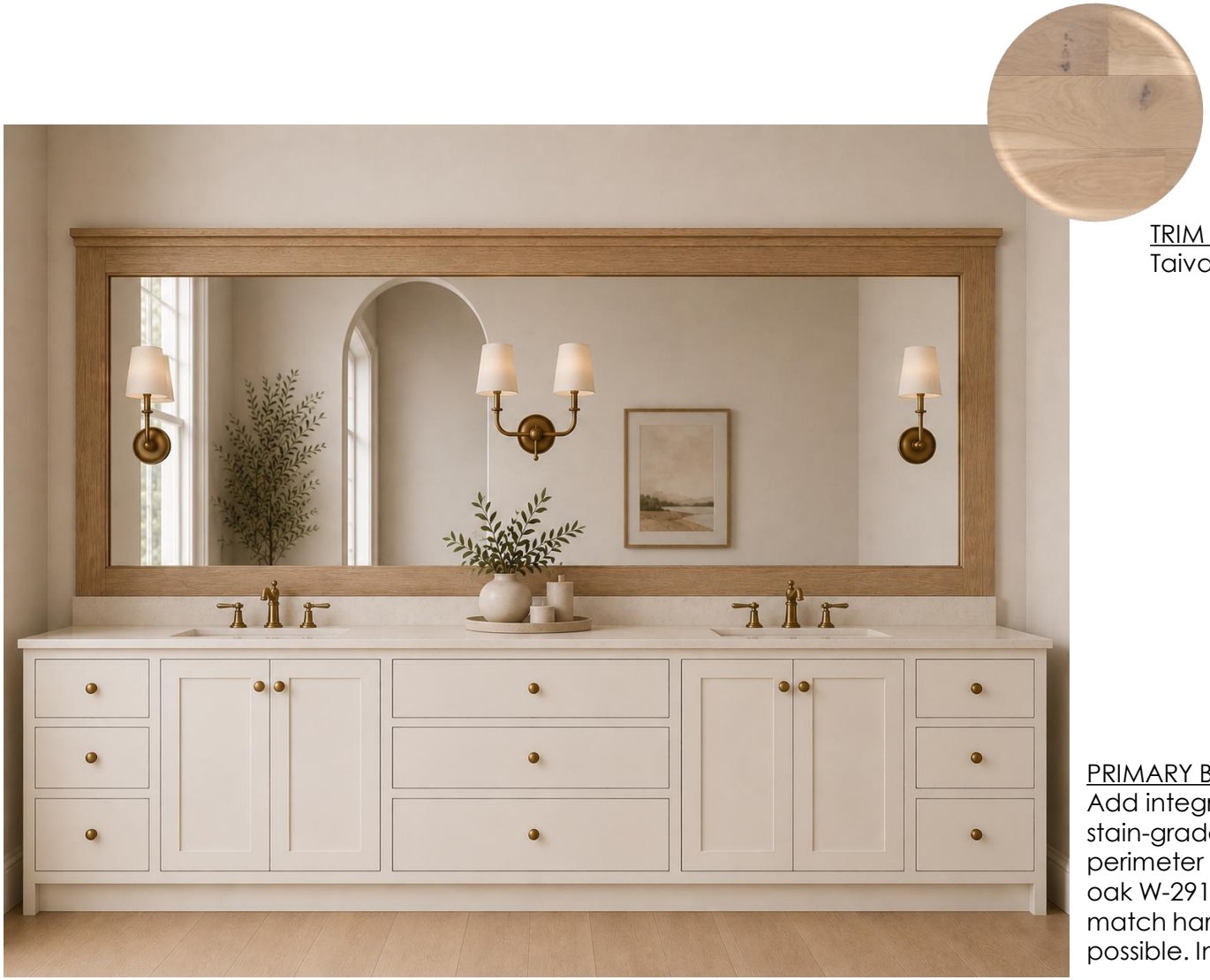
TRIM DETAILS



TRIM DETAIL FINISH
Taivas-Sky Match

PRIMARY BATH MIRROR
Add integrated plate glass mirror using stain-grade white oak 1x4 around perimeter of mirror with stain grade white oak W-291 cap piece on top. Stained to match hardwood floors as closely as possible. Includes (3) mirror light cut-outs.

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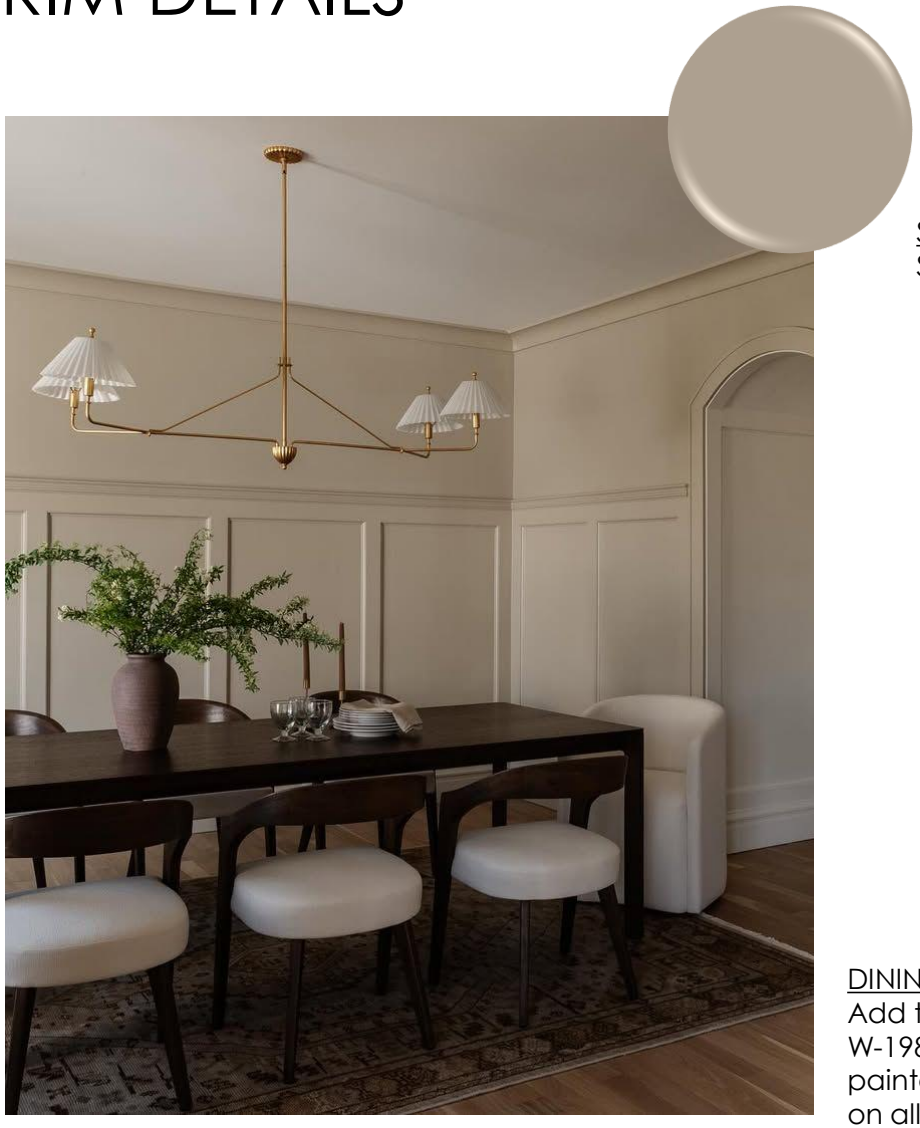
TRIM DETAILS



SECONDARY TRIM COLOR
SW Taupe Tone

DINING ROOM / OPT STUDY TRIM DETAIL
Add trim detail using paint grade1x4 and W-198 cap piece. Trim detail to be painted secondary trim color. Trim detail on all walls of Dining / Opt Study.

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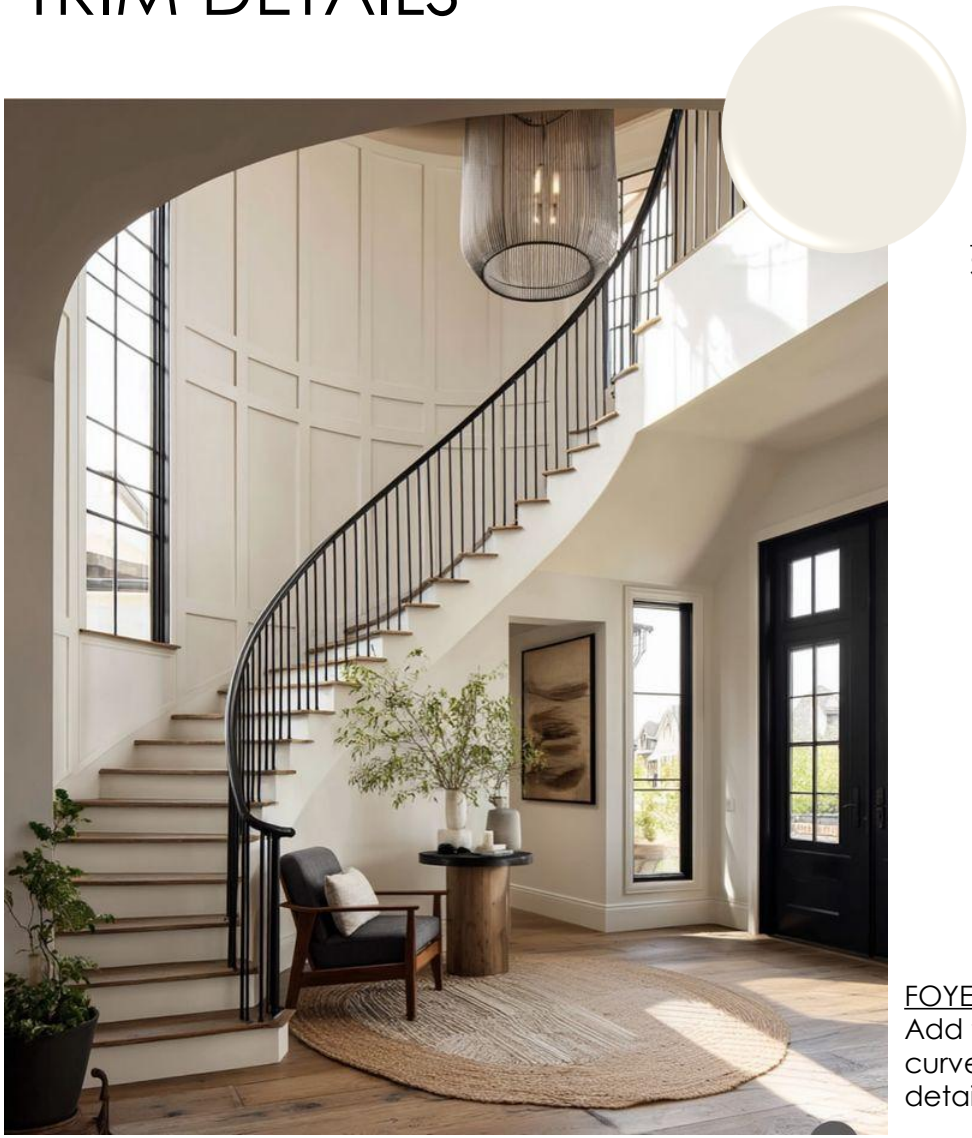
TRIM DETAILS



FOYER TRIM COLOR
SW Greek Villa

FOYER TRIM DETAIL
Add trim detail using paint grade1x4 on curved staircase wall similar to photo. Trim detail to be painted interior trim color.

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STAIR PARTS

BACK STAIRCASE
Stain-grade white oak newel 4075-NT newels posts with square cap, 6042 handrail, and round iron spindles with 16.3.12 flat round shoe as shown in photo. Painted risers and white oak stair treads stained to coordinate with hardwood finish.

FOYER STAIRCASE
Upgraded iron staircase with round iron spindles, handrail & newels similar to photo. Painted risers & white oak stair treads stained to coordinate with hardwood finish.

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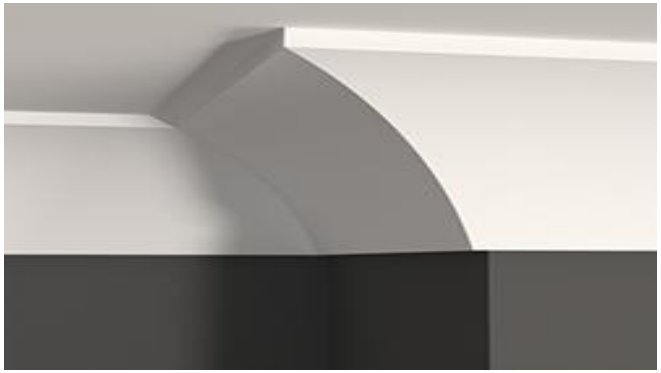
TRIM PACKAGE



<u>CROWN & BASE</u>
Simple Cove Crown & 163 Base & Standard Shoe

<u>CASING</u>
W78 Casing

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INTERIOR DOORS & HARDWARE

INTERIOR DOOR STYLE

EXTERIOR DOOR HARDWARE
Schlage Century in Matte Black Finish

INTERIOR DOOR HARDWARE
Schlage Broadway Lever in Matte Black

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INTERIOR PAINT

MAIN CEILING, WALL, & TRIM COLOR
SW Greek Villa

WALL & TRIM COLOR
(Dining / Opt Study)
SW Taupe Tone

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FLOORING

ENGINEERED HARDWOOD
Silvian Collection
in Taivas-Sky

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