

INSIGNIA  HOMES



SOUTHVALE

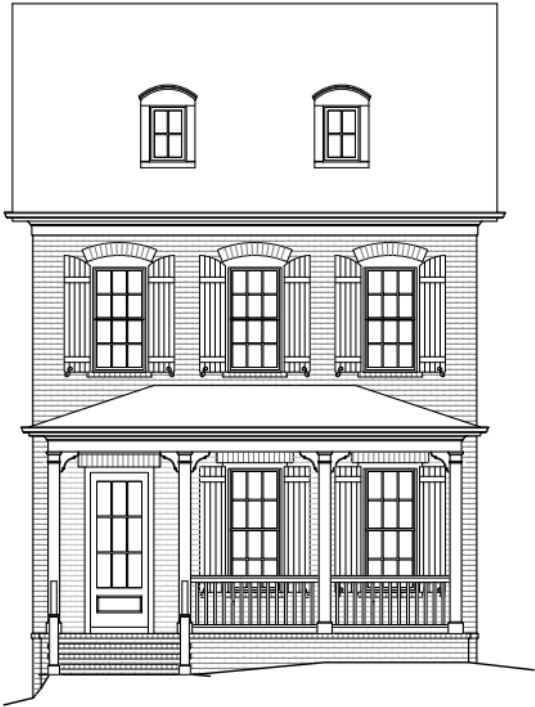
FRANKLIN

LOT #71

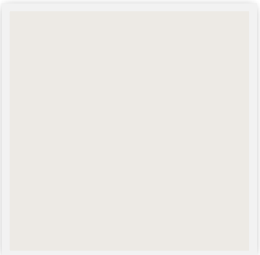
SELECTION PHOTOS PACKET

DATE: REVISED 3/6/26

EXTERIORS



ROOF
GAF Charcoal
Shingles & Dark
Bronze Metal
Roof



SIDING & TRIM
SW Snowbound



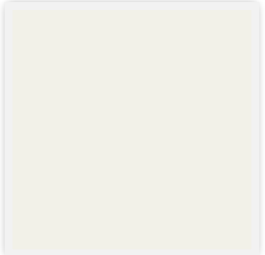
FRONT DOOR
Jacobean



BRICK
Old Louisville Tudor
(White Mortar with
White Sand)



SHUTTER COLOR
SW Sealskin



CLAD WINDOWS
Classic White



KITCHEN



FAUCET
Delta Stryke in
Champagne Bronze



BACKSPLASH
Louisville Tile Fez 2.5X5
Subway Tile in White Gloss



COUNTERTOP
Cosmos Quartz in Carrara
Venatino



CABINET FINISH
Baby Fawn (Perimeter)
Smooth Stone (Island)



SINK
Blanco Silgranit Undermount
Sink in Soft White



CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE
Belcastel 1 in Satin
Bronze

HOOD STYLE

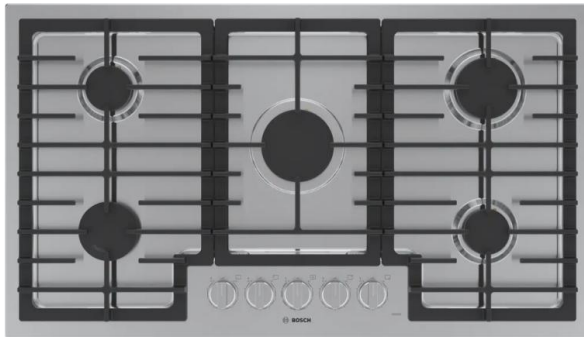


HOOD FINISH
Baby Fawn

Upgrade Hood to Simple Maple Box Hood with 3 Equal sized horizontal panels installed on the front and wrapping the sides. Room Crown to wrap and be painted the cabinet color.

*Photo is to Show Design Concept Only.
Tile Selections, Finishes, & Final Installation
Will Vary from Photo.*

KITCHEN APPLIANCES



Bosch
36" Gas Cooktop



Bosch Dishwasher



Bosch
30" Built-In
Microwave &
30" Single Oven

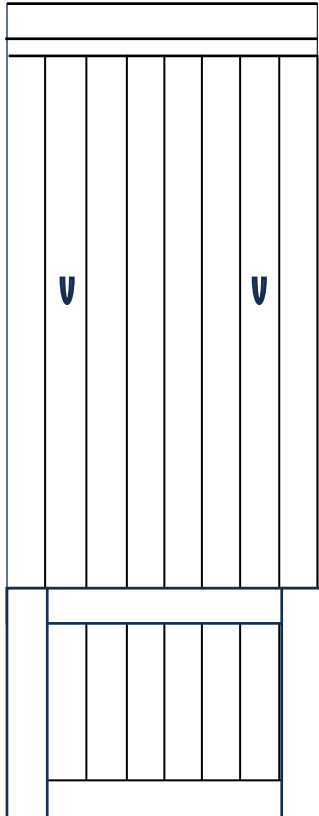
HALL BENCH SEAT



PAINT COLOR
Baby Fawn with White Oak Band and Cap Stained to Match Hardwood as closely as possible.

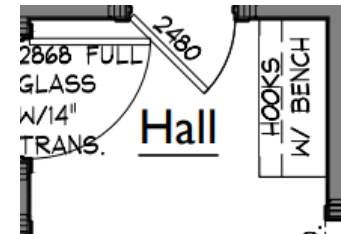


HOOKS
Orvin Brass Whistle Hook in Antique Brass



****PHOTO FOR CONCEPT ONLY****
FINAL FINISHES AND DESIGN MAY VARY

ADD 1X6 VERTICAL SHIPLAP STARTING ABOVE BASEBOARD TO CEILING WITH ROOM CROWN ABOVE. ADD WHITE OAK BENCH SEAT WITH 2 HOOKS ABOVE SIMILAR TO CONCEPT PHOTO. SHIPLAP TO BE PAINTED ACCENT TRIM COLOR AND BENCH SEAT TO MATCH STAINED FLOORS.



UTILITY ROOM



CABINET DOOR STYLE
(Not Color)



CABINET FINISH
Swiss Coffee



FLOOR TILE
Daltile Wanderwise 6X24 in
Swan



CABINET HARDWARE
Belcastel in Satin
Bronze

POWDER BATH



FAUCET
Stryke in Champagne
Bronze



SINK
American Standard
Edgemere in White



UTTERMOST MIRROR
Sidney Arch Mirror

PRIMARY BATHROOM



SINK FAUCET
Delta Stryke in
Champagne
Bronze



SINK
White Rectangular
Undermount



CABINET DOOR STYLE
(Not Color)



COUNTERTOPS
Daltile Quartz in Golden
Gate



CABINET FINISH
Swiss Coffee



UTTERMOST MIRRORS
Sutton Vanity Mirror



FLOOR TILE
Daltile Perpetuo
Timeless White
Matte 12x24

SHOWER WALL & TUB
SURROUND TILE
Daltile Perpetuo Timeless
White Polished 12x24



SHOWER FLOOR TILE
Daltile Pietra Divina Framework
Mosaic in Calacatta Dolomiti



CABINET HARDWARE
Belcastel 1 in Satin
Bronze



TUB & FAUCET
Drop-In tub with Delta Stryke wall-
mounted tub filler in Champagne
Bronze (Tub wall tile will match
shower wall file)



BATHROOM 2



SINK FAUCET
Stryke in
Champagne
Bronze



SINK
White Rectangular Sink



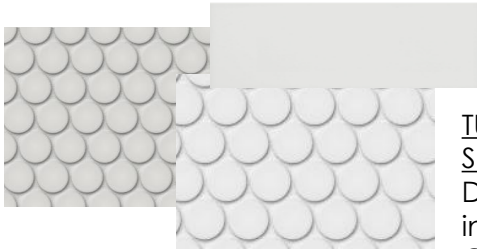
Cabinet Door Style (Not Color)



COUNTERTOP
Valiant Quartz in Everest



CABINET FINISH
Baby Fawn



FLOOR TILE
Louisville Tile Pace Penny Tile in
Canvas White Gloss with Vintage
Gray Gloss Border (and Tub Surround
Accent)

TUB/ SHOWER
SURROUND TILE
Dalfile Pace 4X16
in Canvas White
Gloss



CABINET HARDWARE
Belcastel 1 Knob in
Satin Bronze



TUB/SHOWER FAUCET
Stryke in
Champagne Bronze

BATHROOM 3



SINK FAUCET
Delta Stryke in
Champagne
Bronze



SINK
White Rectangular Sink



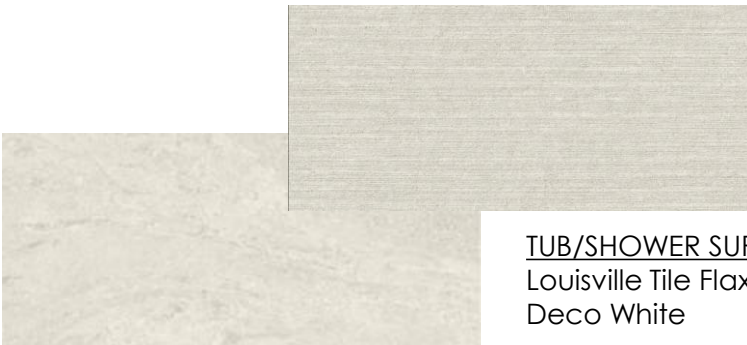
CABINET DOOR STYLE
(Not Color)



COUNTERTOP
Valiant Quartz in Everest



CABINET FINISH
Smooth Stone



TUB/SHOWER SURROUND TILE
Louisville Tile Flax 12x24 in
Deco White

FLOOR TILE
Louisville Tile Flax
12x24 in White Matte

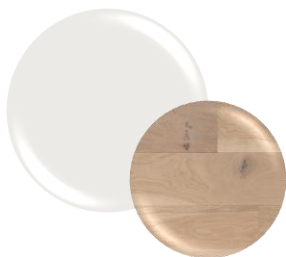


CABINET HARDWARE
Belcastel 1 Knob in
Satin Bronze



TUB/SHOWER FAUCET
Delta Stryke in
Champagne Bronze

GREAT ROOM FIREPLACE



PAINT COLOR

Swiss Coffee with
White Oak Shelf
Stained to Match
Hardwood as Closely
as Possible.



SURROUND TILE:
LOUISVILLE TILE TIVOLI
12X24 IN IVORY MATTE

MANTLE

Upgraded white oak accent shelf on top of standard trim-built mantel. Shelf to be approx. 7" deep and overhang the mantel ½". Shelf to be stained to match hardwood finish as closely as possible.

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Will Vary from Photo.*



STAIRCASE



Standard square black iron spindles with flat round black shoes, upgraded flat white oak handrail, and square white oak newel post similar to photo.

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GREAT ROOM CEILING DETAIL

APPLIED CEILING DETAIL

Add Trim Built, paint grade coffered ceiling detail as shown per plan. Beams to include pencil mold. Coffered Ceiling to be painted the Accent Trim Color.



PAINT COLOR
BM Baby Fawn



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Finishes and Final Installation Will Vary
from Photo.*



PRIMARY BEDROOM CEILING DETAIL

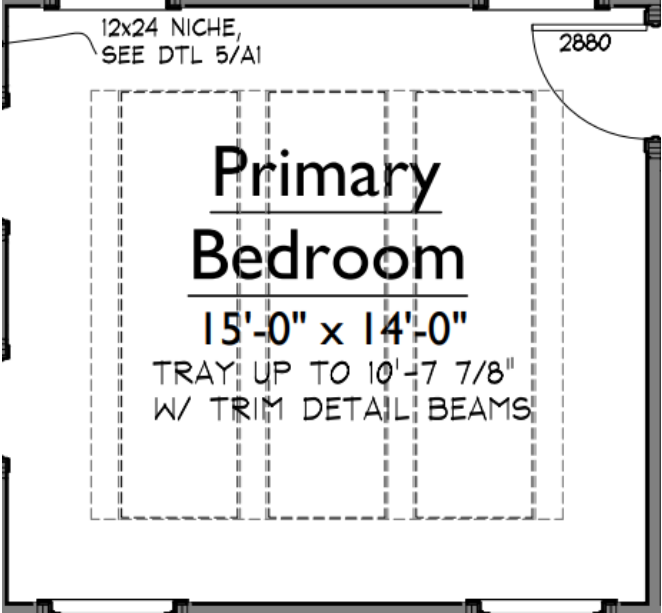
APPLIED CEILING DETAIL

Add four trim built, stain grade, white oak beams inside tray. Beams to be recessed at the bottom and stained to match hardwood floors as closely as possible.

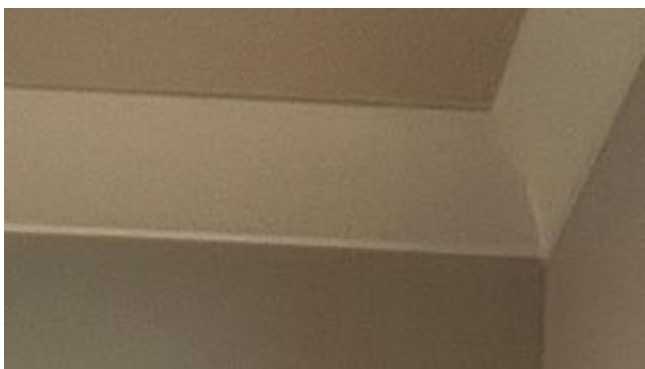
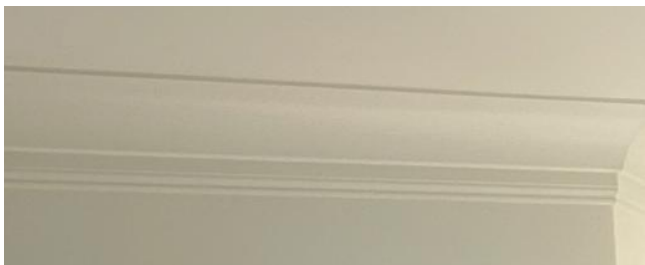


STAIN COLOR

White Oak Beams stained to match Hardwood floor as closely as possible.



TRIM PACKAGE



STANDARD 1 & 2-PIECE SIMPLE COVE
CROWN W505/653



STANDARD WINDOW & DOOR CASING
W78



STANDARD BASEBOARD
W163A & 163B AND
STANDARD SHOE W126

INTERIOR DOORS & HARDWARE



INTERIOR DOOR STYLE
Cambridge 2- Panel

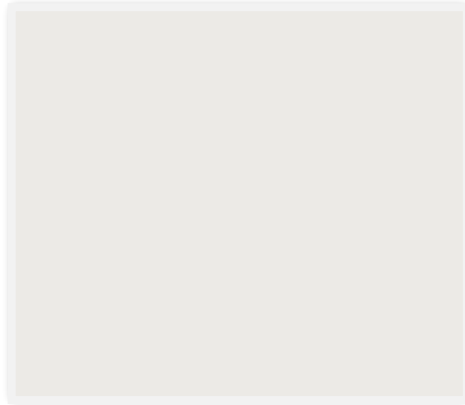


FRONT DOOR HARDWARE
Schlage Addison Handle
set in Matte Black Finish

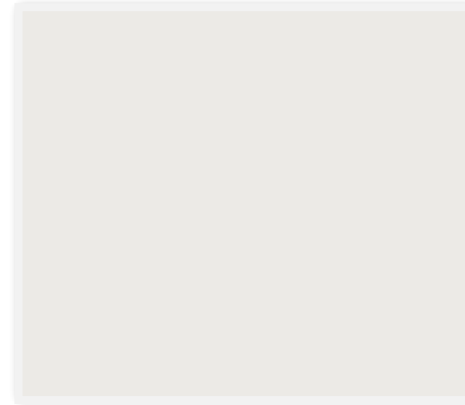


INTERIOR DOOR HARDWARE
Schlage Bowery Knob in
Matte Black Finish

INTERIOR PAINT



TRIM & CEILING COLOR
(UNLESS NOTED)
BM Swiss Coffee



WALL COLOR
(UNLESS NOTED)
BM Swiss Coffee



ACCENT WALL COLOR
BM Baby Fawn



ACCENT TRIM COLOR
BM Baby Fawn

FLOORING



ENGINEERED HARDWOOD
Silvian Collection in Taivas Sky



CARPET
High Card in Antique White