30 YEARS & BUILDING | FORD CLASSIC HOMES

ROSEBROOKE

BRENTWOOD • TENNESSEE

LOT 112 | SPEC

SELECTION PHOTOS PACKET DATE: 11.16.26

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

EXTERIORS

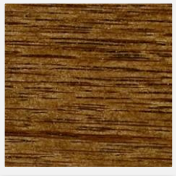
Selections Finalized



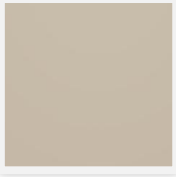


ROOF
GAF Oyster Gray

WINDOWS
Pella Classic White



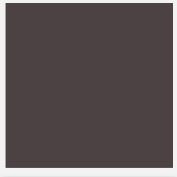
FRONT DOOR
Jacobean



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

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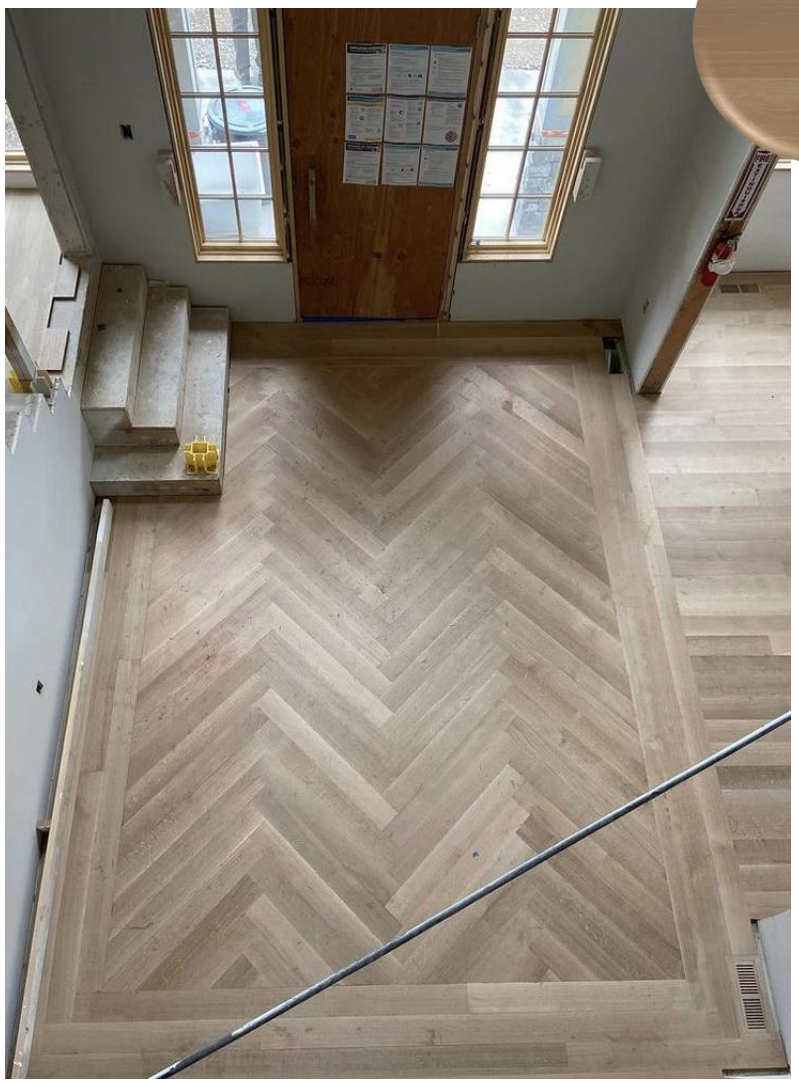
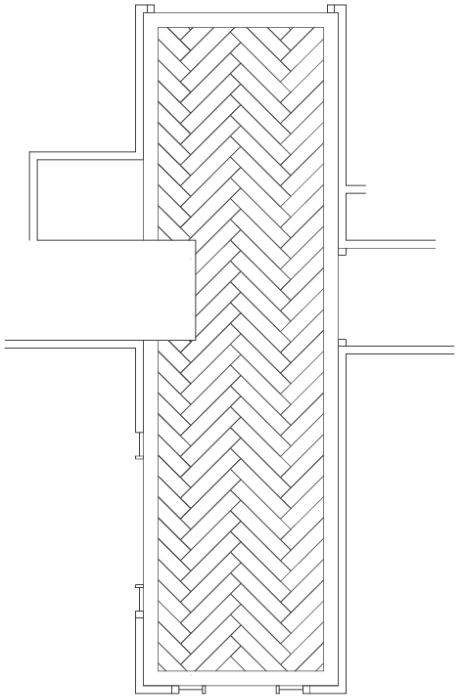
FOYER





HARDWOOD
Killarney Collection
in Parkfield



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

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KITCHEN





FAUCET & POT FILLER
Brizo Rook in Luxe Gold

BACKSPLASH
Louisville Tile Vivant Blanc 3x10 Glossy



COUNTERTOPS
One Quartz, Golden Gate



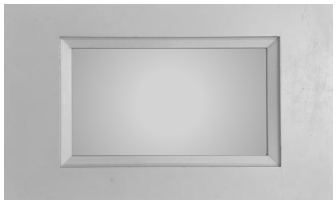
CABINET COLOR
Perimeter: SW Aesthetic White
Island: SW Stony Creek



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



PREP FAUCET
Brizo Rook in Luxe Gold



INSET CABINET DOOR STYLE
(Not Color)



PREP SINK
Elkay Single Bowl Fireclay Undermount



CABINET HARDWARE

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KITCHEN INSPIRATION





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

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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

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DINING WET BAR

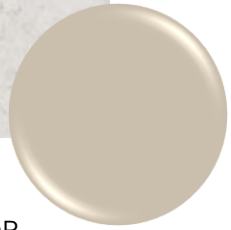


BAR FAUCET
Brizo Rook in Luxe Gold

BACKSPLASH
Louisville Tile Vivant
Blanc 3x10 Glossy



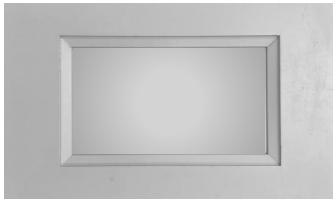
COUNTERTOPS
One Quartz, Golden Gate



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

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DINING WET BAR INSPIRATION



Photo: Cabinet Towers & Glass Center Inspiration

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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.

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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

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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.

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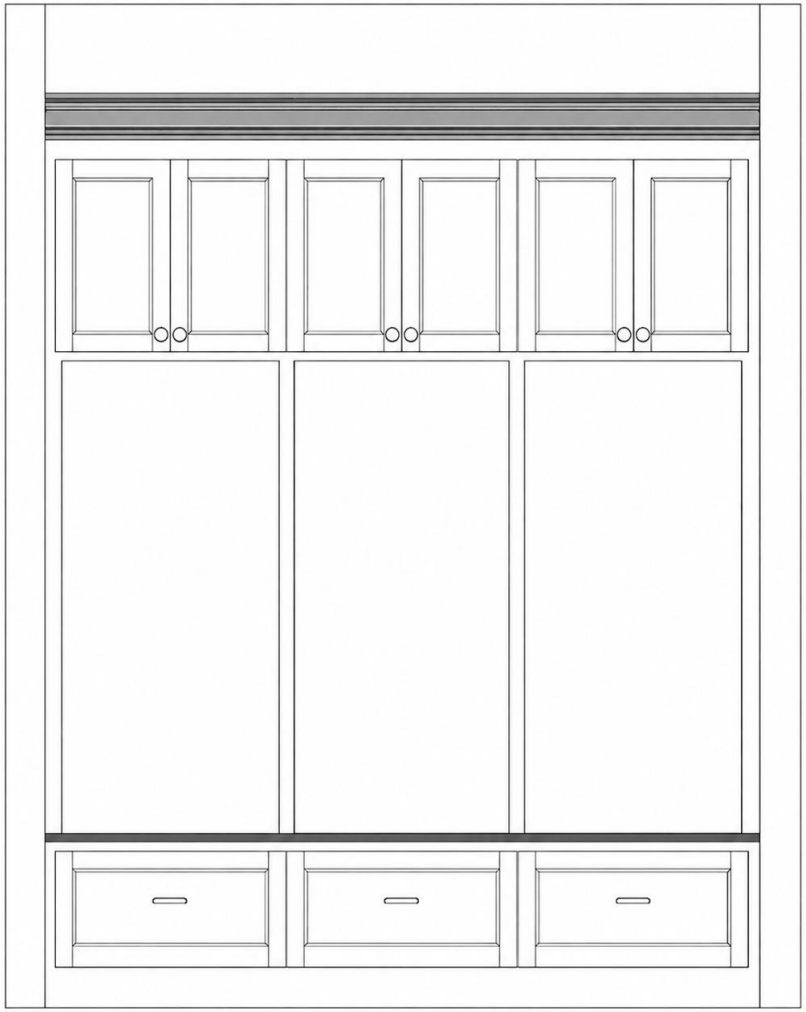
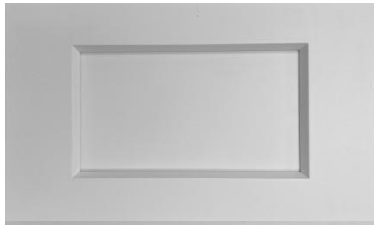
CUBBIES





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

CABINET DOOR STYLE
(Not Color)





CABINET HARDWARE &
CUBBY HOOKS

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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

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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

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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
Riovalli Marble
Remnant May Vary



CABINET COLOR
Stained Parkfield Match
Trim Color: SW Backdrop



SINK FAUCET
Brizo Rook in
Luxe Gold



MIRROR



SINK
White Rectangular
Sink



CABINET HARDWARE

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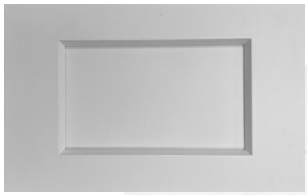
PRIMARY BATHROOM



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





CABINET HARDWARE

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

BATH FLOOR TILE
Daltile Daphne White 12x24
Marble Honed



FREESTANDING TUB
MTI #221 Addison



TUB FILLER
Brizo Odin in
Luxe Gold

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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.

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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

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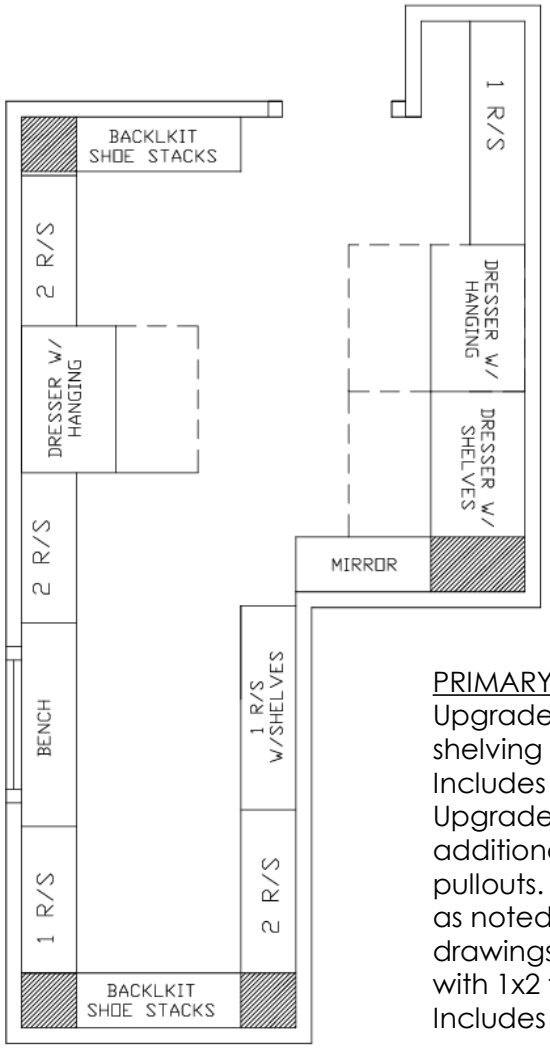
PRIMARY CLOSET



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.

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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 White
Sand Honed Marble
Pencil



CABINET HARDWARE





FLOOR TILE
Louisville Tile Craft Yarn
12x24 Matte



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)



COUNTERTOPS
Cosmos Quartz, White Drift



CABINET COLOR
SW Aesthetic White

SHOWER TILE
Emser Raku White 3x12 Matte
(Wall) & Daltile Daphne White
Sublimity Balance Marble
Mosaic Honed (Floor)



NICHE TRIM
Louisville Tile Opus 1
Calacatta Gold Polished
Marble Pencil



CABINET HARDWARE







FLOOR TILE
Louisville Tile Tavino Taupe
Intarsio Hex 10x8.5 Matte



SHOWER FAUCET
Delta Saylor in
Champagne Bronze

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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





CABINET HARDWARE

TUB SURROUND TILE
Louisville Teramoda
Bamboo 3x12 Glossy





NICHE TRIM
Louisville Tile Opus 1 White
Sand Honed Marble
Pencil



TUB SHOWER FAUCET
Delta Trinsic in
Champagne Bronze



FLOOR TILE
Louisville Tile Norian Ivory
12x24 Matte

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BATHROOM 5



SINK FAUCET
Delta Trinsic in Champagne Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)

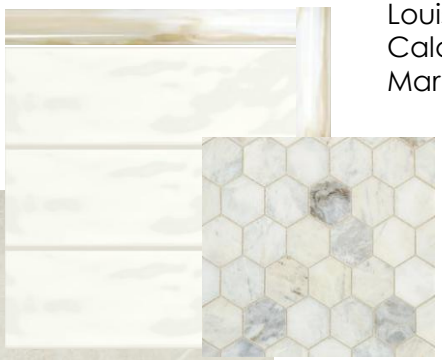


COUNTERTOPS
One Quartz, Golden Gate



CABINET COLOR
SW Backdrop

NICHE TRIM
Louisville Tile Opus 1 Calacatta Gold Polished Marble Pencil



FLOOR TILE
Emser Sterlina II Silver 12x24 Matte







CABINET HARDWARE



SHOWER FAUCET
Delta Trinsic in Champagne Bronze

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

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POWDER BATH 2ND FLOOR



SINK FAUCET
Brizo Rook in Luxe Gold



Sink
White Rectangular Sink



COUNTERTOP
Calacatta Supreme Gold Marble
Remnant May Vary



CABINET COLOR
SW Morris Room Gray

INSET CABINET DOOR STYLE
(Not Color)





CABINET HARDWARE



MIRROR

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GAME ROOM WET BAR

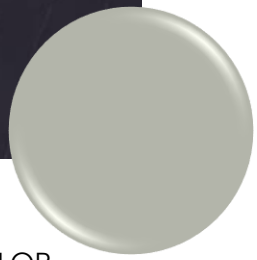


BAR FAUCET
Brizo Rook in Luxe Gold



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

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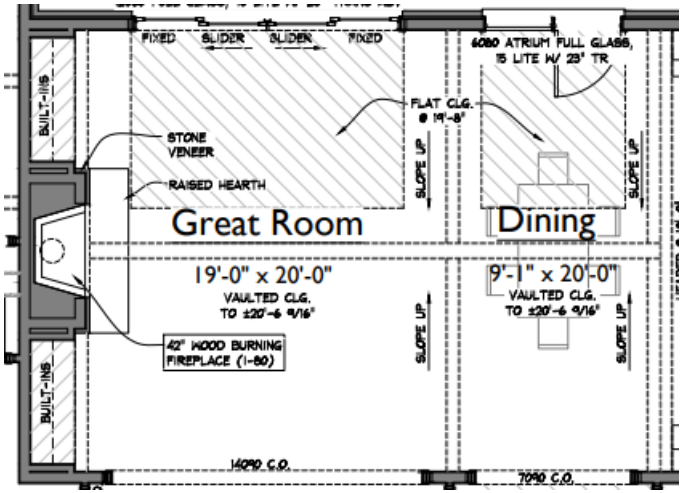
GREAT ROOM & DINING ROOM CEILING





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.

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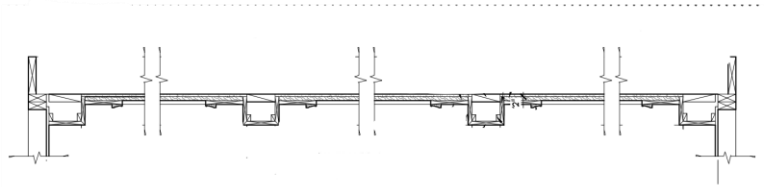
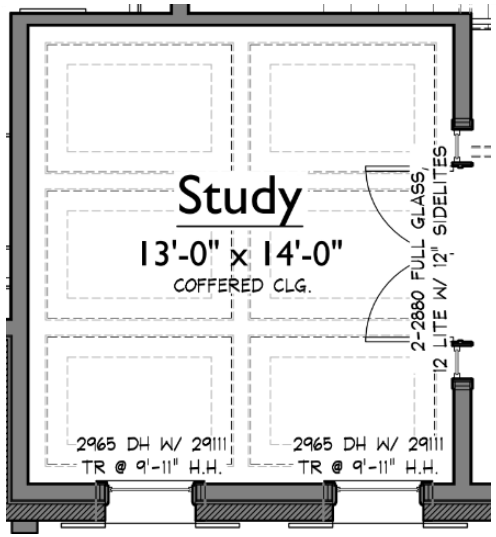
STUDY CEILING



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.

30 YEARS & BUILDING | FORD CLASSIC HOMES

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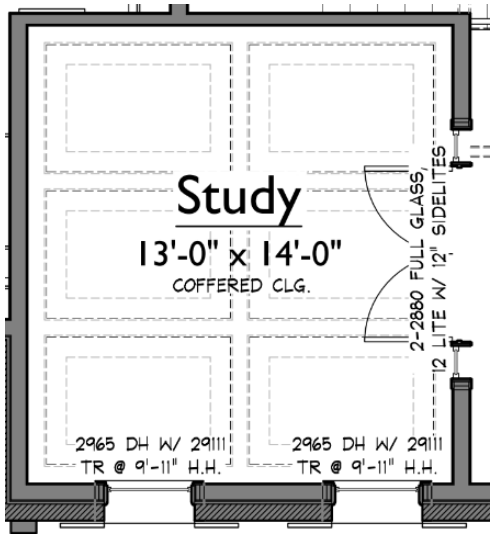
STUDY DOORS



DOOR STAIN COLOR
Stained Parkfield Match



STUDY DOORS
Stain grade white oak 12 lite ¾ glass French doors with 12" sidelights. Style to match front door. Doors stained to match hardwood floors as closely as possible.

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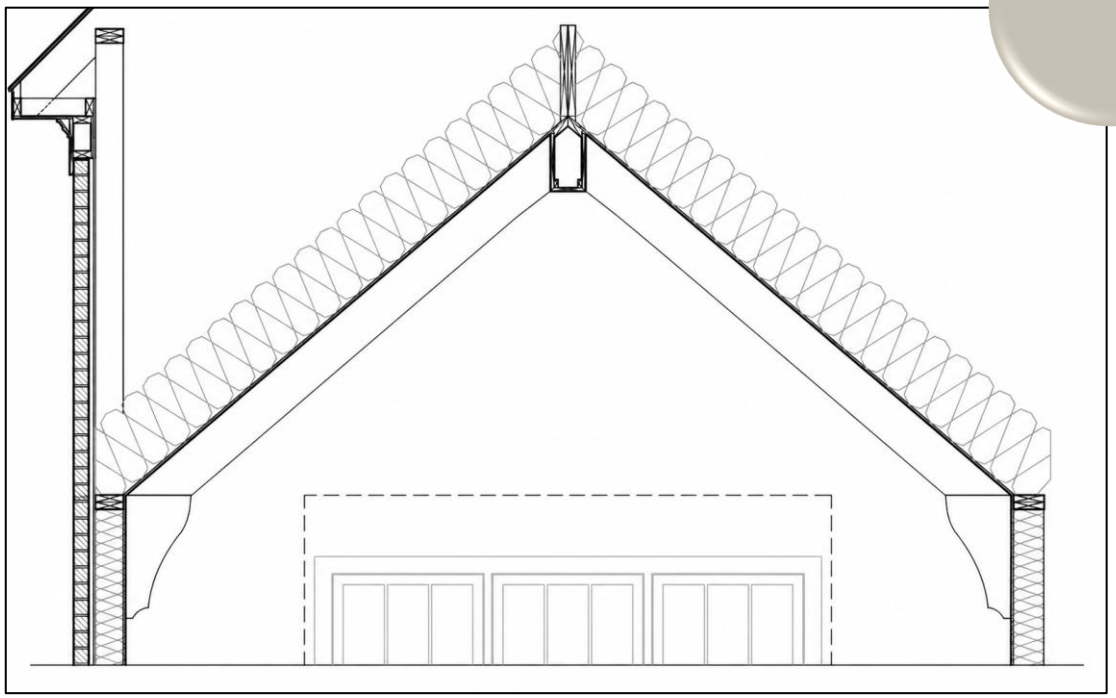
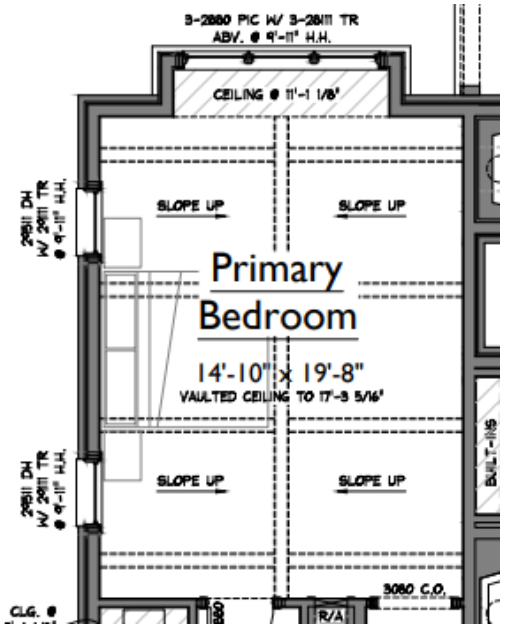
PRIMARY BEDROOM CEILING

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.

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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.

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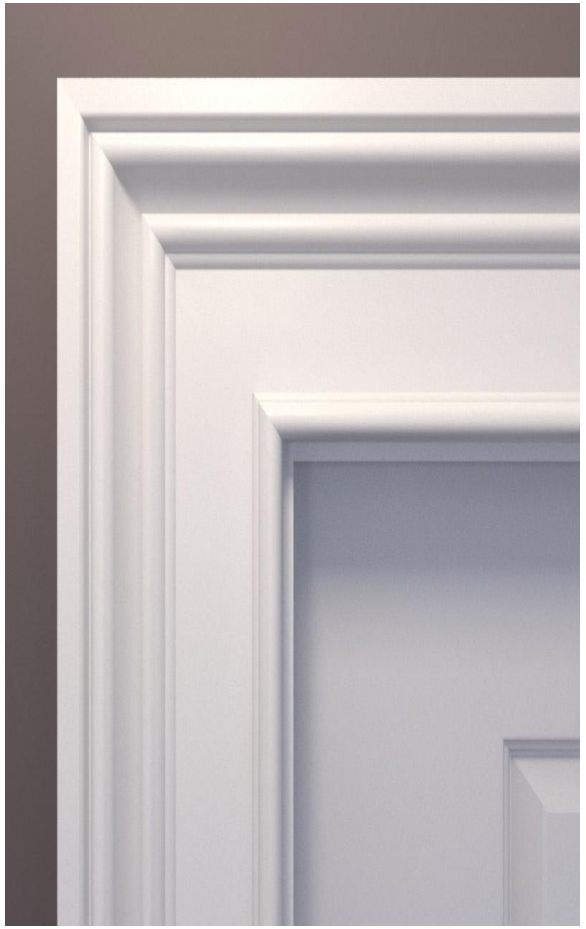
TRIM PACKAGE





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

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INTERIOR DOORS & HARDWARE



INTERIOR DOOR STYLE



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



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

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30 YEARS & BUILDING | FORD CLASSIC HOMES

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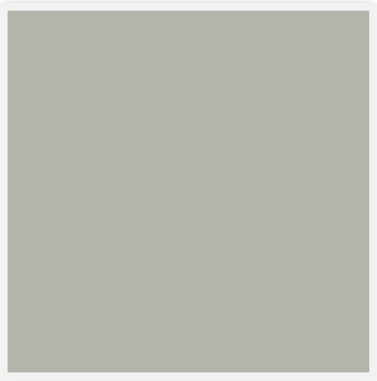
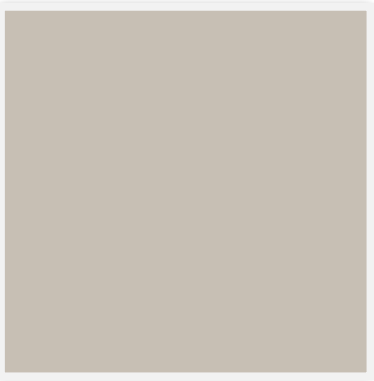
INTERIOR PAINT

MAIN CEILING & TRIM COLOR
SW Greek Villa



UTILITY & PANTRY WALLS & 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

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FLOORING



ENGINEERED HARDWOOD
Killarney Collection
in Parkfield

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