

30
YEARS &
BUILDING



FORD
CLASSIC HOMES



SOUTHVALE

FRANKLIN

LOT 51 | SPEC

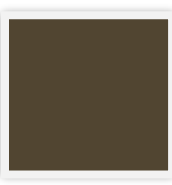
SELECTION PHOTOS PACKET

DATE: 7.17.26

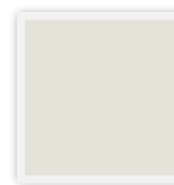
EXTERIORS



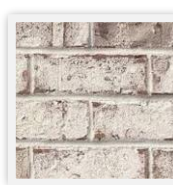
ROOF
GAF Weathered
Wood



WINDOWS
Pella Brown



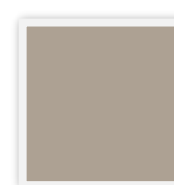
TRIM & SIDING
COLOR
SW Origami White



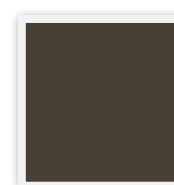
BRICK
Old Bailey
(White Mortar &
White Sand)



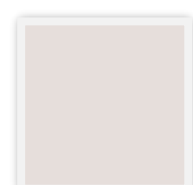
FRONT DOOR
Classic Gray



SHUTTERS
SW Morris Room
Gray



METAL ROOF
Burnished Slate



GUTTERS
Linen



KITCHEN



BACKSPLASH
Daltile Jasmine
Square Handcrafted
CE30 4x4 Glossy



COUNTERTOPS

Pental Quartz, Aura Gold



CABINET FINISH

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



CABINET DOOR STYLE (Not Color)



SINK

Blanco Cerana 33" Fireclay Apron
Front Sink in Ceramic White



CABINET HARDWARE

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.

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

KITCHEN INSPIRATION



Range Hood Inspiration

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KITCHEN APPLIANCES



Thermador 48" Pro Range



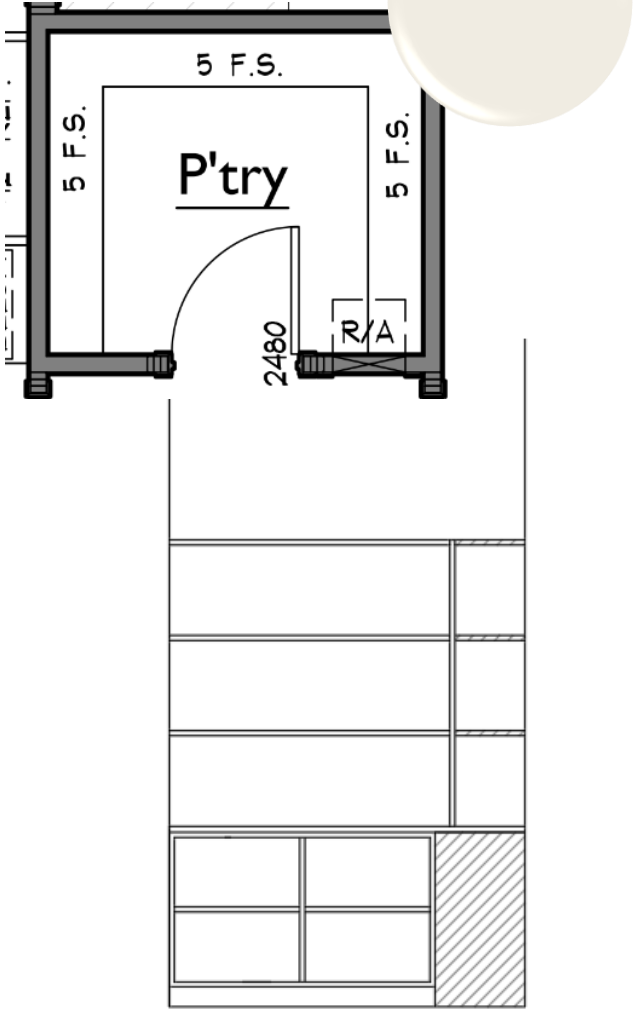
Bosch Panel Ready
Dishwasher



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.

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

BUTLER'S PANTRY



PREP FAUCET
Delta Emmeline in
Champagne Bronze

BACKSPLASH
Daltile Jasmine
Square Handcrafted
CE30 4x4 Glossy



SINK
Blanco Precis Silgranit
Undermount Sink in White

COUNTERTOPS
Pental Quartz, Aura Gold



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



CABINET DOOR STYLE (Not Color)



CABINET HARDWARE



APPLIANCE
Uline 24" U/C Wine Refrigerator
Panel Ready

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

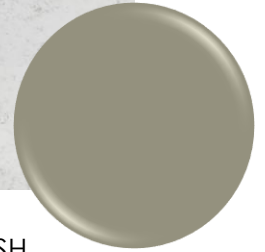
BACKSPLASH
Emser Catch Fawn
3x6 Glossy



SINK
Blanco Precis Silgranit
Undermount Sink in White



COUNTERTOP
Cosmos Quartz, White Drift



CABINET FINISH
BM Sage Mountain



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

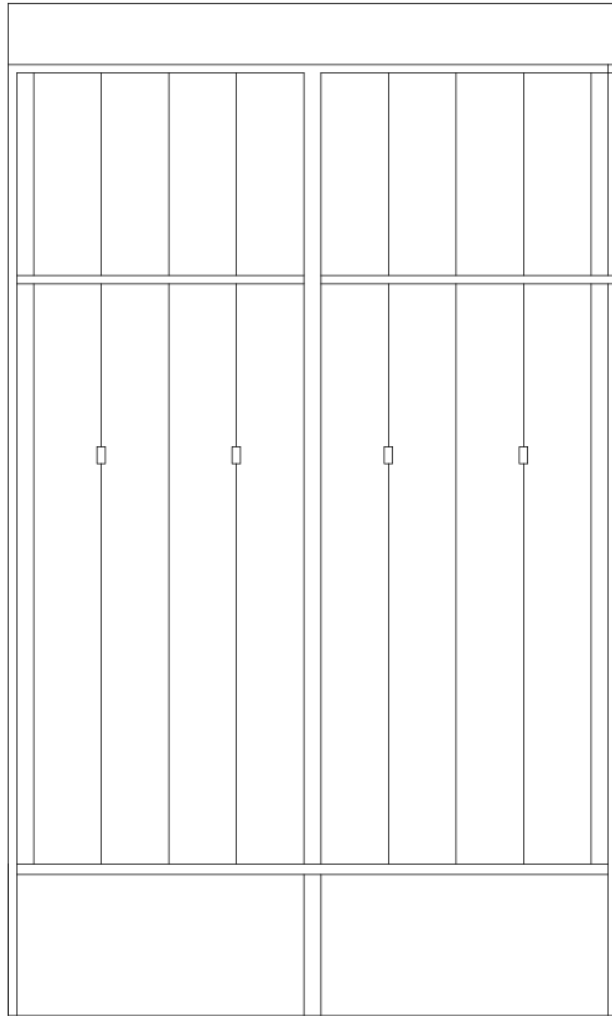


CABINET HARDWARE



CABINET DOOR STYLE
(Not Color)

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



COUNTERTOP
Pental Quartz, Terra Sky Gold



CABINET FINISH
SW High Sierra



CABINET DRAWER STYLE
(Not Color)



MIRROR



CABINET HARDWARE

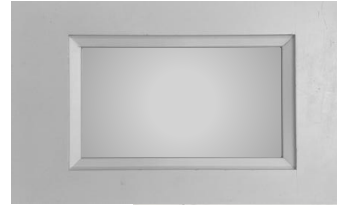
PRIMARY BATHROOM



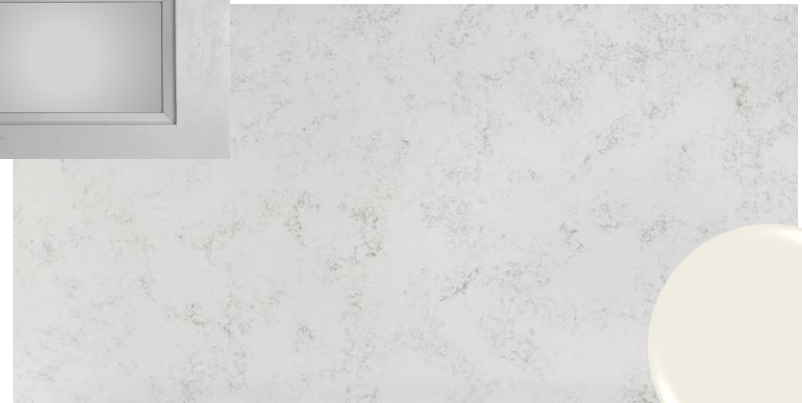
SINK FAUCET
Delta Cassidy in
Champagne Bronze



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

BATHROOM 2



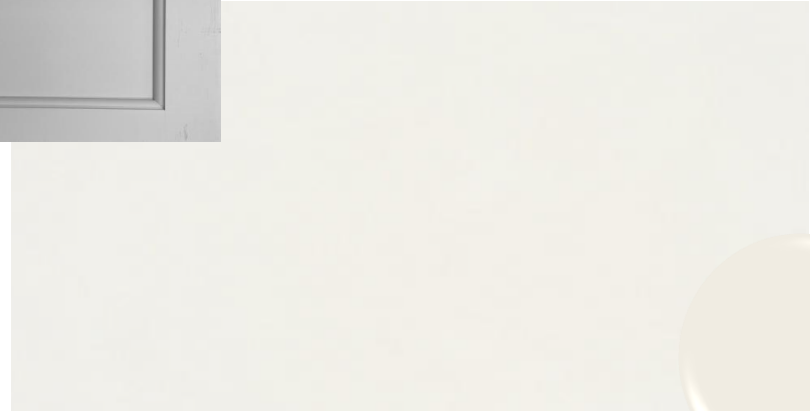
SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOP
One Quartz, White Sand

CABINET FINISH
SW Greek Villa

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

BATHROOM 3



SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)

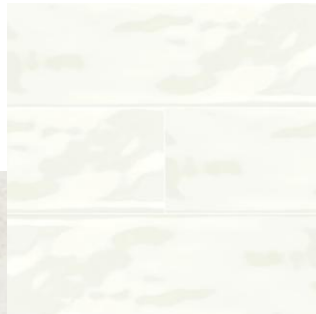


COUNTERTOP
Valiant Quartz, Everest



CABINET FINISH
SW Greek Villa

FLOOR TILE
Daltille Archaia Relic White
2x4 Herringbone Matte



TUB SURROUD TILE
Daltille Mythology Santorini 4x12
Undulated Glossy



CABINET HARDWARE



TUB SHOWER FAUCET
Delta Saylor in
Champagne Bronze

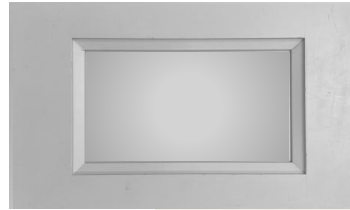
BATHROOM 4



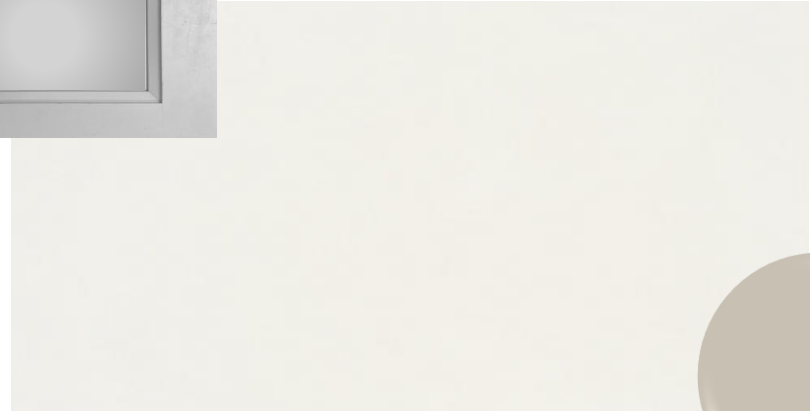
SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOP
One Quartz, White Sand

CABINET FINISH
SW High Sierra

FLOOR TILE
Emser Sterlina 12x24 Dove
Matte



TUB SURROUND TILE
Louisville Tile Gouache
Nuage 6x6 Matte



CABINET HARDWARE



TUB SHOWER FAUCET
Delta Saylor in
Champagne Bronze

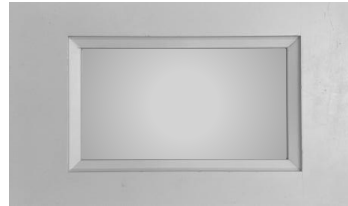
BATHROOM 5



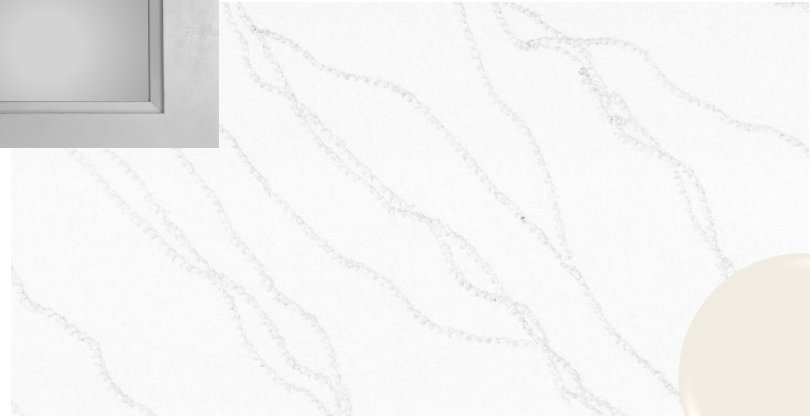
SINK FAUCET
Delta Saylor in
Champagne
Bronze



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



CABINET HARDWARE



SHOWER FAUCET
Delta Saylor in
Champagne Bronze



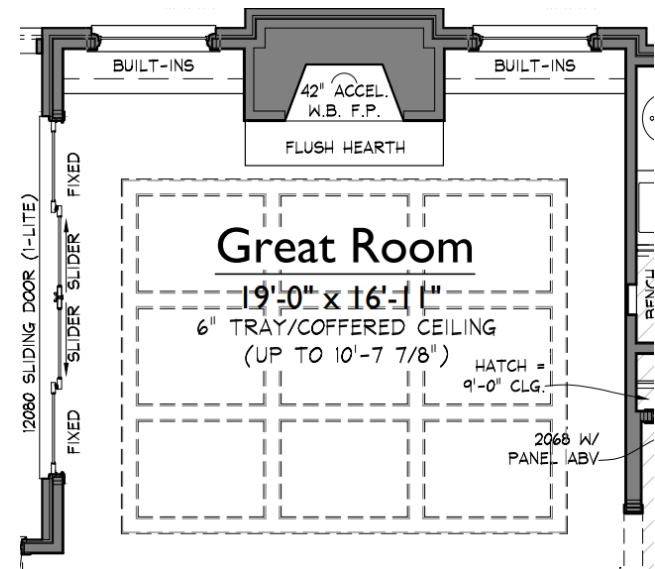
SHOWER TILE
Louisville Tile Vivant Blanc 3x10
Glossy (Walls) Louisville Tile Marbles
Oniciata Ivory 2x2 Matte (Floor)

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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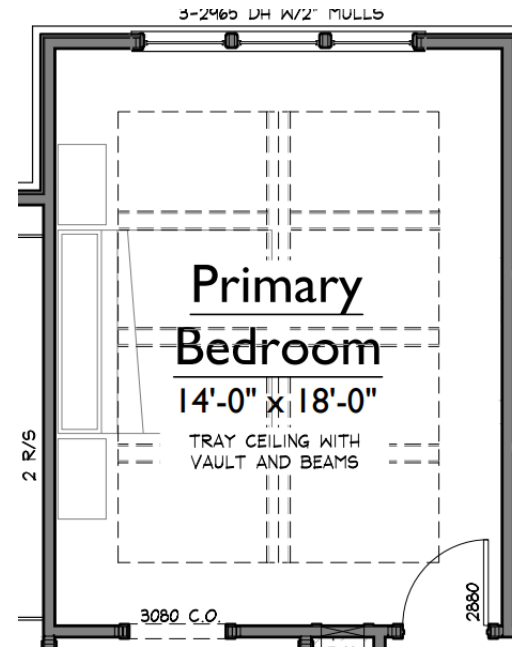


CEILING DETAILS

MITERED



BEAM FINISH
SW High Sierra



PRIMARY BEDROOM BEAMS

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

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

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-198 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 grade 1x4 and W-198 cap piece. Trim detail to be painted secondary trim color. Trim detail on all walls of Dining / Opt Study.

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



STAIR PARTS



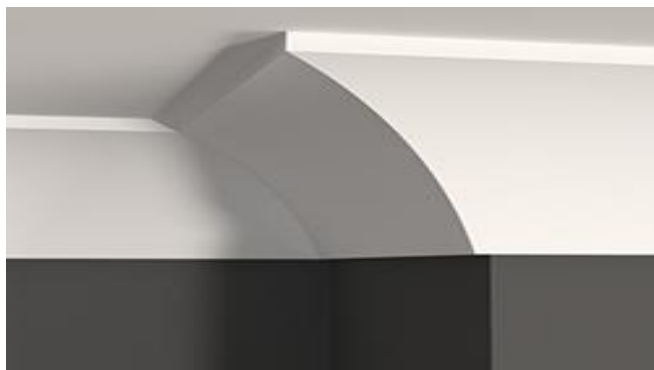
BACK STAIRCASE

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.

TRIM PACKAGE



CROWN & BASE
Simple Cove Crown & 163 Base & Standard
Shoe



CASING
W78 Casing

INTERIOR DOORS & HARDWARE



INTERIOR DOOR STYLE

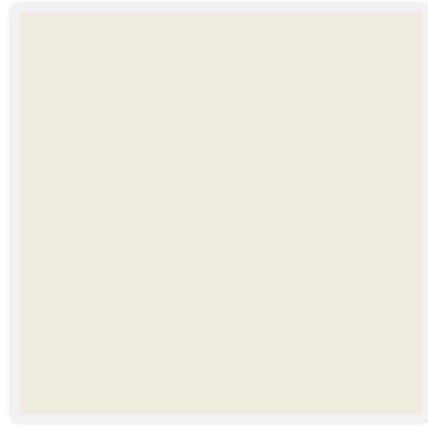


EXTERIOR DOOR HARDWARE
Schlage Century in Matte
Black Finish



INTERIOR DOOR HARDWARE
Schlage Broadway Lever in
Matte Black

INTERIOR PAINT



MAIN CEILING, WALL, & TRIM COLOR
SW Greek Villa



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

FLOORING



ENGINEERED HARDWOOD
Silvian Collection
in Taivas-Sky



CARPET
High Card in
Antique White