

INSIGNIA  HOMES



SOUTHVALE

FRANKLIN

LOT 35

SELECTION PHOTOS PACKET

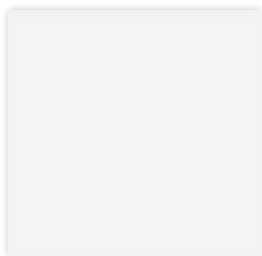
DATE: 11/03/25

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

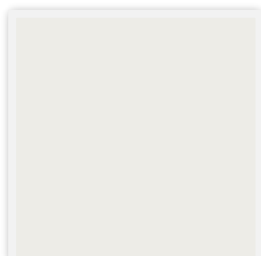
EXTERIORS



ROOF
GAF Oyster Gray



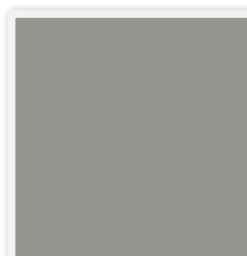
WINDOWS
Pella Classic White



TRIM
SW7005 Pure White



BRICK
Walmac (White Mortar
with White Sand)



SIDING
SW9163 Tin Lizzie



FRONT DOOR
Classic Gray

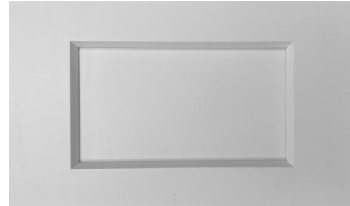
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KITCHEN



FAUCET
Delta Cassidy in
Champagne Bronze



CABINET DOOR STYLE (Not Color)



COUNTERTOP & WINDOW LEDGE
Valiant Quartz, Exodus



BACKSPLASH
Louisville Tile Watercolors
Diamond Lake 2x10 Gloss



CABINET FINISH
SW Pure White



SINK
Blanco Vintera Farmhouse Sink
in White



CABINET HARDWARE

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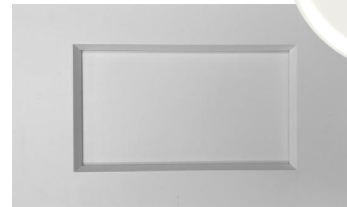
HOOD STYLE



HOOD STYLE

Mantle Style Box hood painted cabinet finish with (3) integrated panels to match cabinet selection. Room crown to wrap the top.

HOOD FINISH SW Pure White



*** Photo is to Show Design Concept Only. **
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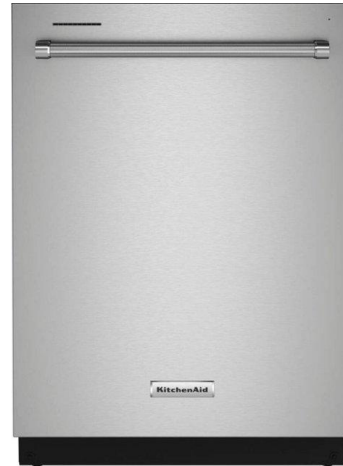
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INSIGNIA  HOMES

KITCHEN APPLIANCES



KitchenAid
36" Gas Cooktop



KitchenAid
Dishwasher



KitchenAid
24" Built-In
Microwave &
30" Single Oven

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POWDER BATH



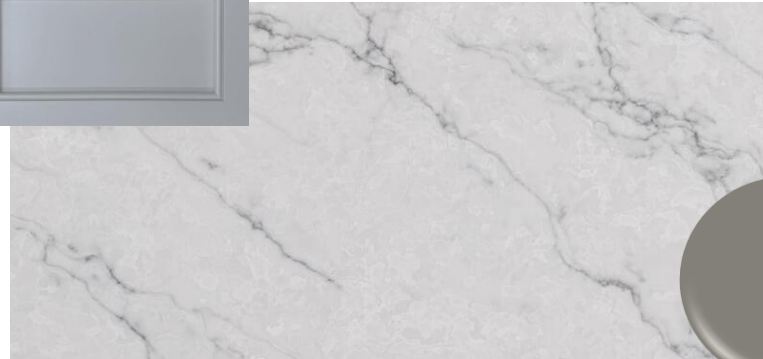
SINK FAUCET
Delta Cassidy in
Champagne Bronze



SINK
White Rectangular Sink



Cabinet Door Style (Not Color)



COUNTERTOP
Donna Sandra Marble, Polished



CABINET FINISH
SW Going Grey



VANITY DESIGN

Furniture Style Vanity with
(2) inset drawers with inside bead
ILO outside bead seen below and
square straight legs as shown.



CABINET HARDWARE



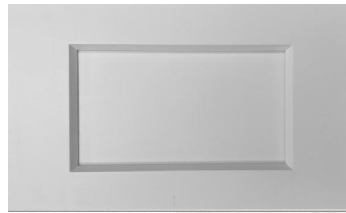
MIRROR
Uttermost Tordera Arch Mirror
in Brass Finish

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

HOME CENTER



FAUCET
Delta Cassidy Bar/Prep
in Champagne Bronze



Cabinet Door Style (Not Color)



COUNTERTOP
Cosmos Quartz, Carrara Venatino



CABINET FINISH
SW March Wind



SINK
Blanco Precis Silgranit
Undermount Sink in Volcano Gray



CABINET HARDWARE



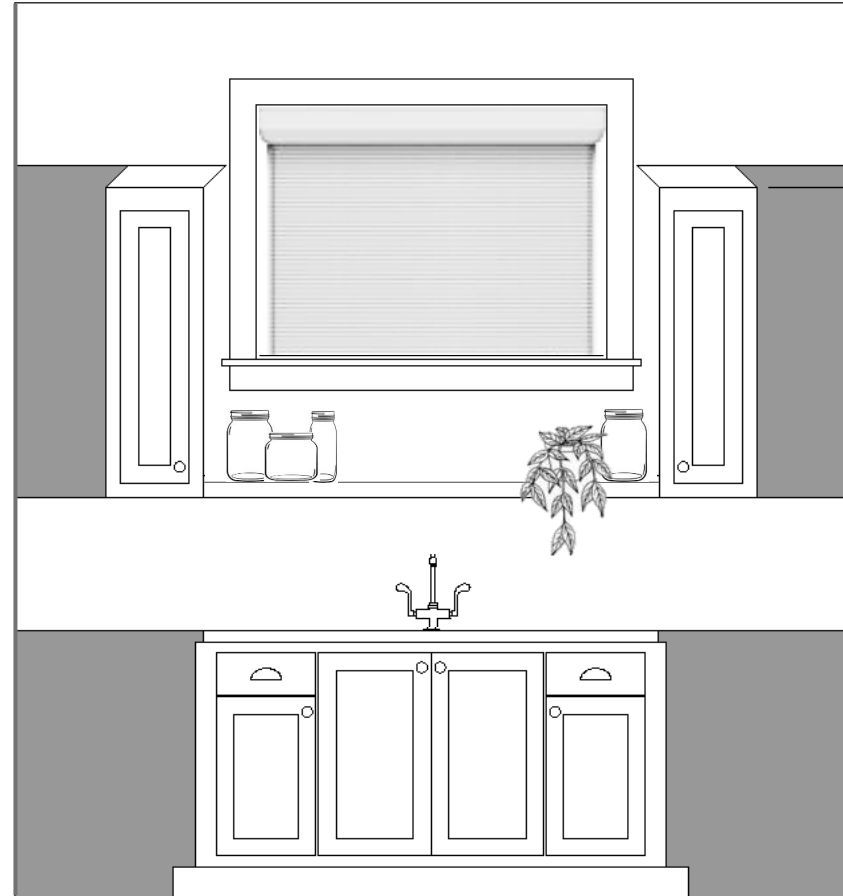
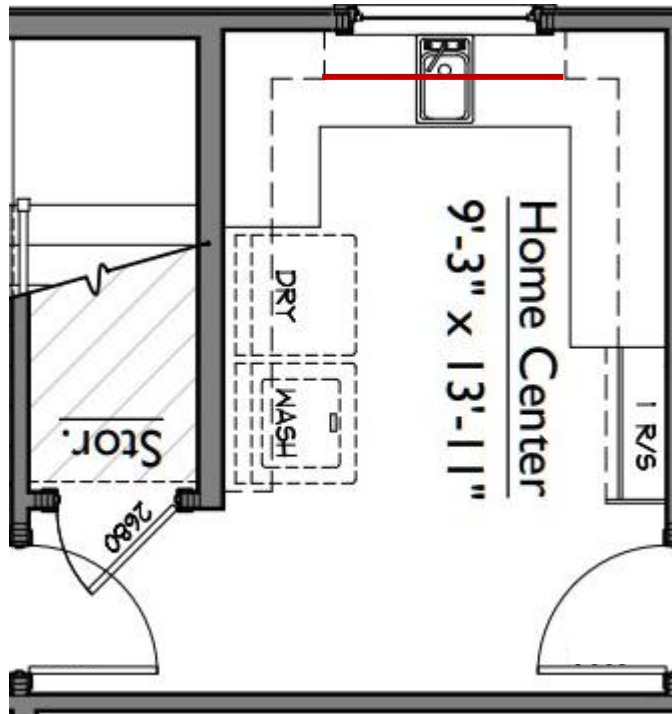
FLOOR TILE
Daltile Perpetuo Timeless White 8" Hex

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HOME CENTER CABINET DESIGN

Upgraded Cabinet Design to include Cabinet Grade 12" deep floating shelf painted the cabinet finish and installed under 4030 picture window. Bottom of shelf in line with bottom of upper cabinets at approximately 54.25" AFF.



Measurements shown are approximate & may vary on site

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INSIGNIA  HOMES

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PRIMARY BATHROOM



SINK FAUCET
Delta Cassidy in
Champagne Bronze



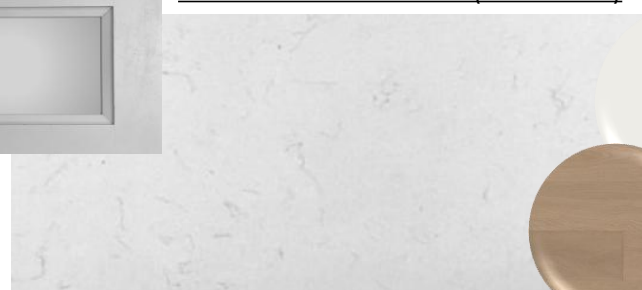
SINK
White Rectangular Sink



SHOWER FAUCET
Delta Cassidy in
Champagne Bronze



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Pental Quartz, Bianco Aspen

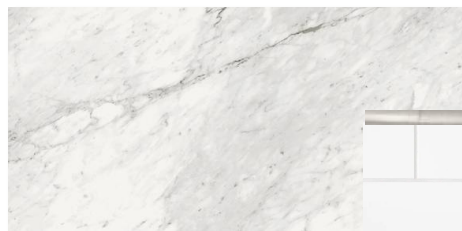


LINEN TOWER FINISH
SW Pure White

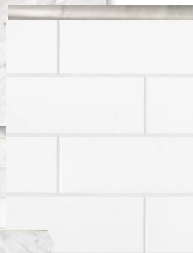
VANITY FINISH
Stained White Oak



CABINET HARDWARE



PENCIL RAIL ACCENT
Daltile Carrara White Marble
Pencil Rail



WALL TILE
Emser Catch Ice
3x6 Glossy

FLOOR TILE
Louisville Tile Trilogy
Carrara Classic
12x24 Matte



SHOWER FLOOR
Daltile Carrara White 2x4 Elongated
Hex Honed

FREESTANDING TUB Maax Villi



TUB FILLER
Delta Cassidy in
Champagne Bronze

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PRIMARY BATHROOM SHOWER WALLS

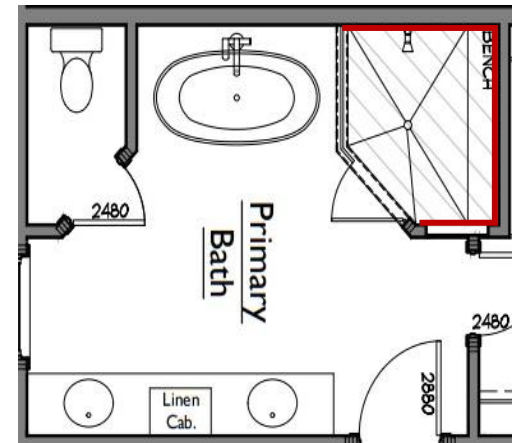


SHOWER WALL TILE

Wall Field Tile: Emser Catch Ice 3x6 Glossy installed floor to ceiling

Pencil Rail: Daltile Carrara White Pencil Rail installed at approx. 42" AFF & around shower niche

* Trim: Emser Catch Ice Glossy Tile Jolly installed on open ends of tile



****PHOTO IS FOR CONCEPT ONLY.****
TILE SELECTIONS AND FINISHES WILL VARY FROM PHOTO.
MOCK-UP SELECTIONS ARE NOT TO SCALE.

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PRIMARY BATHROOM TUB SURROUND



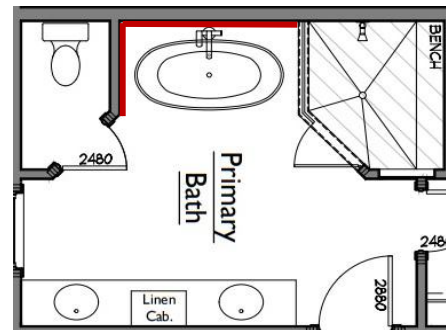
TUB SURROUND TILE DESIGN

Painted Drywall

Daltile Carrara White Pencil Rail
Installed at approx. 42" AFF on wall
behind and to the left of tub & used
to trim open ends on left wall

Wall Field Tile: Emser Catch Ice 3x6
Glossy applied from floor to approx.
42" AFF. Delete Base.

Floor Tile: Louisville Tile Trilogy
Carrara Classic 12x24 Matte



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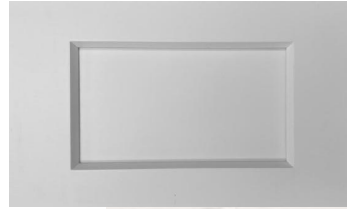
BATHROOM 2



SINK FAUCET
Delta Cassidy in
Champagne Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Cosmos Quartz, Carrara Venatino



CABINET FINISH
Stained White Oak

FLOOR TILE & SIDE
SHOWER WALLS
Louisville Tile Argent
Statuario Brina 12x24



SHOWER FLOOR & BACK
SHOWER WALL
Louisville Tile Argent
Statuario 2" Hex Honed



CABINET HARDWARE



SHOWER FAUCET
Delta Cassidy in
Champagne Bronze



SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

BATHROOM 3



SINK FAUCET
Delta Cassidy in
Champagne Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)

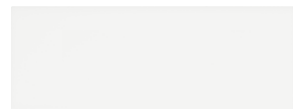


COUNTERTOPS
Cosmos Quartz, Carrara Venatino



CABINET FINISH
SW Pure White

FLOOR TILE
Daltille Epitomize Aria White
2x4 Herringbone Mosaic



TUB SURROUND TILE
Louisville Tile Pace canvas
White 3x6 Glossy



CABINET HARDWARE



TUB FAUCET
Delta Cassidy in
Champagne Bronze

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INSIGNIA  HOMES

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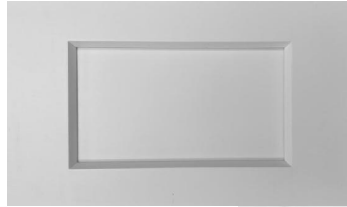
BATHROOM 4



SINK FAUCET
Delta Cassidy in
Champagne Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOPS
Pental Quartz, Bianco
Aspen



CABINET FINISH
SW March Wind

FLOOR TILE
Emser Sterlina II White 12x24 Matte



TUB SURROUND TILE
Emser Catch Gray
3x12 Gloss



CABINET HARDWARE



TUB FAUCET
Delta Cassidy in
Champagne Bronze



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INSIGNIA  HOMES

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FOYER WALL DETAIL



APPLIED TRIM DETAIL

Trim Detail applied to all walls of Foyer using standard Base & Casing Profiles with a 12" band of 1/4" Birch backing applied above standard base. Finish with W-163 cap turned as shown below and W-100 Cove Mold.

Painted the trim color.



W-100
11/16 x 11/16
PINE
SOLID



W-163
11/16 x 1-3/8
PINE
SOLID/PRIMED



TRIM COLOR
SW Pure White

*PHOTO IS TO SHOW TRIM DETAIL DESIGN CONCEPT ONLY.
FINAL INSTALLATION AND FINISHES WILL VARY FROM PHOTO.*

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



FLOATING SHELVES



FLOATING SHELVES DESIGN

(5) Trim Built White Oak Floating Shelves in location per plan, similar to concept photo.

Shelves to be stained to match hardwood finish as closely as possible.

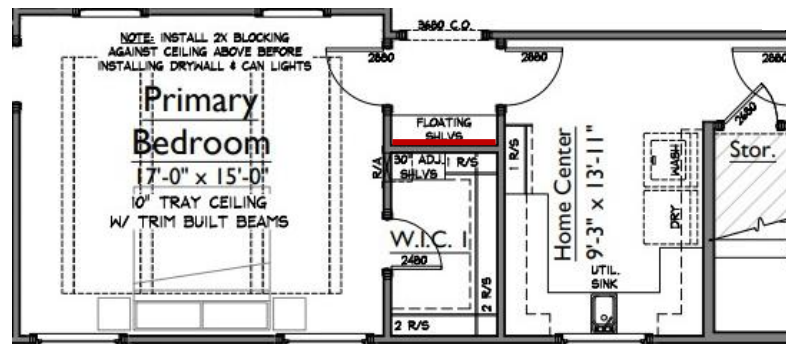


WALL & TRIM FINISH

SW Pure White

FLOATING SHELF FINISH

Stained White Oak



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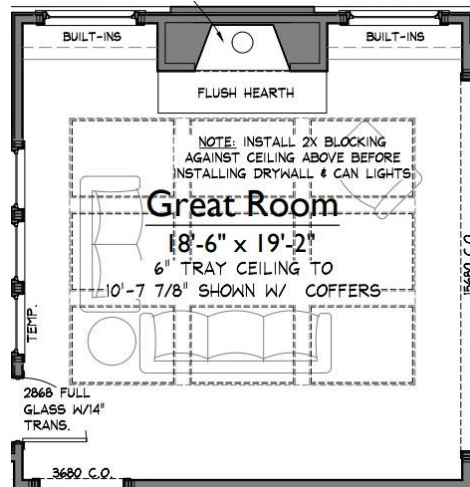


GREAT ROOM CEILING DETAIL

COFFERED CEILING DETAIL

Trim Built, Paint Grade 9-Box
Coffered Ceiling Beams (ILO 6-
Box as shown in photo) with
Crown & Pencil Mold Per Plan.

Beams painted the Trim Color.



TRIM, CEILING & WALL COLOR
SW Pure White



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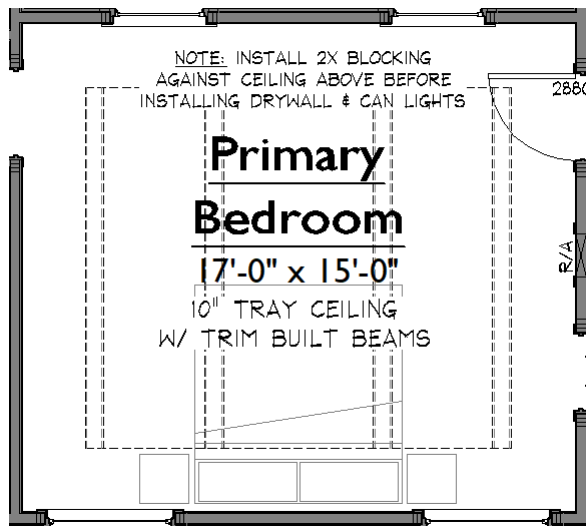
SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.



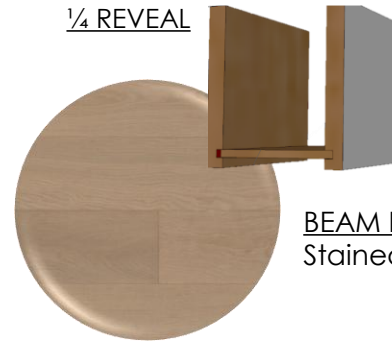
PRIMARY BEDROOM CEILING DETAIL

CEILING BEAM DETAIL

(4) Trim Built Stain Grade White Oak Beams with reveal inside of tray ceiling per plan. Stained to match flooring finish as closely as possible. No crown in tray.



1/4 REVEAL



BEAM FINISH

Stained to match flooring finish

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GREAT ROOM MANTEL



MANTEL DESIGN

- Trim Built Mantel painted the trim color with Marble Tile Surround ILO no surround as shown in photo
- Flush Hearth per plan ILO no hearth as shown (Fireplace is wood burning)
- Mantel Depth: 8" at deepest point
- Mantel Height: 58" above finished floor

TILED MARBLE SURROUND

Daltile First Snow
12x24 Honed

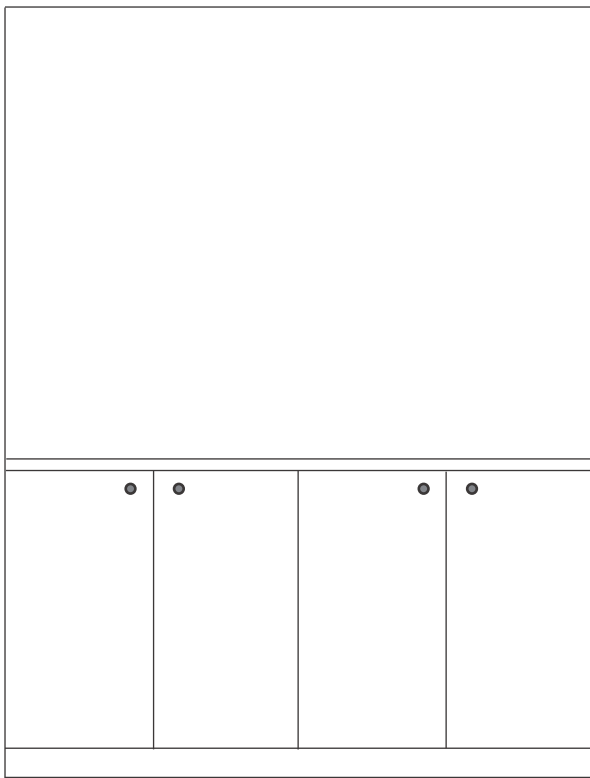


*Photo is to Show Mantel Design Concept Only.
Honed Marble Surround & Flush Hearth ILO No Surround/Hearth as shown.
Finishes and Final Installation Will Vary from Photo.*

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GREAT ROOM BUILT-INS



CABINET DOOR STYLE
(Not Color)



CABINET FINISH
SW Pure White with
Stained White Oak Top



CABINET HARDWARE

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STAIRCASE



STAIRS

Round Iron Spindle in Black Finish with Flat Round Shoe.
Stained White Oak Stair Treads, Newel Posts, and Handrail
(Stain to Match Hardwood Finish as Closely as Possible)



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INTERIOR DOORS & HARDWARE



Interior Door Style
Conmore



Front Door Hardware
Schlage Greenwich in
Matte Black Finish



Interior Door Hardware
Schlage Broadway Lever
in Matte Black Finish

SEE SELECTION CALENDAR FOR ALLOWABLE SELECTIONS AND DUE DATES.

TRIM PACKAGE



W78 Casing

Simple Cove Crown (W505/W653)

W163 Base w/ W126 Shoe

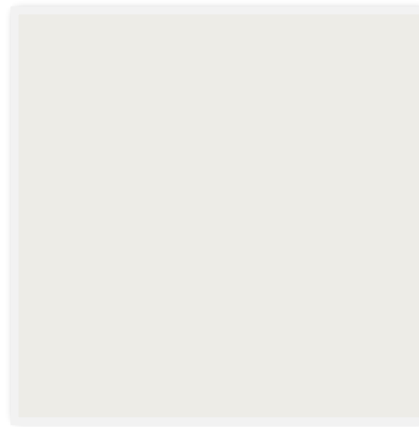
See standard specification sheet for trim sizes and locations

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INTERIOR PAINT



Trim, Ceiling & Wall Color
SW Pure White

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FLOORING



Engineered Hardwood
Mont Rochard Collection
in Lorraine



Carpet
Mohawk - High Card
#923 Cloud Burst

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