30 YEARS & BUILDING | FORD CLASSIC HOMES

ROSEBROOKE

BRENTWOOD • TENNESSEE

LOT 76 | SPEC

SELECTION PHOTOS PACKET DATE: 10.15.26

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

EXTERIORS

Selections Finalized





ROOF
GAF Charcoal



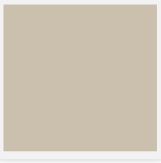
CLAD WINDOWS
Pella Black



IRON DOOR
Matte Black



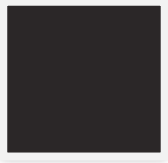
PAINTED BRICK
SW Sandbar



TRIM COLOR
SW Sandbar



STONE
Cottonwood
(White Mortar
& Brown Sand)



METAL ROOF
Extra Dark
Bronze



SHUTTERS
BM Sage
Mountain



ARCUSSTONE
Natural

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KITCHEN



FAUCET & POT FILLE
Brizo Faircroft in Luxe Gold

SLAB SPLASH
Vadara Quartz,
Ostara Dawn



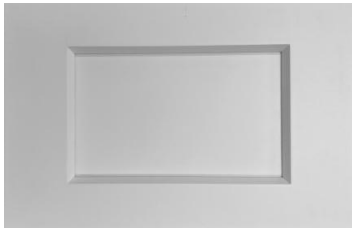
COUNTERTOPS
Vadara Quartz, Ostara Dawn



CABINET FINISH
SW Shiitake
Island & Towers: Stained Versailles
Match



SINK
Blanco Silgranit Undermount
Sink in White



INSET CABINET DOOR STYLE (TOP DRAWERS TO BE SLAB)
(Not Color)



CABINET HARDWARE

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HOOD STYLE





HOOD FINISH
Umbra Gray Matte

HOOD BANDING
Antique Brass

HOOD
Custom Blue Star metal hood with brass band similar to photo.

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KITCHEN RENDERING



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KITCHEN APPLIANCES

Appliance Selections Finalized



Wolf 48" Dual Fuel Range
Brushed Brass Knobs



Asko Dishwasher
Panel Ready



48" Sub-Zero
Refrigerator / Freezer
Panel Ready

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SERVICE PANTRY



PREP FAUCET
Brizo Faircroft in
Luxe Gold



BACKSPLASH
LT American Olean
Studio Haven 4x4
SN75 Espresso Glossy



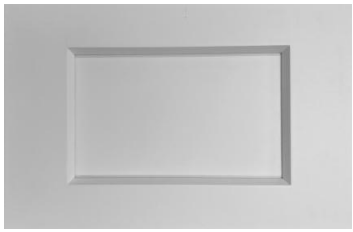
COUNTERTOPS
Vadara Quartz, Ostara Dawn



CABINET COLOR
SW Stone Lion
Floating Shelves & Cabinet Skin:
Stained Versailles Match



SINK
Blanco Precis Silgranit Sink
in White



CABINET DOOR STYLE (Not Color)



CABINET HARDWARE

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SERVICE PANTRY APPLIANCES

Appliance Selections Finalized



Asko Dishwasher
Panel Ready



Wolf Microwave &
30" Steam Oven w/
Pro Handle



36" Fisher & Paykel
French Door
Refrigerator / Freezer
Panel Ready

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SERVICE PANTRY INSPIRATION





DOOR FINISH
Stained Versailles Match

SERVICE PANTRY POCKET DOOR
Stained poplar sliding poplar door to match interior door style as close as possible. Doors to be stained to match the floors as closely as possible.

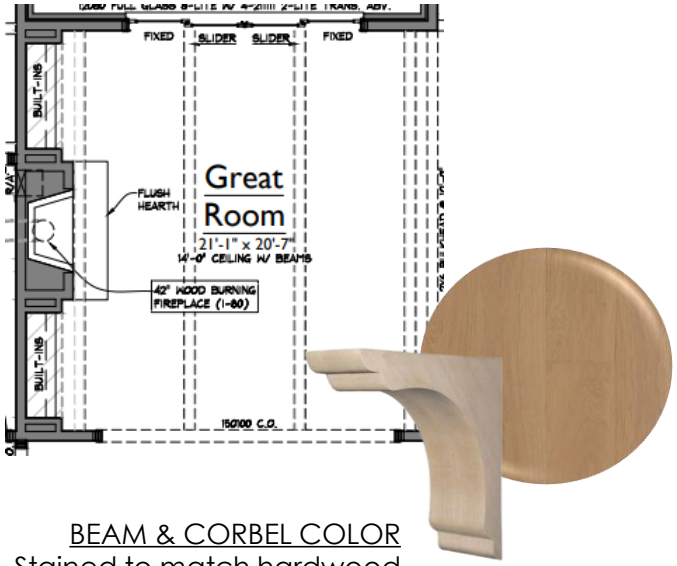
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GREAT ROOM CEILING



HARDWOOD
Mont Richard Versailles



BEAM & CORBEL COLOR
Stained to match hardwood floors as closely as possible

GREAT ROOM CEILING
Stain grade white oak mitered beams as shown on plan. Add RealWood Mont Richard engineered hardwood on ceiling. Upgrade corbels as shown on plans to stain grade white oak. Beams and corbels stained to match hardwood floors as closely as possible.

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GREAT ROOM FIREPLACE

STANDARD #6





ARCUSTONE COLOR
Stonecoat Natural

GREAT ROOM FIREPLACE
Standard arcusstone mantle, surround and flush hearth as shown in photo.
Note: Firebox interior herringbone refractory.

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GREAT ROOM BUILT-INS





SHELF COLOR
Stained Versailles Match

CABINET COLOR
SW Aesthetic White

GREAT ROOM BUILT-INS
Inset iron doors with no grids. Inside of cabinet to be painted cabinet skin and stain grade white oak shelves. Includes push to open latches.

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GREAT ROOM RENDERING



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WET BAR



BAR FAUCET
Brizo Faircroft in
Luxe Gold

BACKSPLASH
Cottonwood
(White Mortar & Brown
Sand)





COUNTERTOPS
Vadara Quartz, Ostara Dawn



CABINET COLOR
SW Studio Clay



SINK
Blanco Precis Bar Silgranit Sink
in White



INSET CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE



APPLIANCE
Subzero 30" Panel Ready
Refrigerator / Freezer
Drawers

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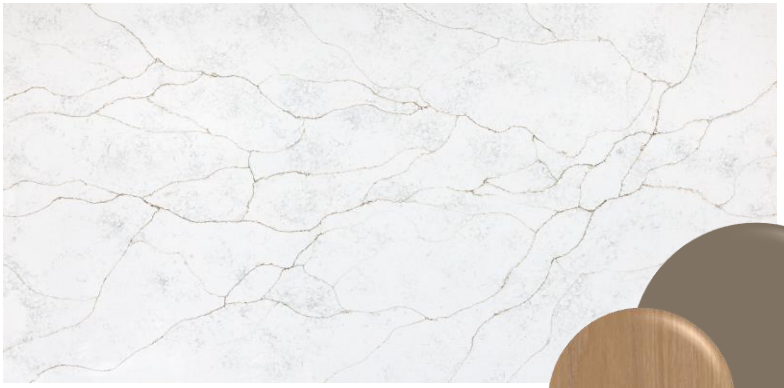
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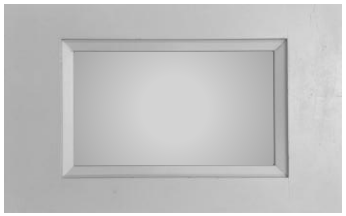
BUTLER'S PANTRY



COUNTERTOPS
Vadara Quartz,
Ostara Dawn



CABINET COLOR
SW Library Pewter
Floating Shelf & Tower Cabinet Skin and
Shelves: Stained Versailles Match



INSET CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE

BUTLER'S PANTRY
Cabinet layout similar to photo. Cabinets to extend to ceiling with room crown to wrap top and painted to match cabinets as closely as possible. Stain grade white oak floating shelf and cabinet skin in between towers. Towers to have retractable doors with stain grade white oak interior and shelves. LED tape lighting under floating shelf. Rough in water line for future coffee maker included.

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HOME CENTER



PREP FAUCET
Delta Emmeline in
Champagne Bronze



WALL DETAIL
Vertical 1x6, 1x8, & 1x4
Mixed Vertical Shiplap



COUNTERTOPS
One Quartz, Broadway Black Lava Quartz



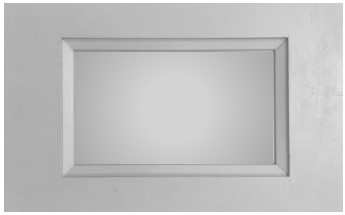
CABINET COLOR
SW Taupe of the Morning



SINK
Blanco Precis Silgranit Sink in
White



CABINET HARDWARE



CABINET DOOR STYLE
(Not Color)

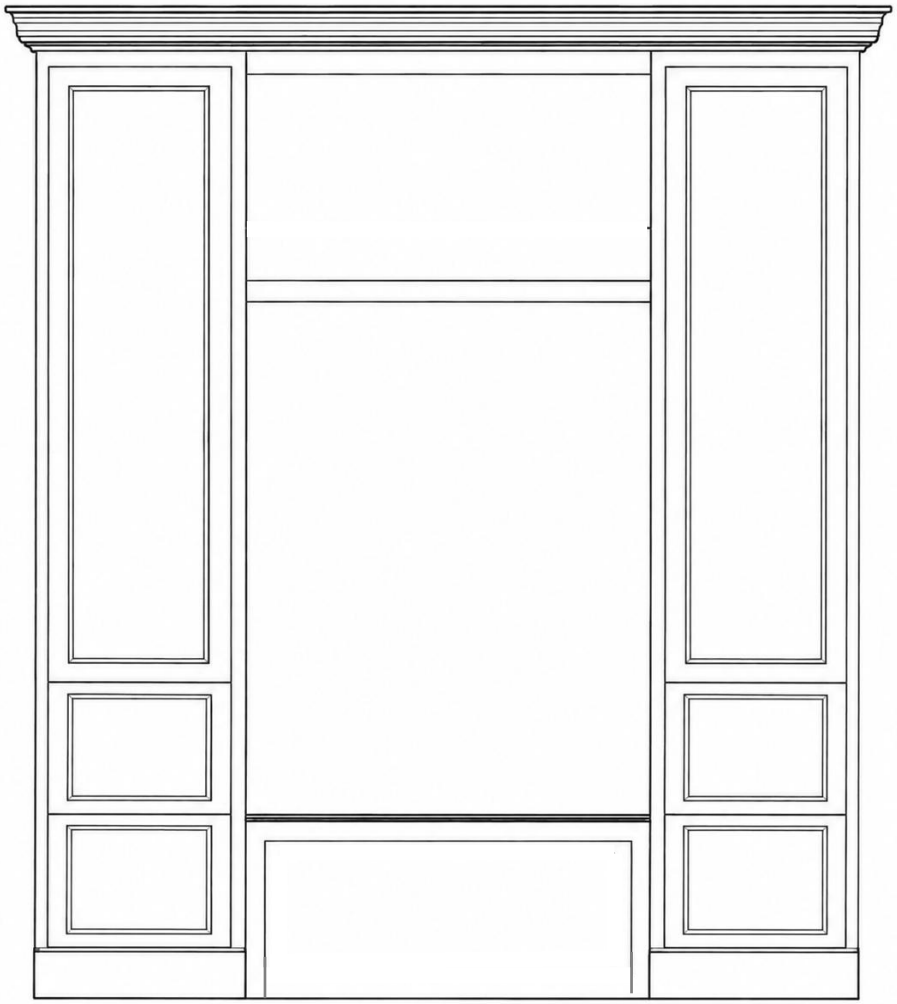


FLOOR TILE
LT Abbey Stone
Sintra 4x8 Matte

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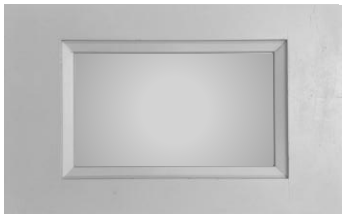
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CUBBIES & BROOM CLOSET





CABINET COLOR
SW Taupe of the Morning
Floating Shelf & Bench Seat:
Stained Versailles Match



CABINET DOOR STYLE
(Not Color)



CUBBY HOOKS



CABINET HARDWARE

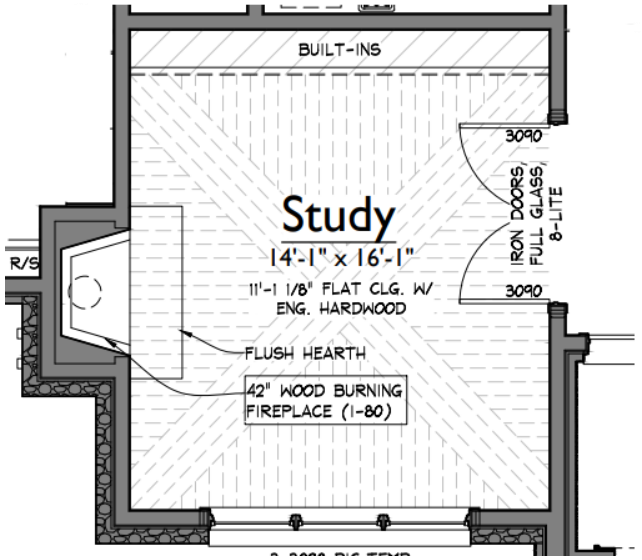
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STUDY CEILING



HARDWOOD
Mont Richard Versailles





STUDY CEILING
Add Realwood Mont Richard engineered hardwood applied in tray ceiling in pattern shown in photo. Delete crown. **Note: Install OSB on ceiling prior to plywood.**

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STUDY BUILT-INS





CABINET COLOR
SW Tungsten

SHELF COLOR
Stained Mont Richard Versailles Match



CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE

STUDY BUILT-INS
Cabinets to extend to soffit and wrapped with cabinet crown. Base cabinets at 20"D with (8) white oak adjustable shelves & (4) white oak angled shelves.

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STUDY FIREPLACE





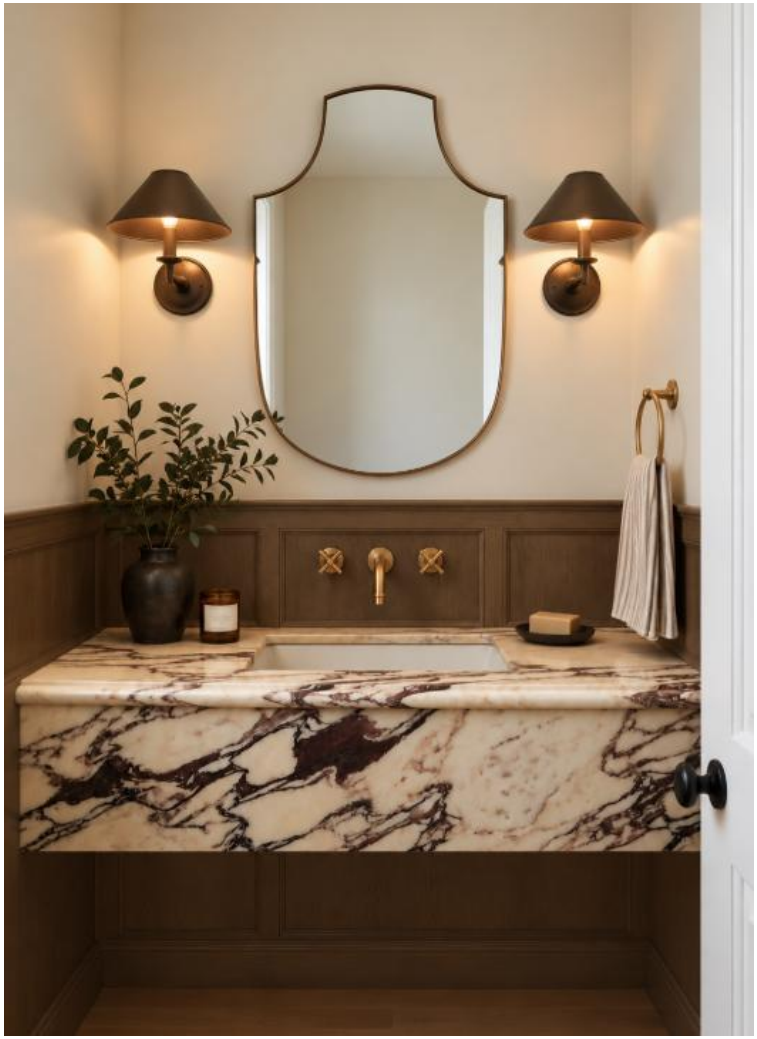
ARCUSTONE COLOR
Stonecoat Natural

STUDY FIREPLACE
Arcusstone mantle as shown in photo. Flush hearth ilo raised hearth as shown in photo. **Note: Firebox interior herringbone refractory.**

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POWDER BATH MAIN





FLOATING VANITY
Calacatta Viola
Note: Remnant may vary from photo



TRIM DETAIL
Stained Versailles Match



SINK FAUCET
Brizo Odin in Luxe Gold



SINK
White Rectangular Sink



MIRROR

POWDER BATH INSPIRATION
Stain grade white oak trim detail applied to all powder walls. 18" D apron front floating vanity with ogee decorative countertop edge.
Note: Front of apron to be smooth ilo reeded vanity as shown in photo

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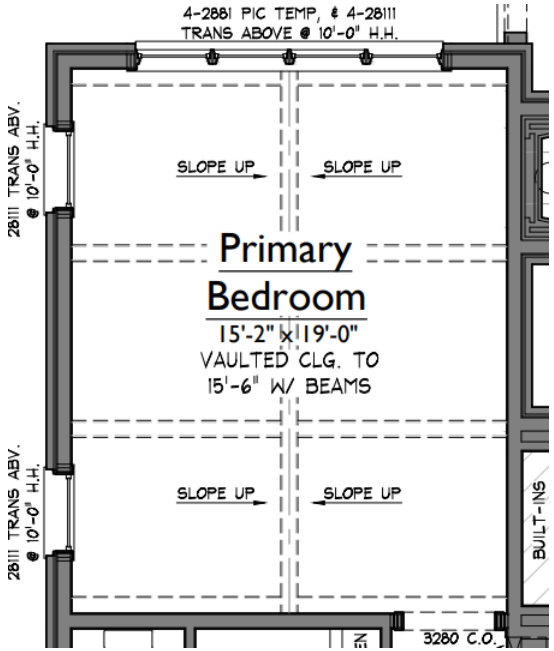
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PRIMARY BEDROOM CEILING



BEAM COLOR
SW Shiitake



PRIMARY BEDROOM CEILING
Add trim built paint grade white oak beams in location per plan. Beams to have 2" reveal and 4" mitered center beam.

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PRIMARY BATHROOM



SINK FAUCET
Brizo Invari in
Luxe Gold

MIRROR

SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)

COUNTERTOPS
Vancouver Quartzite Polished
Note: Slab may vary from photo

CABINET COLOR
Stained Versailles Match

TILE
Bath Floor: Emser Metro Cream12x24 Vein Cut Honed
Shower Floor: Louisville Tile CH18 Rotunda
Composition Dolomite Marble Mosaic Honed
Shower Walls & Ceiling: Louisville Tile Melange 4x4
Bianco Glossy



CABINET HARDWARE





FREESTANDING TUB
MTI Addison

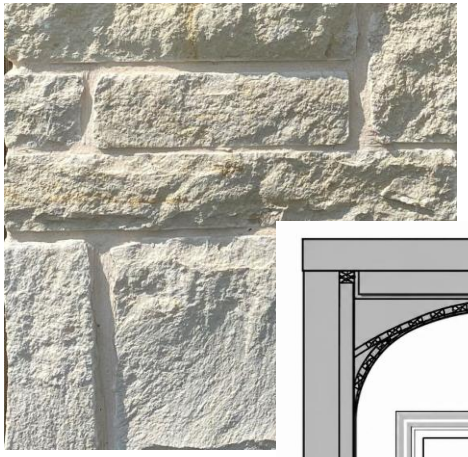
TUB FILLER
Brizo Invari in
Luxe Gold

30 YEARS & BUILDING | FORD CLASSIC HOMES

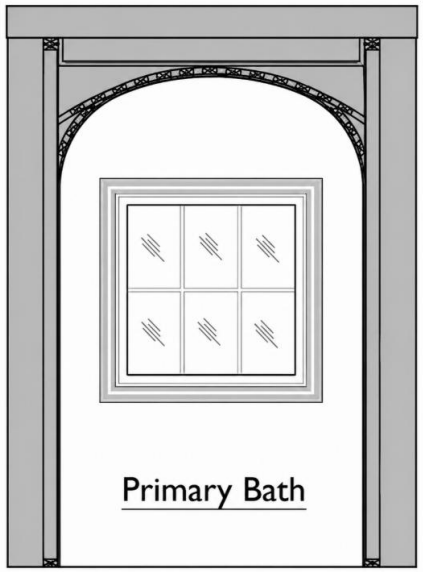
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PRIMARY BATHROOM TUB SURROUND





STONE
Cottonwood Stone with
White Mortar & Brown Sand



PRIMARY BEDROOM CEILING
Upgrade back wall of tub surround to Cottonwood stone with white mortar and brown sand. Delete room crown and base in arched tub surround. No tile or trim detail included on side walls.

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PRIMARY BEDROOM CLOSET



TRIM COLOR
SW Shiitake
Bench Seat: Stained Mont
Richard Versailles Match



COUNTERTOPS
Cosmos Quartz, White Drift



DRESSER DOOR STYLE
(Not Color)



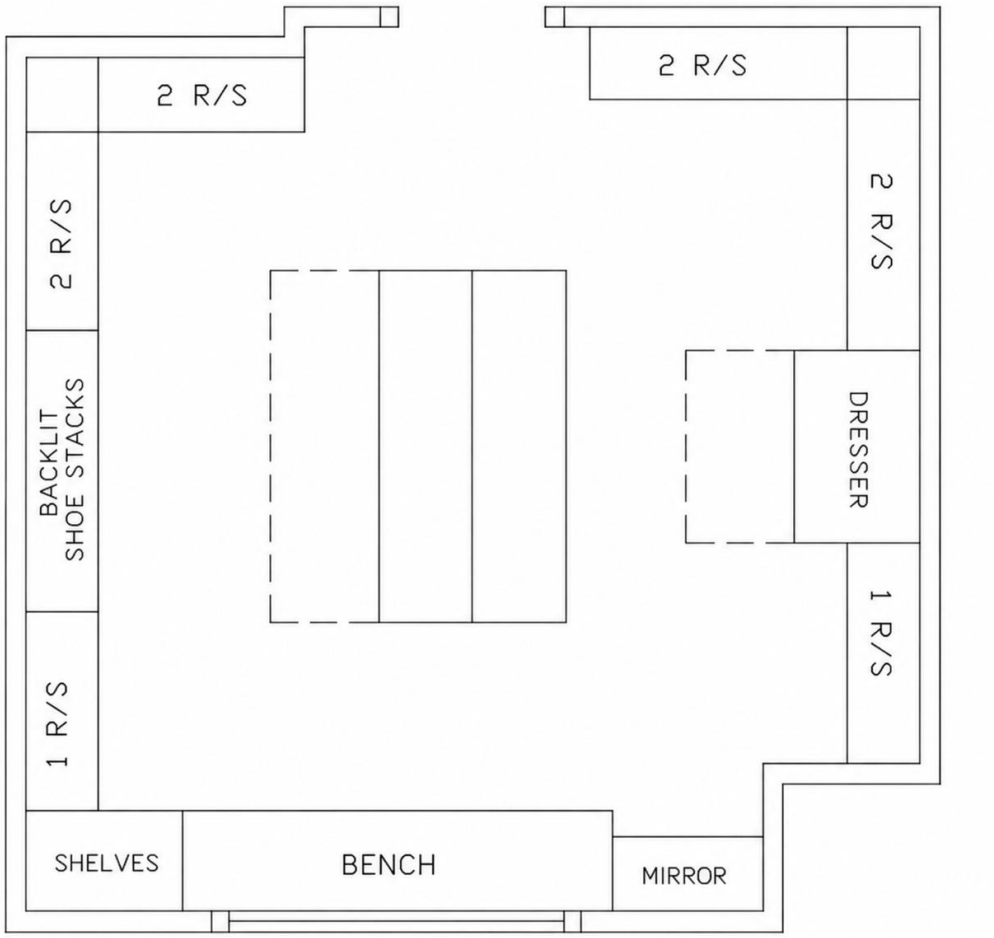
CABINET HARDWARE

PRIMARY BEDROOM CEILING
All shelving to be 8'-0" tall with approx. 3" room crown to wrap top. Includes bench seat with drawers under tall window unit. Bench seat to be stain grade white oak (stained to match hardwood floors as closely as possible. Add trim built island with drawers in location shown on drawings (includes countertop). Add backlighting to shoe storage, glass doors with backlit shelves behind, dresser with jewelry pullouts, and built-in mirror as shown on drawings. Mirror to be approximately 2'-4" x 8' and framed with 1x2 trim. Upgrade all hanging rods to satin brass. Includes standard hardware on all dressers.

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PRIMARY BEDROOM CLOSET LAYOUT



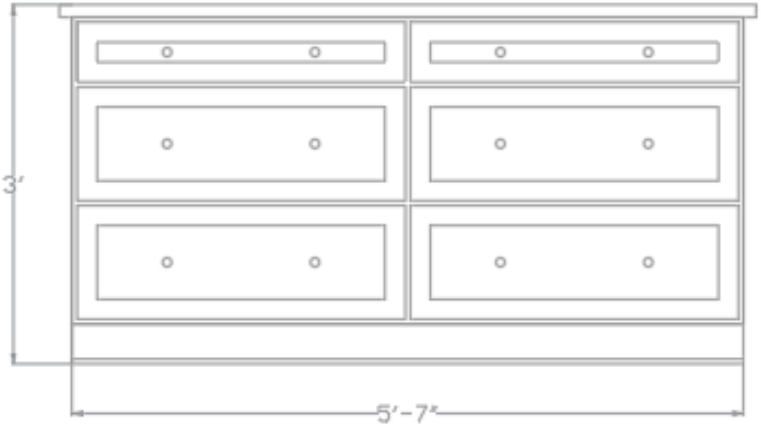




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GUEST BATHROOM



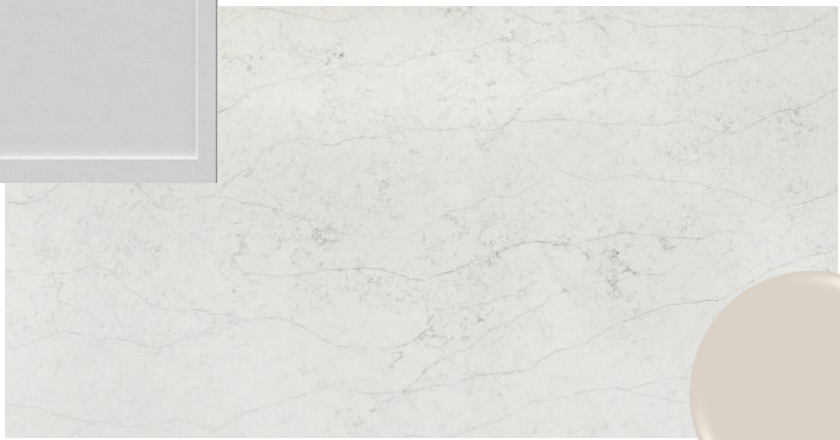
SINK FAUCET
Delta Saylor in
Champagne Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, Everest
White



CABINET COLOR
SW Taupe of the Morning



CABINET HARDWARE





SHOWER FAUCET
Delta Saylor in
Champagne Bronze



TILE
Bath Floor & Shower Wall: Louisville Tile Marbles 12x24
Oniciata Ivory Polished
Shower Floor: Louisville Tile Marbles 2x2 Oniciata Ivory
Matte

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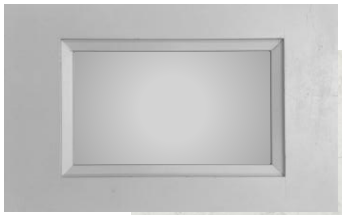
BATHROOM 3



SINK FAUCET
Delta Saylor in
Champagne Bronze



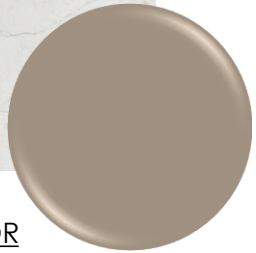
SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, Everest
White



CABINET COLOR
SW Moth Wing

TILE
Bath Floor: Louisville Tile Memory
12x24 Dawn Matte
Tub Surround Walls: Louisville Tile
Vivant Blanc 3x10 Glossy







CABINET HARDWARE





TUB/SHOWER FAUCET
Delta Saylor in
Champagne Bronze



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BATHROOM 4



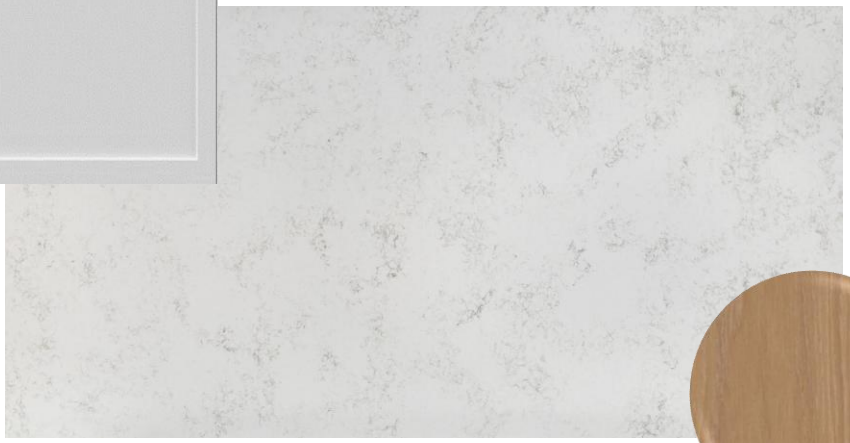
SINK FAUCET
Delta Saylor in
Champagne Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift



CABINET COLOR
Stained Versailles Match

TILE
Bath Floor: Daltile Artsy 12x24 AT32 Gallery Pearl Matte
Shower Wall: Louisville Tile Gouache 6x6 Nuage Matte
Shower Floor: Emser SomerTile Hudson Dove Grey
Penny Mosaic





CABINET HARDWARE





SHOWER FAUCET
Delta Saylor in
Champagne Bronze

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BATHROOM 5



SINK FAUCET
Delta Saylor in
Champagne Bronze



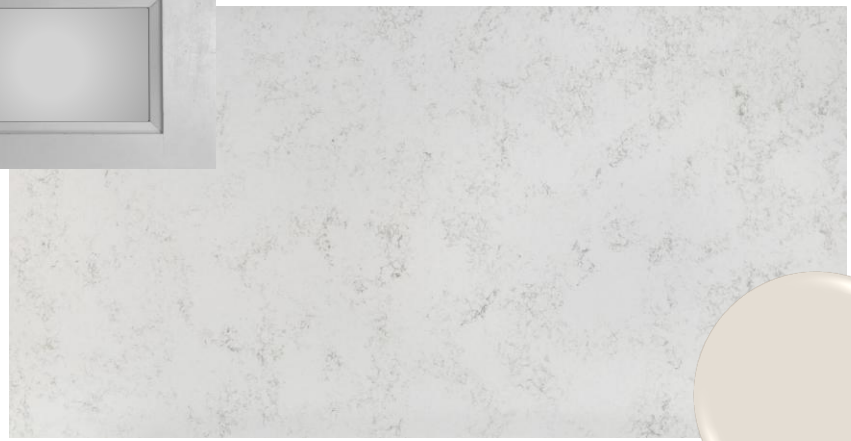
SINK
White Rectangular Sink

TILE
Bath Floor: Louisville Tile Belgian Linen Ivory 12x24 Matte
Shower Walls: Daltile Mythology Olympus 4x12 MY91 Undulated
Shower Floor: Louisville Tile Sandwaves 2x2 Light Mosaic





CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift



CABINET COLOR
SW Aesthetic White



CABINET HARDWARE





SHOWER FAUCET
Delta Saylor in
Champagne Bronze

30 YEARS & BUILDING | FORD CLASSIC HOMES

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POWDER BATH UP



SINK FAUCET
Brizo Invari in Luxe Gold



SINK
White Rectangular Sink



COUNTERTOPS
Riovalli Marble
Note: Remnant may vary from photo



CABINET COLOR
SW Tungsten



MIRROR



CABINET HARDWARE



CABINET DOOR STYLE
(Not Color)

30 YEARS & BUILDING | FORD CLASSIC HOMES

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BONUS ROOM WET BAR



PREP FAUCET
Delta Emmeline in Champagne Bronze Finish



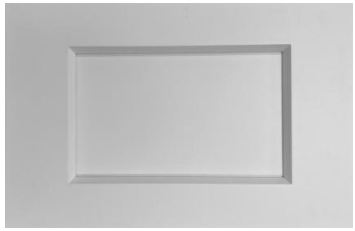
SINK
Blanco Precis Bar Silgranit Sink in White



COUNTERTOPS
One Quartz, Chateau



CABINET COLOR
SW Ethereal Mood
Floating Shelf & Cabinet Skin: Stained Versailles Match



CABINET DOOR STYLE (Not Color)



APPLIANCE
SubZero 24" U/C Refrigerator/Freezer w/ Ice Maker
Panel Ready



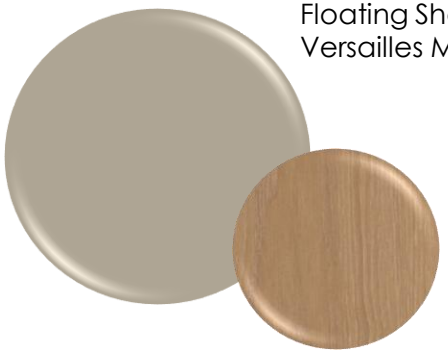
CABINET HARDWARE

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BONUS ROOM INSPIRATON



CABINET COLOR
SW Ethereal Mood
Floating Shelf & Cabinet Skin: Stained Versailles Match



BONUS ROOM WET / DRY BARS
Add paint grade 2" cabinet frame around soffit opening and base similar to photo. Delete upper cabinets and change to (1) stain grade white oak floating shelf. Add stain grade white oak cabinet skin to back.

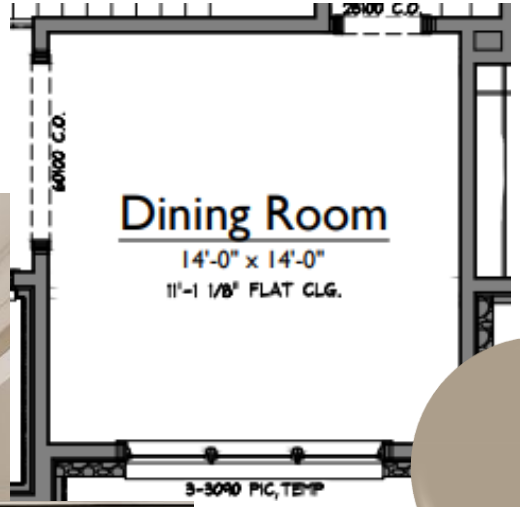
Note: Sconces to mount above floating shelf and to back of cabinet.

Photo is for inspiration only. Finished product may vary.

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DINING ROOM TRIM





TRIM COLOR
SW Stone Lion

DINING ROOM WALL DETAIL
Add approx. 106'" tall 1x4 applied box wall detail on all walls with W-942 to wrap the inside edge of boxes. No cap piece. Room base to wrap bottom. Includes dark base secondary trim color.

Photo is for inspiration only. Finished product may vary.

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INTERIOR DOORS & HARDWARE





EXTERIOR DOOR HARDWARE
Emtek Apollo Tubular Entry Set w/ Providence Knob in Flat Black Finish

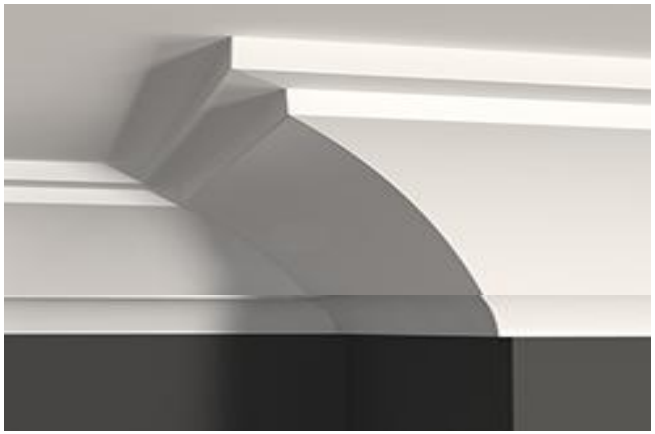


INTERIOR DOOR HARDWARE
Emtek Providence Knob w/ Rectangular Rosette in Flat Black Finish

INTERIOR DOOR STYLE
Monroe Solid Core

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TRIM PACKAGE







CROWN & BASE
Three-Piece Simple Cove Crown
1x8 MDF Base with Standard Shoe

Note: Some areas to have One-Piece Crown per Specifications

CASING
1x4 w/ Cap window & door casing throughout. Picture frame windows, no stools.

Note: Interior window grids painted black similar to photo

30 YEARS & BUILDING | FORD CLASSIC HOMES

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STAIR PARTS



STAIRS
Black iron handrail, newels, & round spindles similar to photo in photo. Delete skirtboard and shoe.

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INTERIOR PAINT

MAIN WALL, CEILNG, & TRIM COLOR (Unless Noted)
SW Aesthetic White

SERVICE PANTRY WALL // HOME CENTER WALL & TRIM COLOR
SW Taupe of the Moring



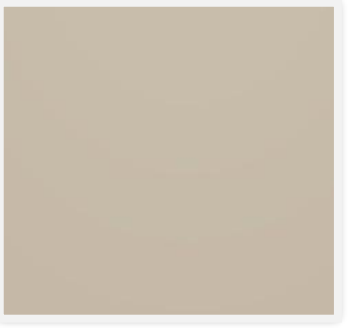
PRIMARY BEDROOM BEAMS & CLOSET TRIM
SW Shiitake



DINING TRIM DETAIL COLOR
SW Stone Lion



INTERIOR WINDOW GRID COLOR
SW Iron Ore



STUDY WALL & TRIM COLOR
SW Shiitake



BONUS ROOM WALL, CEILING, & TRIM COLOR
SW Ethereal Mood



WET BAR WALL, CEILING, & TRIM COLOR
SW Studio Clay



POWDER BATH WALLS & TRIM COLOR
SW Stone Lion

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FLOORING



ENGINEERED HARDWOOD
Mont Rochard Collection
In Versailles

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