

ROSEBROOKE

BRENTWOOD • TENNESSEE

LOT 112 | SPEC

SELECTION PHOTOS PACKET DATE: 10.1.26

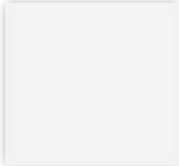
SELECTION PHOTOS ARE SUGGESTIONS ONLY UNLESS OTHERWISE NOTED. SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

EXTERIORS

Selections Finalized



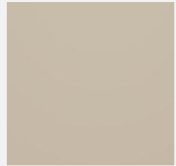
ROOF
GAF Oyster
Gray



WINDOWS
Pella Classic
White



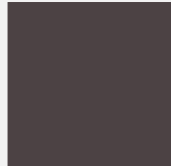
FRONT DOOR
Jacobean



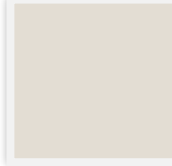
TRIM COLOR
SW Shiitake



STONE
Mt. Ridge Random
(White Mortar //
Brown Sand)



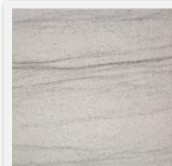
METAL ROOF
Dark Bronze



BRICK
SW Aesthetic
White



SHUTTER COLOR
BM Sea Haze

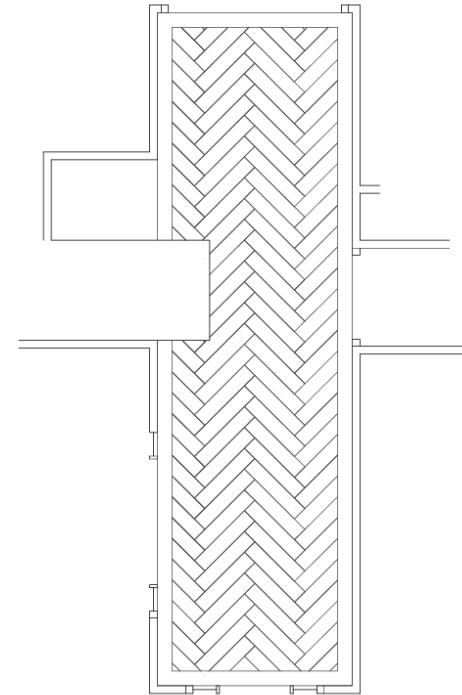


LIMESTONE HEADER
Alabama Gray



FOYER

HARDWOOD
Killarney Collection
in Parkfield



FOYER HARDWOOD PATTERN
Foyer hardwood laid in herringbone
pattern with perimeter border using 36"
planks similar to photo.

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

KITCHEN

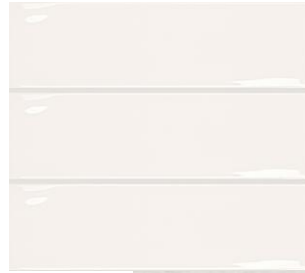


FAUCET & POT FILLER
Brizo Rook in Luxe
Gold



PREP FAUCET
Brizo Rook in Luxe Gold

BACKSPLASH
Louisville Tile Vivant
Blanc 3x10 Glossy



COUNTERTOPS
One Quartz, Golden Gate



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



PREP SINK
Elkay Single Bowl Fireclay
Undermount



INSET CABINET DOOR STYLE
(Not Color)

CABINET HARDWARE



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

KITCHEN INSPIRATION



*Left Photo: Range Hood **Note: No decorative splash**
Right Photo: Sconce & Farm Sink Inspiration*

Photos 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 (x2)
Panel Ready



Wolf Microwave &
30" Single Oven w/
Pro Handle



Sub-Zero Refrigerator
Panel Ready

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

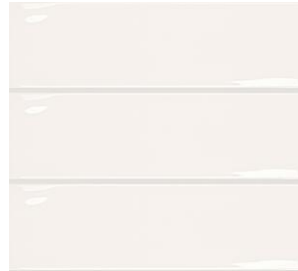


DINING WET BAR



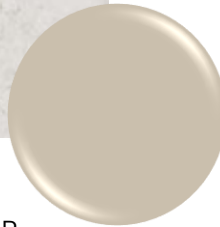
BAR FAUCET
Brizo Rook in Luxe Gold

BACKSPLASH
Louisville Tile Vivant
Blanc 3x10 Glossy



COUNTERTOPS
One Quartz, Golden Gate

CABINET COLOR
SW Minimalist



SINK
Blanco PreciS Bar Undermount
Sink in White Silgranit



INSET CABINET DOOR STYLE
(Not Color)



APPLIANCE
Uline 24" U/C Wine
Refrigerator **Panel Ready
(Integrated Solid Front)**

CABINET HARDWARE



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

DINING WET BAR INSPIRATION



Photo: Cabinet Towers & Glass Center Inspiration

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

GREAT ROOM FIREPLACE



STONE

Mt. Ridge Random (White Mortar & Brown Sand)



ARCUSSTONE COLOR

Stonecoat Natural

FIREPLACE

2" stone fireplace. Stone installed from floor to ceiling and to wrap all 3 sides of fireplace – no room crown to wrap top. Standard Arcusstone mantle and raised hearth on front of fireplace.

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



GREAT ROOM FIREPLACE

Standard Mantle #10



ARCUSTONE COLOR
Stonecoat Natural

FIREPLACE

Arcusstone mantle similar to profile shown in photo with Arcusstone surround and raised hearth. Includes herringbone firebox interior.

****Note:** Raised hearth ilo flush hearth as shown in photo**

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



GREAT ROOM BUILT-INS



CABINET COLOR

SW Aesthetic White
White Oak Ledge: Stained
Parkfield Match



INSET CABINET DOOR STYLE (Not Color)



CABINET HARDWARE

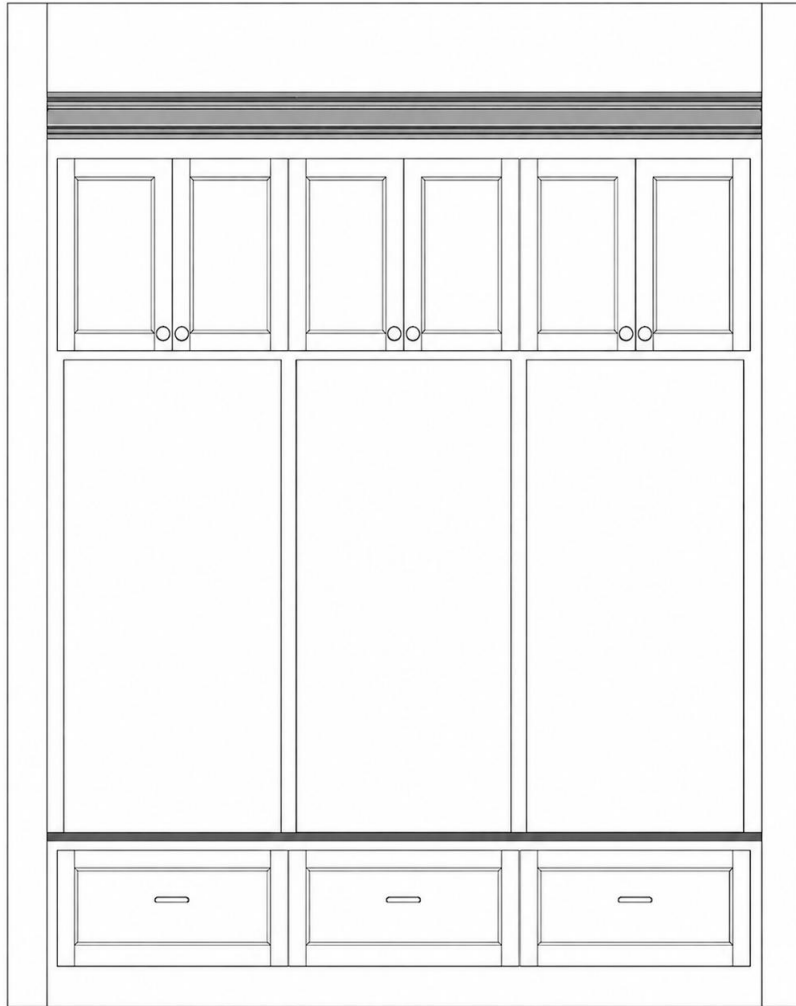
GREAT ROOM BUILT-INS

Bookcase style built-ins similar to photo. Bookcase to have (2) equal sections with drawers at bottom. Stain grade white oak ledge at bottom of bookcase with shelves above. Add small bead trim detail to bookcase stiles and at very top of bookcase. Add inset panel at top to house picture light similar to photo.

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

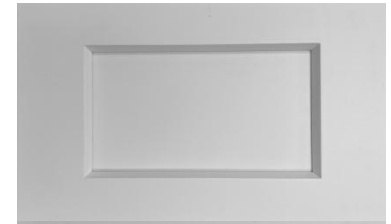


CUBBIES



CABINET COLOR
SW Morris Room Gray
White Oak Wood Top: Stained
Parkfield match

CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE &
CUBBY HOOKS

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

UTILITY



PREP FAUCET
Brizo Rook in Luxe Gold

BACKSPLASH
Emser Catch Fawn
3x6 Glossy



COUNTERTOPS
One Quartz, Golden Gate



CABINET COLOR
BM Sea Haze



SINK
Blanco Precis 21 Undermount
Sink in White Silgranit

CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE



FLOOR TILE
Louisville Tile Taviano
Dark Gray 8x8 Matte

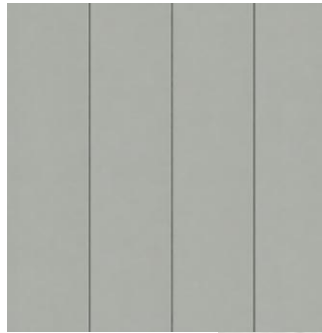
Photos to Show Concept Only. Finishes and Final Installation Will Vary from Photo.

PANTRY



CABINET HARDWARE

SHIPLAP BACKSPLASH
BM Sea Haze



COUNTERTOPS
One Quartz, Golden Gate

CABINET COLOR
BM Sea Haze



CABINET DOOR STYLE
(Not Color)

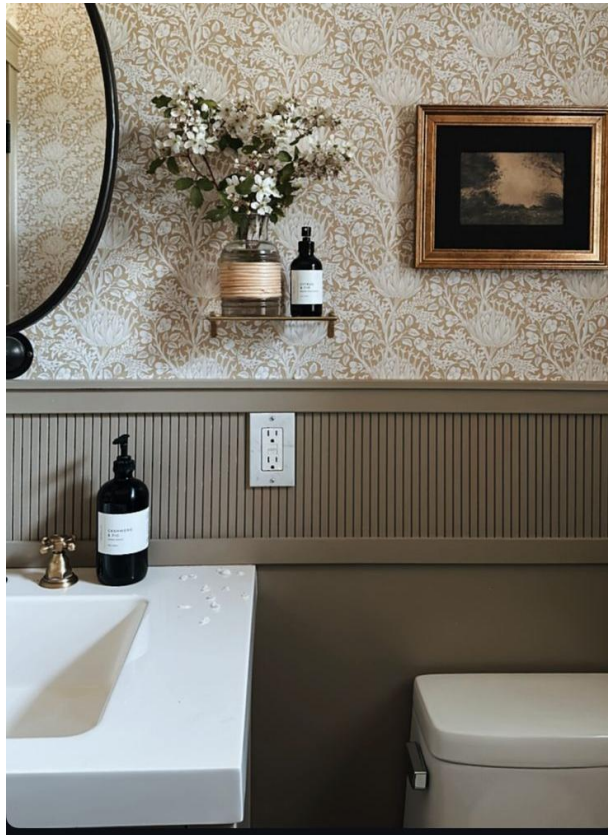
APPLIANCES
Fisher & Paykel 24"
Refrigerator Freezer
Panel Ready

FLOOR TILE
Louisville Tile Taviano
Dark Gray 8x8 Matte



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

POWDER BATH MAIN



POWDER BATH TRIM DETAIL

Add trim built paint grade detail as shown in photo to all Powder walls. Detail to be approx. 45.5"H. Add 1x2 to frame RF0013 reeded trim piece with turned 1x2 as cap at top. 1x2 to create boxes above baseboard as shown in drawings. Trim detail to be painted secondary trim color.



INSET CABINET DOOR STYLE (Not Color)



COUNTERTOP

Calacatta Crema Marble Remnant

Remnant May Vary

CABINET COLOR

Stained Parkfield Match

Trim Color: SW Backdrop



SINK FAUCET

Brizo Rook in
Luxe Gold



SINK

White Rectangular
Sink



CABINET HARDWARE



MIRROR

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

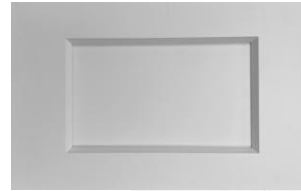
PRIMARY BATHROOM



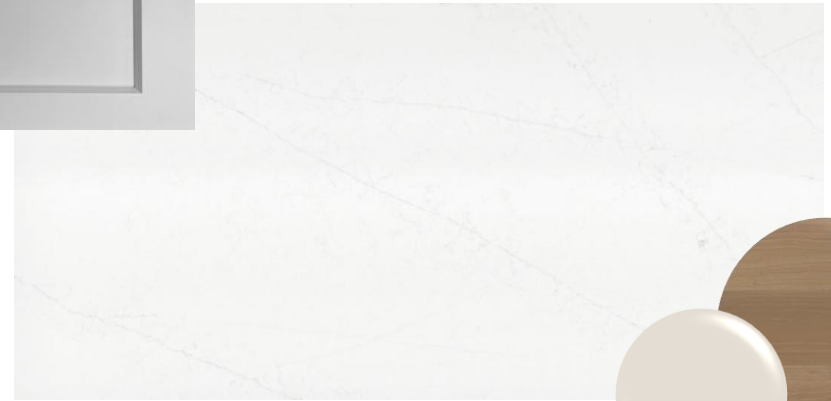
SINK FAUCET
Brizo Odin Wall Mount
in Luxe Gold



SINK
White Rectangular Sink



INSET CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Valiant Quartz, White Satin



CABINET COLOR
Parkfield Match
Linen Tower Frame: SW Aesthetic
White

SHOWER WALLS, SHOWER
CEILING & TUB SURROUND TILE
Louisville Tile Marlow Desert
3x12 Glossy



SHOWER FLOOR TILE
Daltile Daphne White 2x4
Elongated Hex Marble Mosaic
Honed



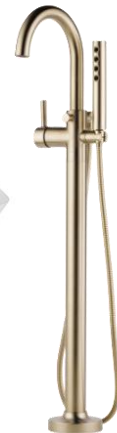
BATH FLOOR TILE
Daltile Daphne White 12x24
Marble Honed



CABINET HARDWARE



FREESTANDING TUB
MTI #221 Addison



TUB FILLER
Brizo Odin in
Luxe Gold

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

PRIMARY BATHROOM VANITY INSPIRATION



CABINET COLOR
Stained Parkfield Match



LINEN TOWER FRAME
SW Aesthetic White



MIRROR

VANITY DESIGN

Stain grade white oak vanities with linen tower between. Frame of linen tower to be painted with stain grade white oak drawers with finger pull outs and shelving behind glass doors. Add LED tape lighting to shelving. Includes 8" slab splash, wall mount faucets, and decorative mirrors.

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

PRIMARY BATH TILE INSPIRATION

MARBLE PENCIL

Louisville Tile Opus 1 Calacatta
Gold Honed Marble Pencil



WALL TILE

Louisville Tile Marlow
Desert 3x12 Glossy



TILE DESIGN

Upgrade to extend primary shower tile and pattern across tub surround walls. Includes shower header. Tile to extend to ceiling with room crown to wrap top. Pattern includes (1) row of vertical tile capped with pencil and standard tile pattern above as shown in photo – continued from shower walls. Tile and pattern to extend on all bath walls, excluding vanity wall, at 3'-8" height.

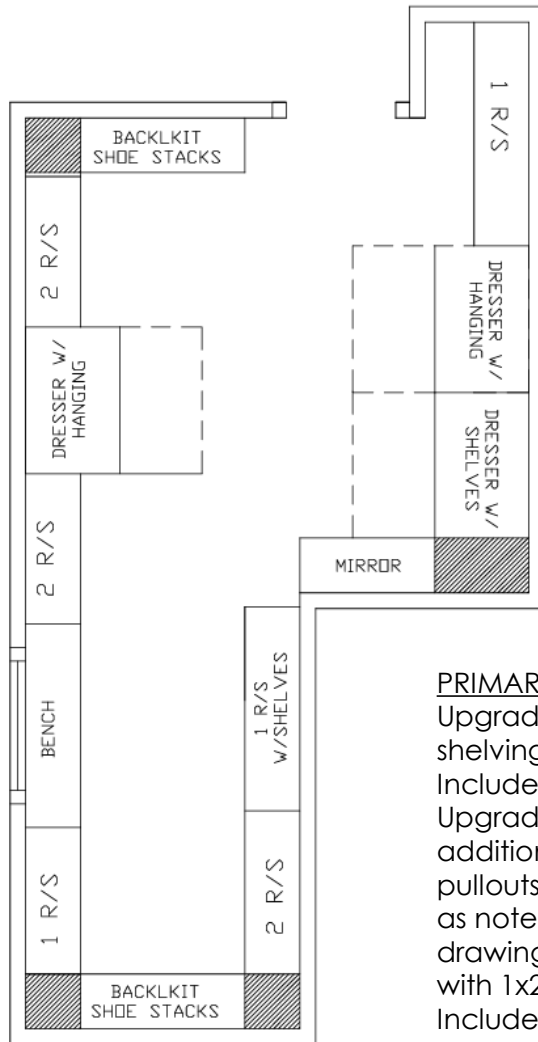


Left Photo: Tile Wall Detail on Bath Walls

Right Photo: Marble Pencil

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

PRIMARY CLOSET



TRIM COLOR
 SW Skyline Steel
 Bench Seat: Stained
 Parkfield Match



CABINET HARDWARE

PRIMARY BEDROOM CLOSET

Upgrade trim built closet layout as shown on drawings. All shelving to be 9' tall with W-49 3-5/8" crown to wrap top. Includes bench seat with drawers under tall window. Upgrade bench seat to stain grade white oak. Add additional dresser with smaller drawers at top for jewelry pullouts. Add backlighting to shoe storage and shelving as noted on drawings. Add built-in mirror as shown on drawings. Mirror to be approximately 30"x80" and framed with 1x2 trim. Upgrade all hanging rods to satin brass. Includes standard hardware on all dressers.

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

BATHROOM 2



SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift

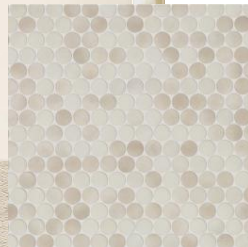


CABINET COLOR
SW Aesthetic White

SHOWER TILE
Louisville Tile Gouache Nuage
6x6 Matte (Wall) & Louisville
Tile Emerysyn Lane Fawn Fibre
Penny Round (Floor)



SHOWER TRIM
Louisville Tile Opus 1
Calacatta Gold Honed
Marble Pencil



FLOOR TILE
Louisville Tile Craft Yarn
12x24 Matte



CABINET HARDWARE



SHOWER FAUCET
Delta Saylor in
Champagne Bronze



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

BATHROOM 3



SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift



CABINET COLOR
SW Aesthetic White

SHOWER TILE
Emser Raku White 3x12 Matte
(Wall) & Daltille CR6 Cotton
Penny Round Matte (Floor)



NICHE TRIM
Louisville Tile Opus 1
Calacatta Gold Honed
Marble Pencil



CABINET HARDWARE



SHOWER FAUCET
Delta Saylor in
Champagne Bronze



FLOOR TILE
Louisville Tile Bestow Telares
Cream 12x24 Matte



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



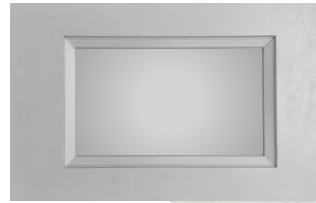
BATHROOM 4



SINK FAUCET
Delta Trinsic in
Champagne
Bronze



Sink
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, White Drift

CABINET COLOR
SW Greek Villa



TUB SURROUND TILE
Louisville Teramoda
Bamboo 3x12 Glossy



CABINET HARDWARE

NICHE TRIM
Louisville Tile Opus 1
Calacatta Gold Honed
Marble Pencil



TUB SHOWER FAUCET
Delta Trinsic in
Champagne Bronze

FLOOR TILE
Louisville Tile Norian Ivory
12x24 Matte



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

BATHROOM 5



SINK FAUCET
Delta Trinsic in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)

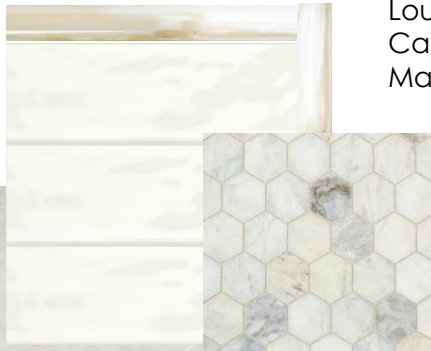


COUNTERTOPS
One Quartz, Golden Gate



CABINET COLOR
SW Backdrop

FLOOR TILE
Emser Sterlina II Silver 12x24
Matte



NICHE TRIM
Louisville Tile Opus 1
Calacatta Gold Honed
Marble Pencil



CABINET HARDWARE

SHOWER TILE
Daltile Mythology Santorini 4x12
Undulated (Wall) & Daltile
Daphne White 2" Hex Marble
Mosaic Honed (Floor)

SHOWER FAUCET
Delta Trinsic in
Champagne Bronze



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

POWDER BATH 2ND FLOOR



SINK FAUCET
Brizo Rook in Luxe
Gold



Sink
White Rectangular Sink



COUNTERTOP
Cremo Delicato Marble Remnant
Remnant May Vary



CABINET COLOR
SW Morris Room Gray



MIRROR

INSET CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE



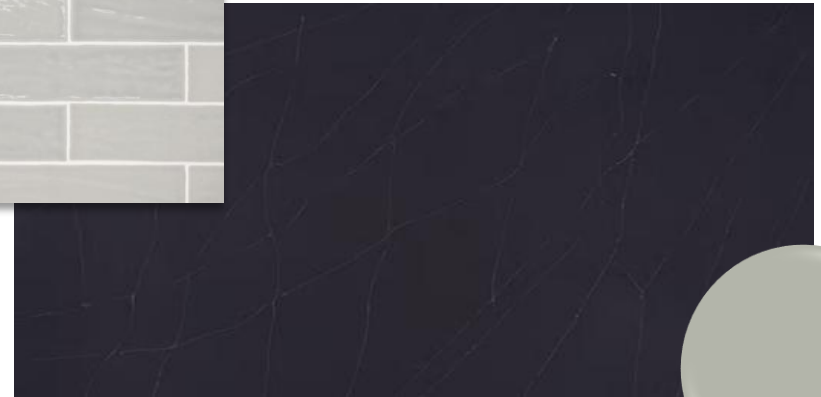
Photos to Show Concept Only. Finishes and Final Installation Will Vary from Photo.

GAME ROOM WET BAR

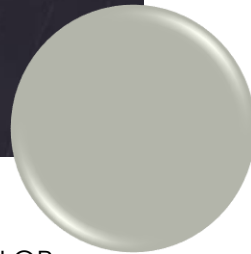


BAR FAUCET
Brizo Rook in Luxe Gold

BACKSPLASH
Louisville Tile Songbird
3x12 Quill Gray
Polished



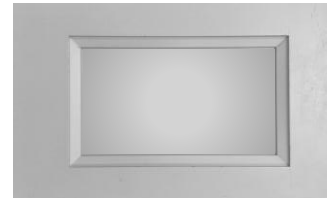
COUNTERTOPS
One Quartz Broadway Black Lava



CABINET COLOR
BM Sea Haze



SINK
Blanco Precis Bar Undermount
Sink in Anthracite Silgranit



CABINET DOOR STYLE
(Not Color)



APPLIANCES
SubZero 24" U/C Panel
Ready Beverage
Refrigerator w/ Ice Maker



CABINET HARDWARE

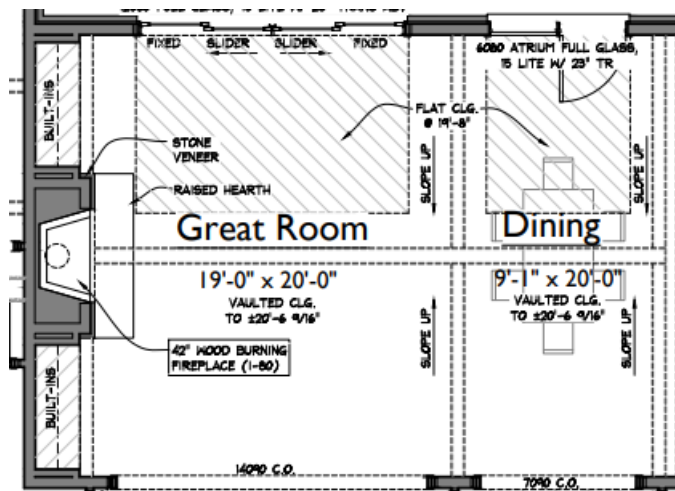
Photos to Show Concept Only. Finishes and Final Installation Will Vary from Photo.

GREAT ROOM & DINING ROOM CEILING



BEAMS

Stained Parkfield Match



GREAT ROOM & DINING ROOM CEILING

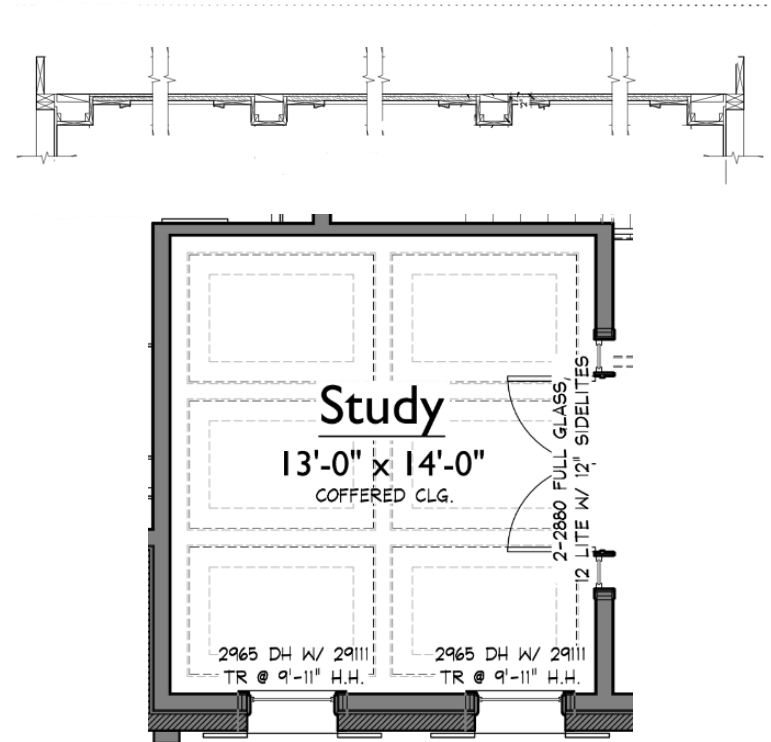
Trim built, smooth, stain grade white oak mitered beams per plan. Beams stained to match hardwood floors as closely as possible.

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

STUDY CEILING



TRIM COLOR
SW Greek Villa



STUDY CEILING

Trim built paint grade detail per plan. Includes paint grade 1x8 trim board on ceiling with W-729 panel mold. Ceiling detail to be painted interior trim color.

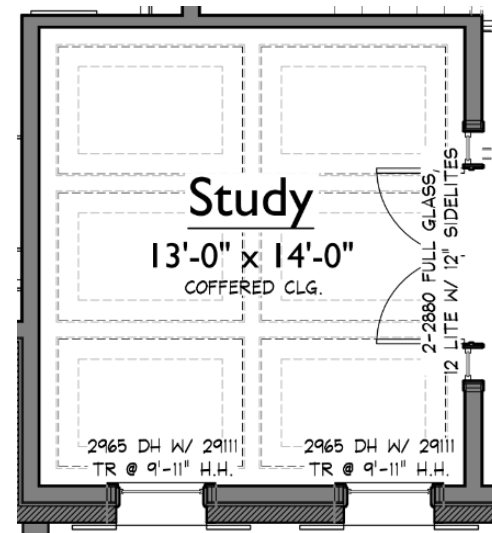
Photo is to Show Concept Only. Finishes and Final Installation Will Vary from Photo.



STUDY DOORS



DOOR STAIN COLOR
Stained Parkfield Match



STUDY DOORS

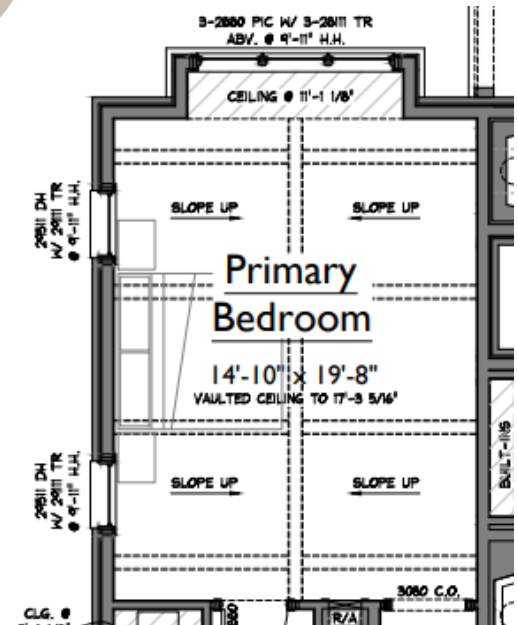
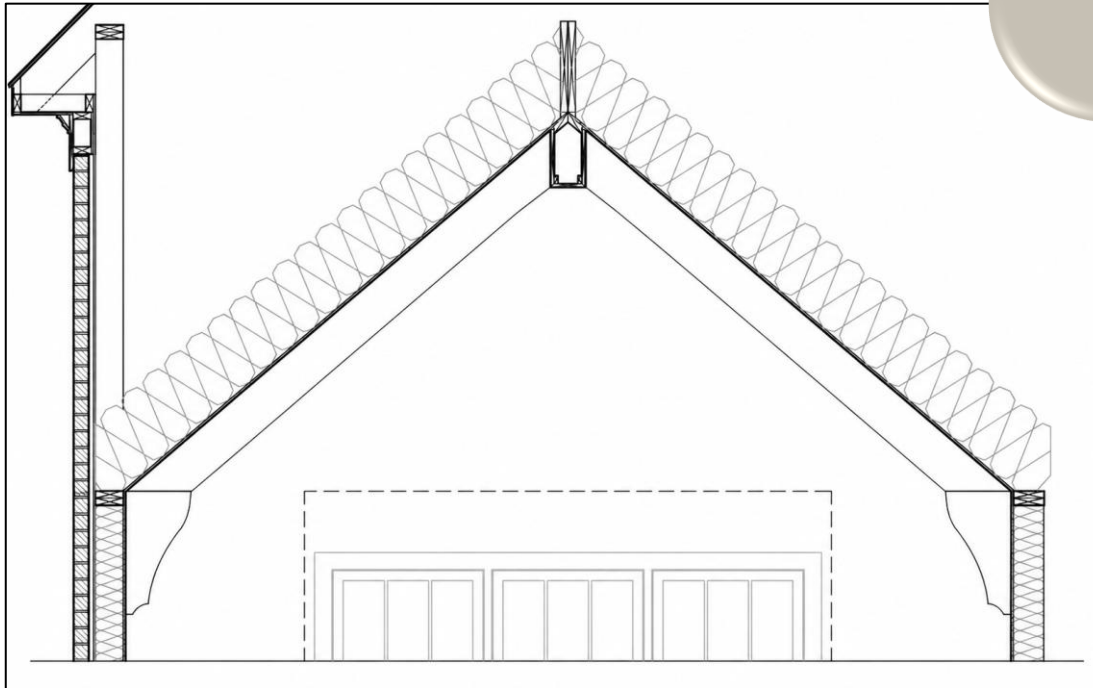
Stain grade white oak 12 lite $\frac{3}{4}$ glass French doors with 12" sidelights. Style to match front door. Doors stained to match hardwood floors as closely as possible.

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



PRIMARY BEDROOM CEILING

TRIM COLOR
SW Skyline Steel



PRIMARY BEDROOM CEILING

Trim built, paint grade, mitered beams with corbels per plan. Beams to be painted secondary trim color. See interior paint selections.

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

STAIRS



STAIRS

Killarney Collection
in Parkfield

STAIRS

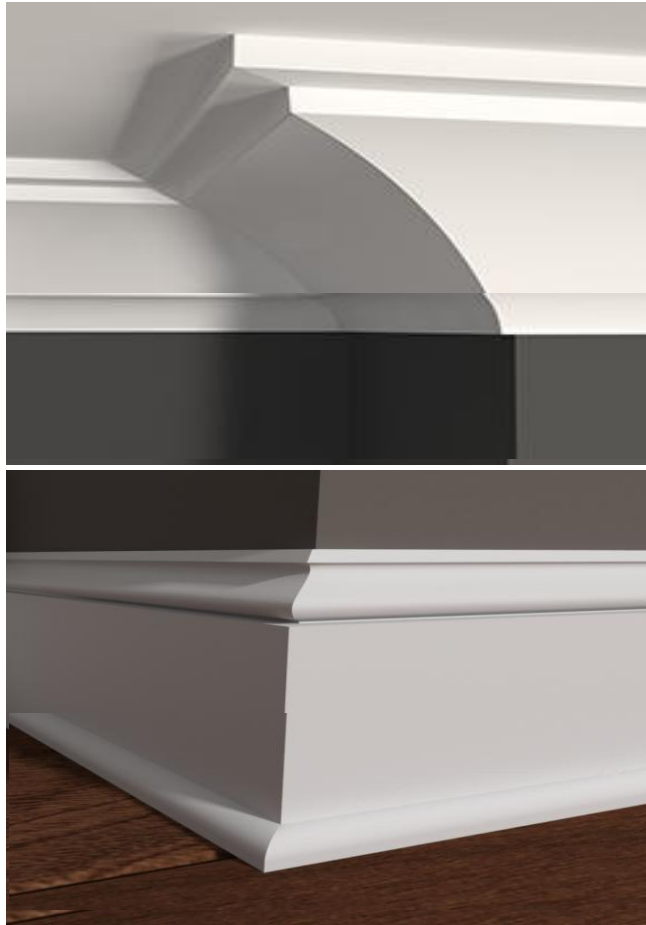
Upgrade stair railing style to include over-the-post install with HOF 16.8.1 round iron spindles with 16.3.12 flat round shoe, 6500 handrail, and 4010-48 pin top newel posts. Stained to match hardwood floor as closely as possible. Install standard white oak treads & painted risers (no skirtboard).

****Note:** Spindles to die into stair treads with flat round shoe. Spindles will not die into raised shoe rail.**

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



TRIM PACKAGE



CROWN & BASE

Three-Piece Simple Cove Crown

Base with Standard Shoe

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



CASING

3.5" RB3 Casing

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

INTERIOR DOORS & HARDWARE



INTERIOR DOOR STYLE



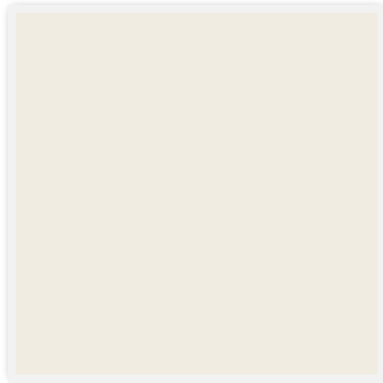
EXTERIOR DOOR HARDWARE
Emtak Apollo Tubular Entry Set
with Providence Knob in Flat
Black Finish



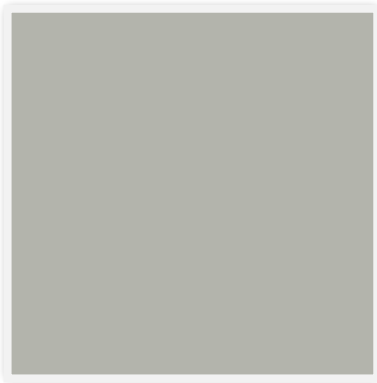
INTERIOR DOOR HARDWARE
Emtak Providence Knob with
Wilshire Rosette in Flat Black Finish

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

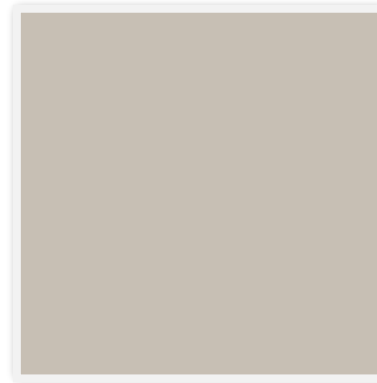
INTERIOR PAINT



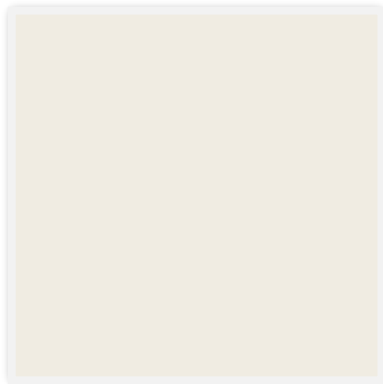
MAIN CEILING & TRIM
COLOR
SW Greek Villa



UTILITY WALLS AND TRIM &
PANTRY TRIM
BM Sea Haze



PRIMARY CLOSET
SHELVING
SW Skyline Steel



MAIN WALL COLOR
(UNLESS NOTED)
SW Greek Villa



PRIMARY BEDROOM
BEAMS
SW Skyline Steel



POWDER TRIM & BASEBOARD
SW Backdrop

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

FLOORING



ENGINEERED HARDWOOD
Killarney Collection
in Parkfield

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