



ROSEBROOKE

BRENTWOOD • TENNESSEE

LOT 76 | SPEC

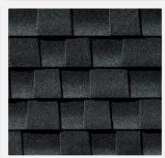
SELECTION PHOTOS PACKET

DATE: 7.31.26

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

EXTERIORS

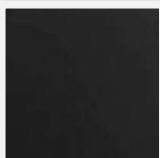
Selections Finalized



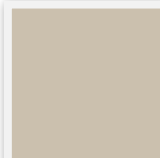
ROOF
GAF Charcoal



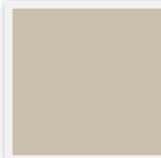
CLAD WINDOWS
Pella Black



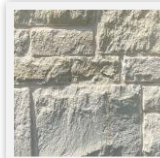
IRON DOOR
Matte Black



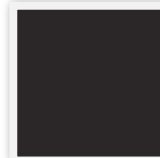
PAINTED BRICK
SW Sandbar



TRIM COLOR
SW Sandbar



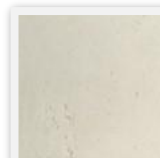
STONE
Cottonwood
(White Mortar
& Brown Sand)



METAL ROOF
Extra Dark
Bronze



SHUTTERS
BM Sage
Mountain



ARCUSSTONE
Natural



KITCHEN



FAUCET & POT FILLER
Brizo Faircroft in Luxe Gold

SLAB SPLASH
Vadara Quartz,
Calacatta Dorada



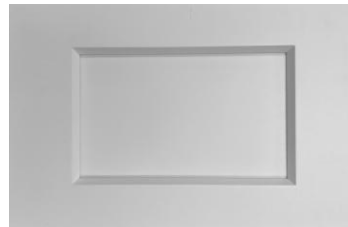
COUNTERTOPS
Vadara Quartz, Calacatta Dorada



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

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

HOOD STYLE



HOOD FINISH
Umbra Gray Matte

HOOD BANDING
Antique Brass

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

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

KITCHEN APPLIANCES

Appliance Selections Finalized



Wolf 48" Dual Fuel Range
Brushed Brass Knobs



Asko Dishwasher
Panel Ready



48" Sub-Zero
Refrigerator / Freezer
Panel Ready

SERVICE PANTRY

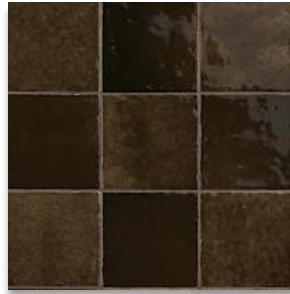


PREP FAUCET
Brizo Faircroft in
Luxe Gold



SINK
Blanco Precis Silgranit Sink
in White

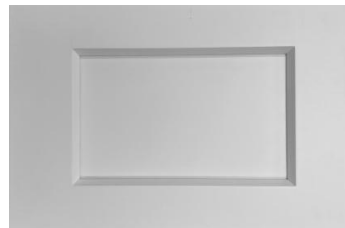
BACKSPLASH
LT American Olean
Studio Haven 4x4
SN75 Espresso Glossy



COUNTERTOPS
Vadara Quartz, Ostara Dawn



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



CABINET DOOR STYLE (Not Color)



CABINET HARDWARE

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

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.

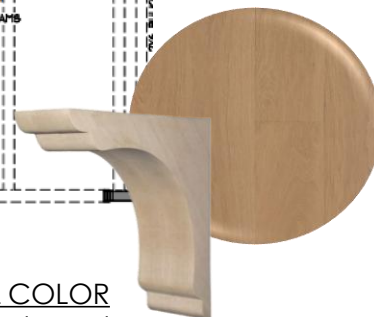
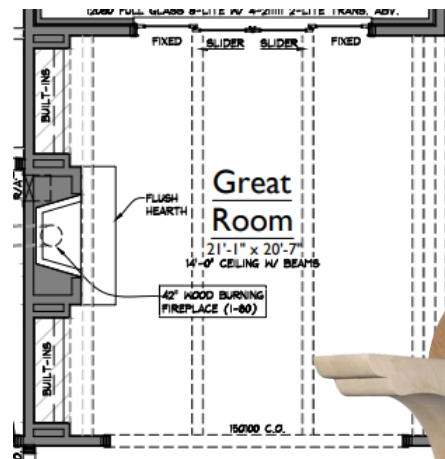
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GREAT ROOM CEILING



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.

Photo is for inspiration only. Finished product may vary.

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.****

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



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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WET BAR



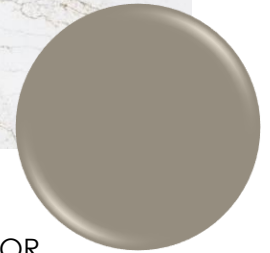
PREP FAUCET
Brizo Faircroft in
Luxe Gold

BACKSPLASH
Cottonwood
(White Mortar & Brown
Sand)



COUNTERTOPS
Vadara Quartz, Calacatta
Dorada

CABINET COLOR
SW Studio Clay



SINK
Blanco Precis Bar Silgranit Sink
in White

INSET CABINET DOOR STYLE
(Not Color)



APPLIANCE
Subzero 30" Panel Ready
Refrigerator / Freezer
Drawers



CABINET HARDWARE

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

BUTLER'S PANTRY



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. Rough in water line for future coffee maker included.

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

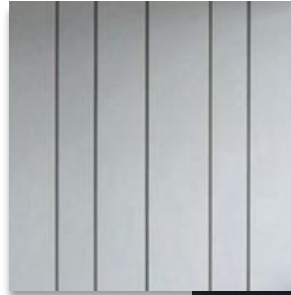


HOME CENTER



PREP FAUCET
Delta Emmeline in
Champagne Bronze

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



COUNTERTOPS
Daltille Broadway Black Lava Quartz

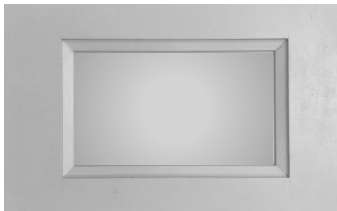
CABINET COLOR
SW Taupe of the Morning



SINK
Blanco Precis Silgranit Sink in
White



CABINET HARDWARE

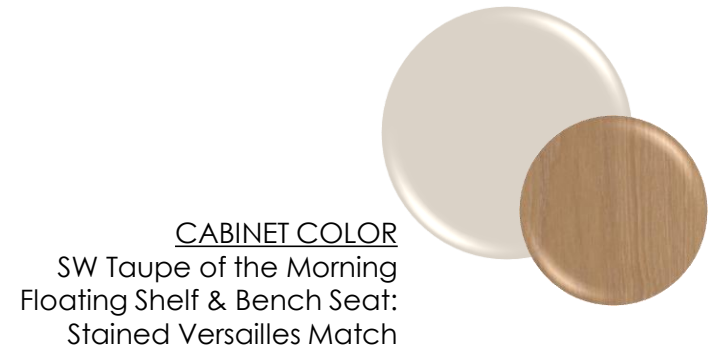


CABINET DOOR STYLE
(Not Color)



FLOOR TILE
LT Abbey Stone
Sintra 4x8 Matte

CUBBIES & BROOM CLOSET



CAB DRAWING



CABINET DOOR STYLE
(Not Color)

CUBBY HOOKS

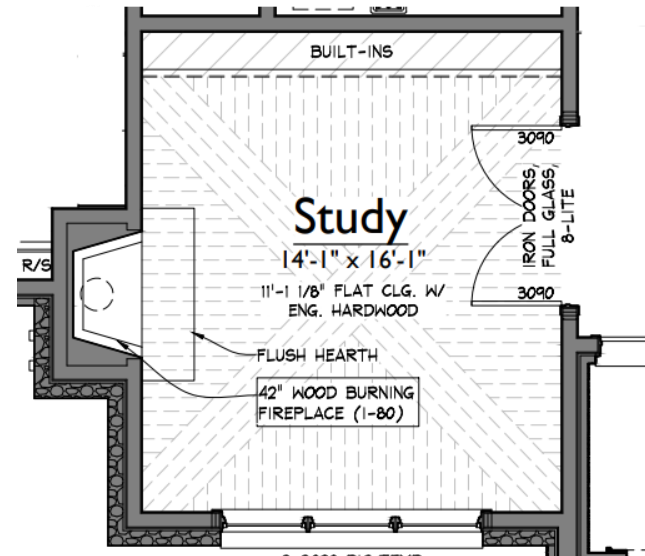


CABINET HARDWARE

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.****

Photo is for inspiration only. Finished product may vary.

STUDY BUILT-INS



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.



CABINET COLOR
SW Tungsten

SHELF COLOR
Stained Mont Richard Versailles Match



CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE

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



STUDY FIREPLACE



ARCUSTONE COLOR
Stonecoat Natural

STUDY FIREPLACE

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

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



POWDER BATH MAIN



FLOATING VANITY

Calacatta Monet Marble or Similar

Note: Remnant may vary from photo



TRIM DETAIL

Stained Versailles
Match



SINK FAUCET

Brizo Odin in
Luxe Gold



SINK

White Rectangular Sink



MIRROR

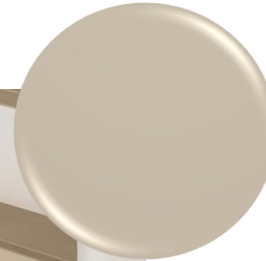
POWDER BATH INSPIRATION

Stain grade white oak trim detail applied to all powder walls. 18" D apron front floating vanity.

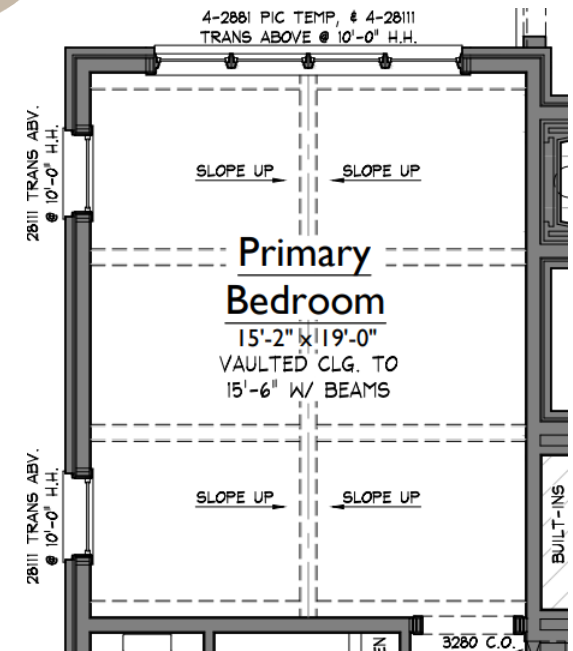
****Note: Front of apron to be smooth ilo reeded vanity as shown in photo****

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

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.

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



PRIMARY BATHROOM

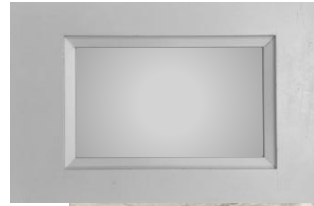


SINK FAUCET
Brizo Invari in
Luxe Gold



SINK
White Rectangular Sink

MIRROR



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Vancouver Quartzite or Similar

CABINET COLOR
Stained Versailles Match

TILE

Bath Floor: Emser Metro Cream 12x24 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

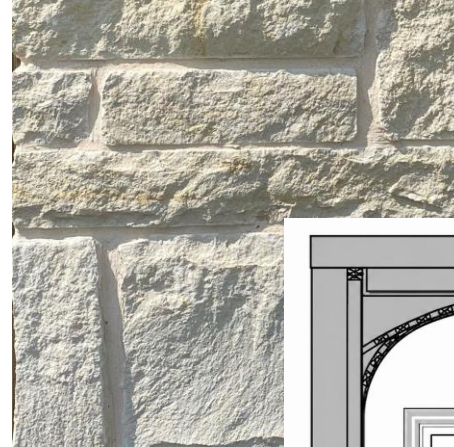


FREESTANDING TUB
MTI Addison

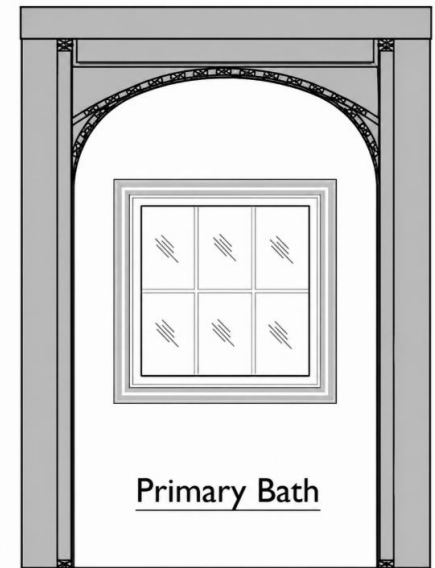


TUB FILLER
Brizo Invari in
Luxe Gold

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.

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

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 CLOSET

Add custom trim built closet layout as shown on drawings. All shelving to be 8'-0" tall with approx. 3" crown to wrap the top. Includes bench seat with drawers under tall window. Upgrade bench seat to stain grade white oak. Add trim built-island with drawers and countertop in location shown on drawings. Add backlighting to shoe storage as noted on drawings. Add doors with shelves behind in location shown on drawings - add mirror to front of doors. Upgrade all hanging rods to satin brass. Includes standard hardware selection on all dressers.

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



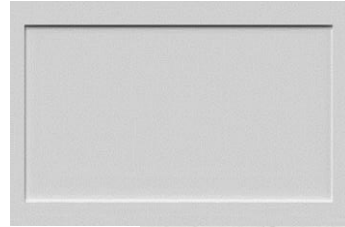
GUEST BATHROOM



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



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



CABINET HARDWARE



SHOWER FAUCET
Delta Saylor in
Champagne Bronze



BATHROOM 3

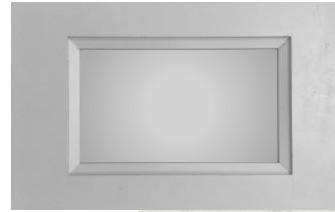


SINK FAUCET
Delta Saylor in
Champagne Bronze

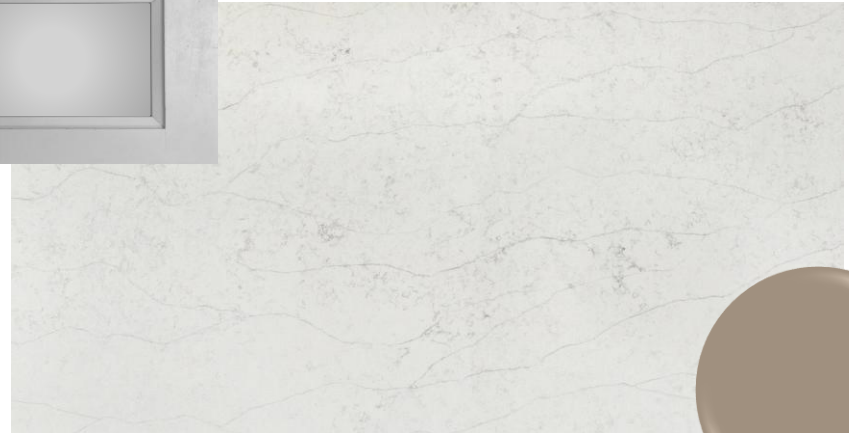


SINK
White Rectangular Sink

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



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, Everest
White



CABINET COLOR
SW Moth Wing



CABINET HARDWARE



TUB/SHOWER FAUCET
Delta Saylor in
Champagne Bronze

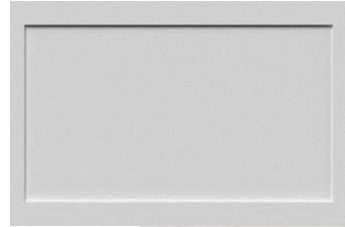
BATHROOM 4



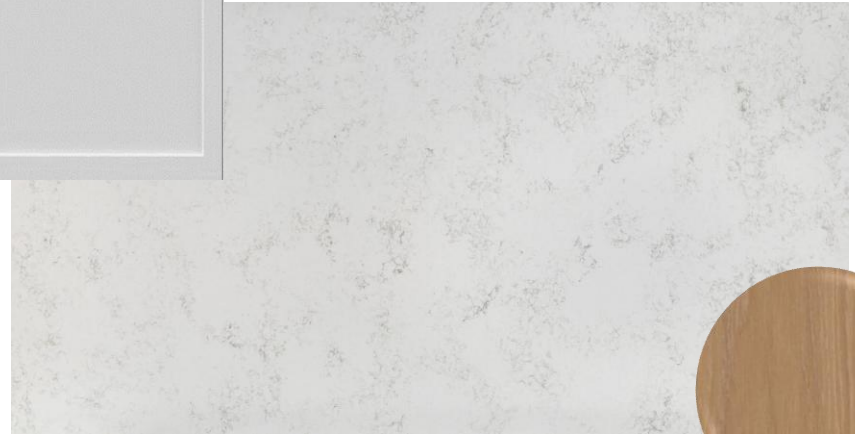
SINK FAUCET
Delta Saylor in
Champagne Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



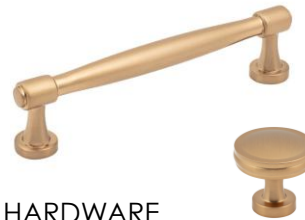
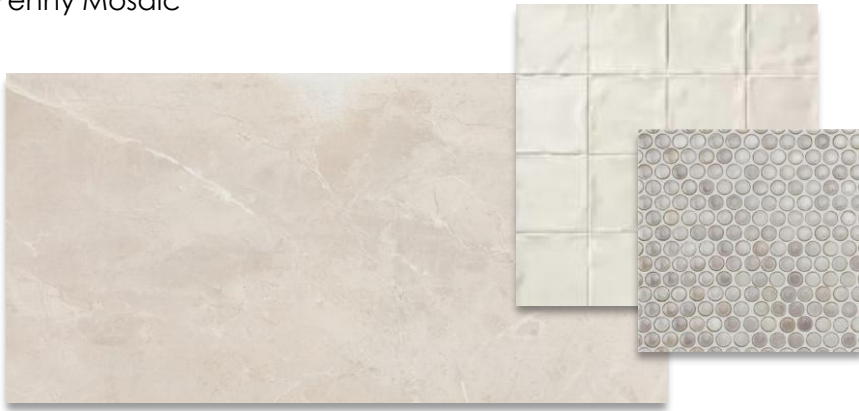
COUNTERTOPS
Cosmos Quartz, White Drift



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



BATHROOM 5



SINK FAUCET
Delta Saylor in
Champagne Bronze



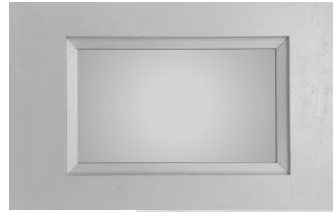
SINK
White Rectangular Sink

TILE

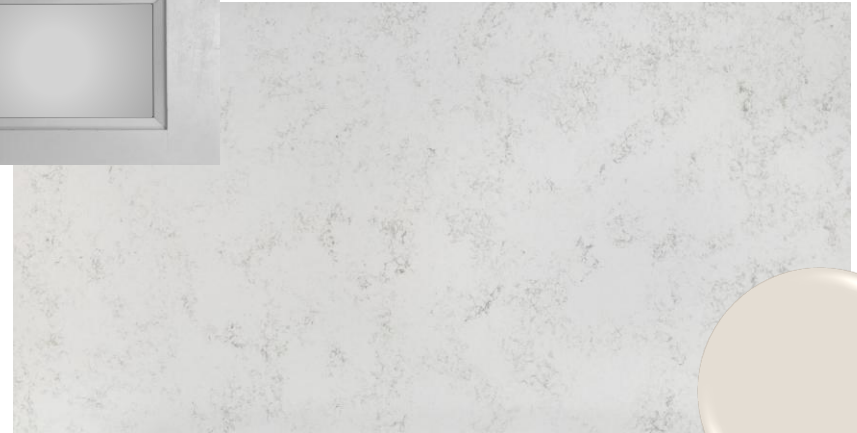
Bath Floor: Louisville Tile Bestow Telares Cream 12x24 Matte

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



POWDER BATH UP



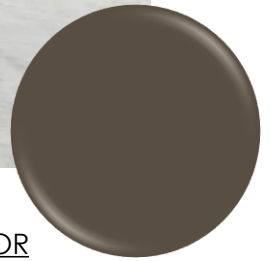
SINK FAUCET
Brizo Invari in Luxe
Gold



SINK
White Rectangular Sink



COUNTERTOPS
Barcelo Cream Marble or Similar
Note: Remnant may vary from photo
Similar



CABINET COLOR
SW Tungsten



MIRROR



CABINET HARDWARE



CABINET DOOR STYLE
(Not Color)

BONUS ROOM WET BAR



PREP FAUCET
Delta Emmeline in
Champagne Bronze
Finish



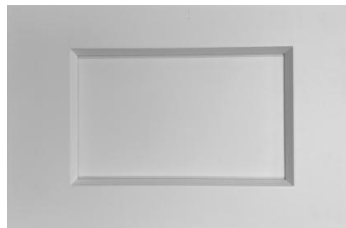
SINK
Blanco Precis Bar Silgranit Sink
in White



COUNTERTOPS
Daltile 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

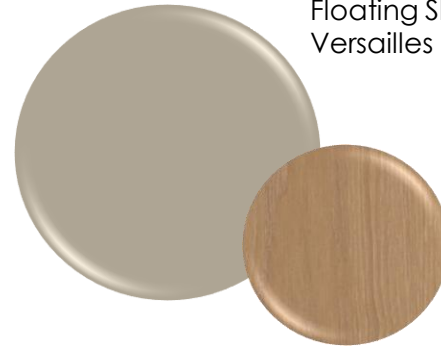
BONUS ROOM INSPIRATION



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.



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.



INTERIOR DOORS & HARDWARE



INTERIOR DOOR STYLE
Monroe Solid Core

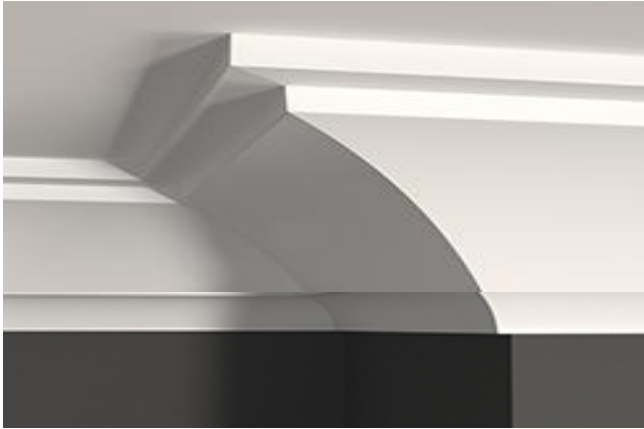


EXTERIOR DOOR HARDWARE
Emtek Apollo Tubular Entry Set
w/ Providence Knob in Flat
Black Finish



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

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**

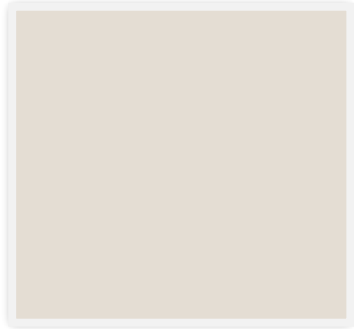
STAIR PARTS



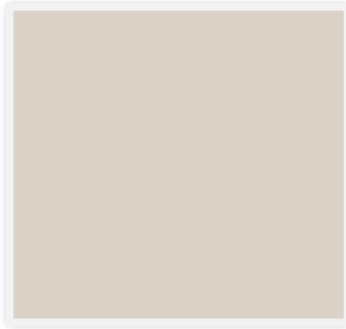
STAIRS

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

INTERIOR PAINT



MAIN WALL, CEILING, & 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

FLOORING



ENGINEERED HARDWOOD
Mont Rochard Collection
In Versailles