30 YEARS & BUILDING | FORD CLASSIC HOMES

SOUTHVALE
FRANKLIN

LOT 59 | SPEC

SELECTION PHOTOS PACKET DATE: 10/29/26

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

EXTERIORS





Roof
GAF
Midnight Mesa

Clad/Vinyl Window Color
Classic White/White

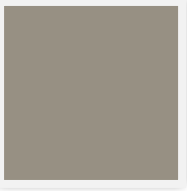


Front Door
Jacobean



Brick
River House (White with White Sand)

Trim Color
SW Drift of Mist



Siding Color
SW Felted Wool

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KITCHEN



FAUCET
Delta Emmeline Faucet in Champagne Bronze

BACKSPLASH
Decorative Sloped Slab Splash on Hood Wall only. Louisville Tile Vivant Blanc 3x10 Glossy on side walls.



COUNTERTOPS
Valiant Quartz, Calacatta Vermont Brushed



CABINET FINISH
BM Classic Gray

ISLAND FINISH
Luonto Nature Match



SINK
Blanco Silgranit Undermount Sink in White



CABINET DOOR STYLE
(Not Color)



CABINET HARDWARE

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HOOD STYLE





ARCUSTONE COLOR
MarbleCoat Natural

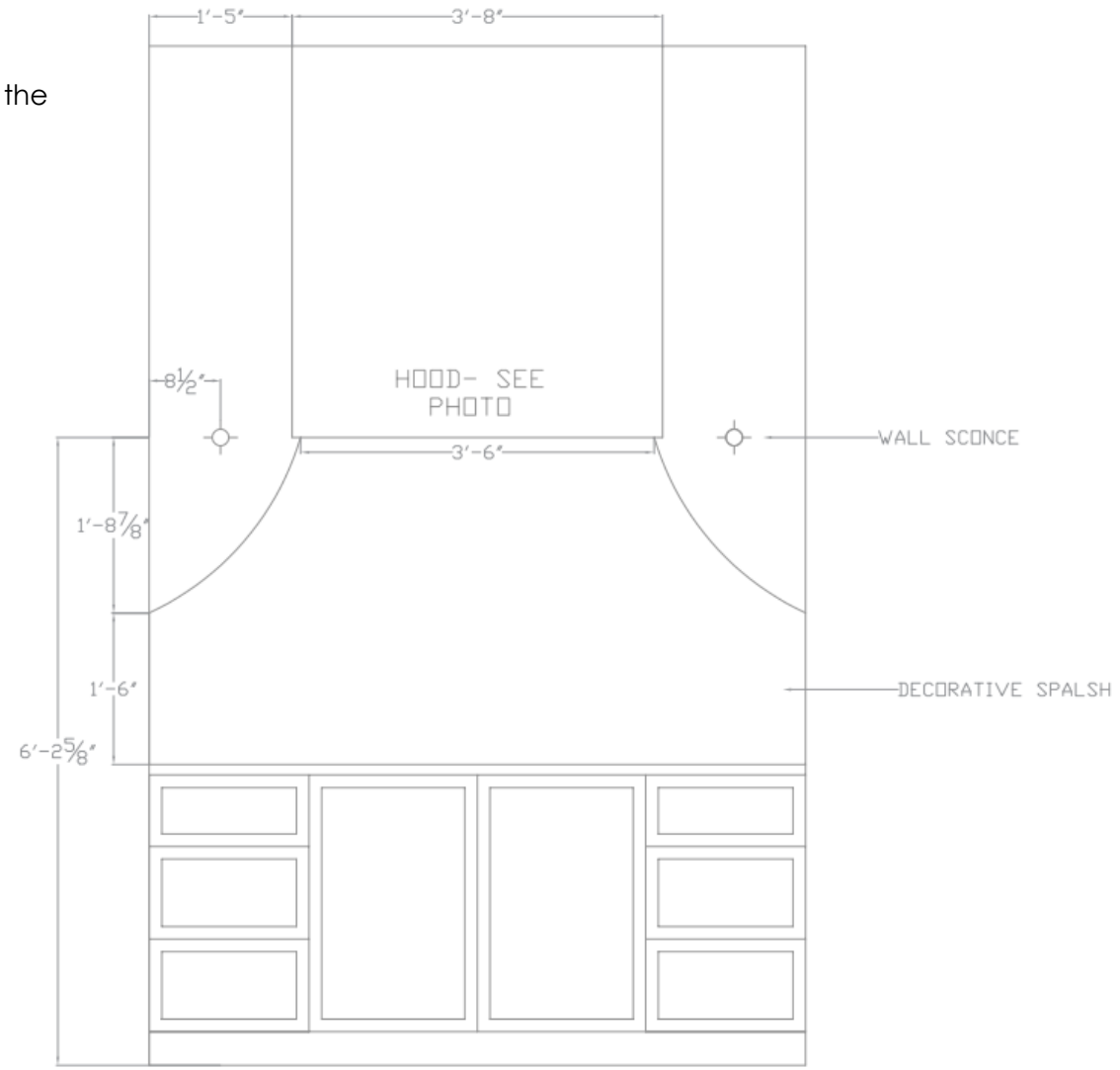
Disclaimer- There will not be a stained Kitchen Beam as shown in the photo

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SLAB SPLASH

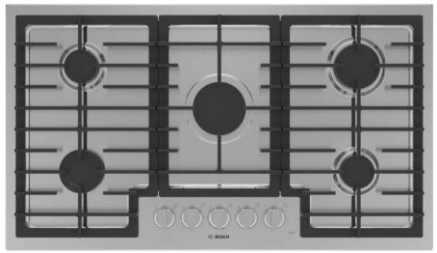
DETAILS
Decorative Slab splash on hood wall only as shown in the drawing.



Drawing is not to scale. Measurements may vary on site.

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KITCHEN APPLIANCES



Bosch
36” Gas Cooktop



Bosch
Microwave



Bosch
Dishwasher



Bosch
30” Single Oven

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GREAT ROOM FIREPLACE



GREAT ROOM FIREPLACE
Trim Built Mantle painted the main trim color with tile surround and no hearth. (Same design as SV7)



MANTLE COLOR
SW Heron Plume

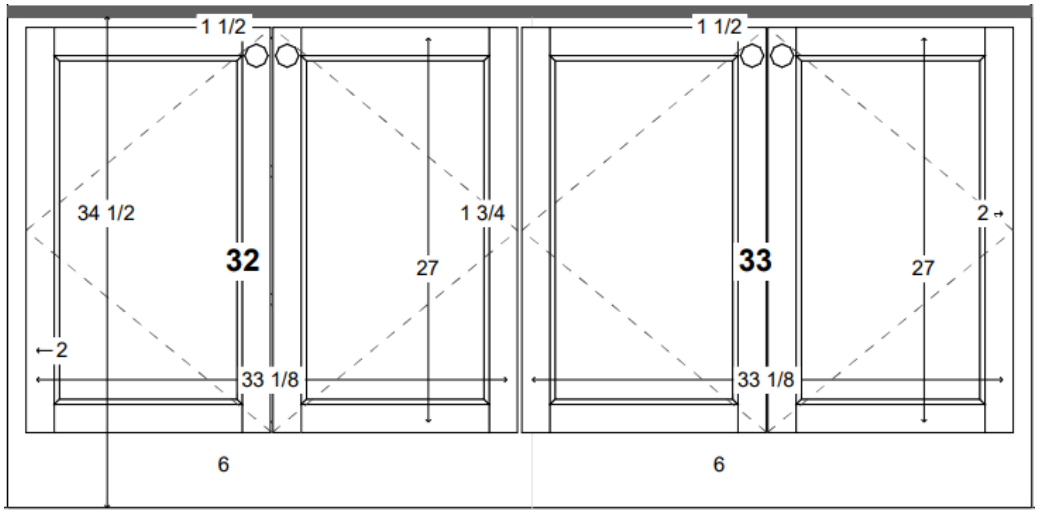


SURROUND TILE
Louisville Tile La Marca Calacatta Paonazzo Polished 24x48

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GREAT ROOM BUILT-INS



GREAT ROOM BUILT-INS
Lower Built-In Cabinets per plan. Cabinets to be painted with a white oak wood-stained top.

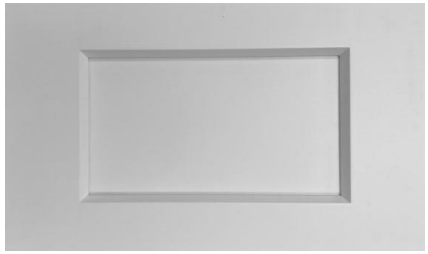


CABINET COLOR
SW Heron Plume

WOOD TOP FINISH
Match Hardwoods as closely as possible



CABINET HARDWARE



CABINET DOOR STYLE
(Not Color)

Drawing is not to scale. Measurements may vary on site.

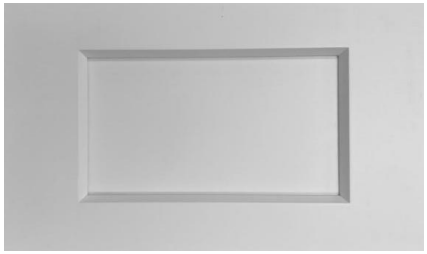
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UTILITY ROOM

FLOOR TILE
Emser Caru Colina Matte 13x13 &
Emser Caru Lampa Matte 13x13



CABINET HARDWARE



CABINET DOOR STYLE
(Not Color)



CABINET FINISH
SW Felted Wool

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CUBBIES



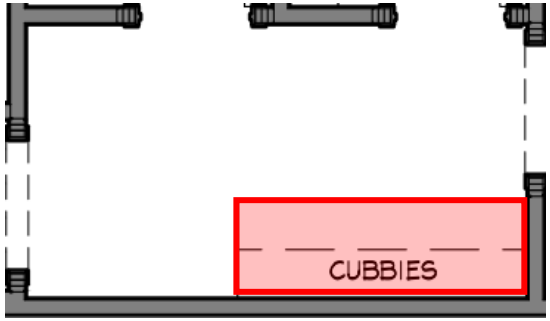


CUBBY FINISH
SW Colonnade Gray

SEAT FINISH
Stained Luonto Nature Match



CUBBY HOOKS
Liberty Pilltop Coat Hook in Champagne Bronze



CUBBIES
Trim built paint grade cubbies with stain grade seat stained to match hardwoods as closely as possible. Cubbies to have (3) equal open sections below bench seat and (3) equal open sections above hook board. Use 1x4 to create (2) equal boxes in back with 1x8 on top where coat hooks to be installed. Includes (5) Liberty Pilltop coat hooks.

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BACK HALL TRIM DETAIL



TRIM DETAIL
Add 1x4 to create board and batten
trim detail on all walls of back hall area.

TRIM FINISH
SW Colonnade Gray

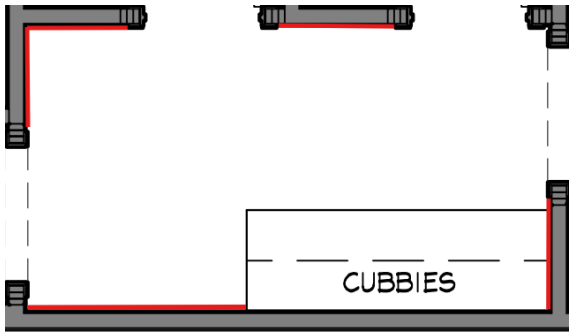


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POWDER BATH MAIN



SINK FAUCET
Delta Trinsic in
Champagne Bronze



SINK
American Standard
Edgemere in White



MIRROR
Amherst Mirror



ACCENT WALL TILE
Louisville Tile Flax
White Deco 12x24

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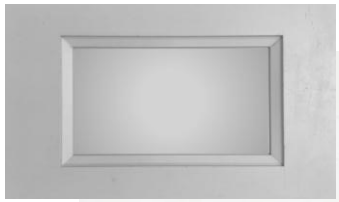
PRIMARY BATHROOM



SINK FAUCET
Delta Trinsic in Champagne Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)

COUNTERTOP
Vadera Quartz, White Satin

CABINET FINISH
SW Origami White



MIRRORS



CABINET HARDWARE



FLOOR TILE
Daltile Perpetuo Timeless White 12x24 Matte



SHOWER & TUB SURROUND TILE
Daltile Perpetuo Timeless White 12x24 Polished (Shower Walls & Tub Surround) and Daltile Daphne White Elongated Hex Marble Mosaic Honed (Shower Floors)



FREESTANDING TUB
MTI Oval



TUB FILLER
Delta Trinsic in Champagne Bronze

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BATHROOM 2



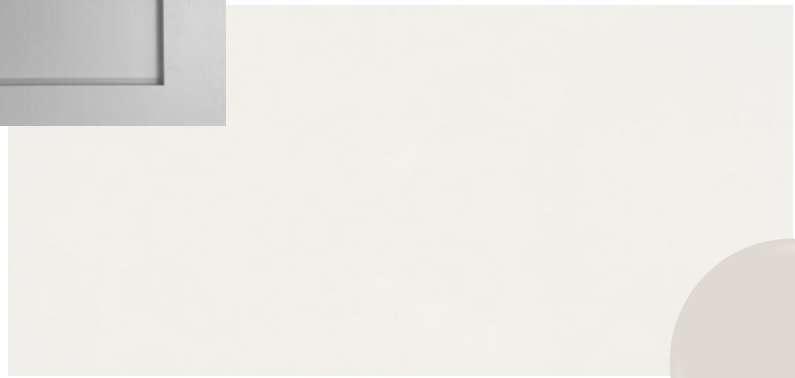
SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOP
Daltile One Surface, White Sand



CABINET FINISH
SW City Loft



TUB SURROUND TILE
Louisville Tile Gouache
Nuage Matte 6x6

FLOOR TILE
Louisville Tile Sandwaves Light Matte 12x24



CABINET HARDWARE







TUB/SHOWER FAUCET
Delta Saylor in
Champagne Bronze

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BATHROOM 3



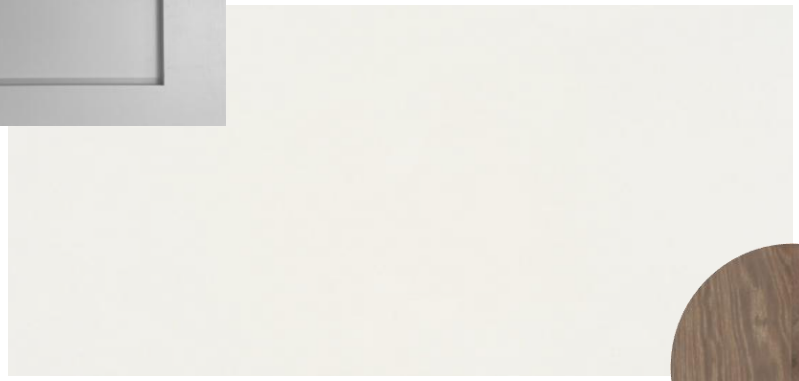
SINK FAUCET
Delta Saylor in
Champagne
Bronze



SINK
White Rectangular Sink



CABINET DOOR STYLE (Not Color)



COUNTERTOP
Daltile One Surface, White Sand



CABINET FINISH
Luonto on White Oak



CABINET HARDWARE



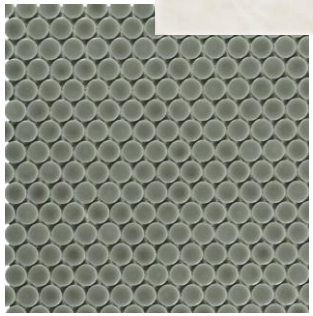


TUB/SHOWER FAUCET
Delta Saylor in
Champagne Bronze



TUB SURROUND WALL
Louisville Tile Marlow Mist
3x12 Gloss





FLOOR TILE
ADPS700 Light Smoke
Penny Rounds

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GREAT ROOM CEILING DETAIL



GREAT ROOM BEAMS
Trim-built, smooth, stain grade beams in location per plan. Beams to be mitered on bottom per plan.



MITERED



BEAM COLOR
Stained to match Hardwood Floors as closely as possible

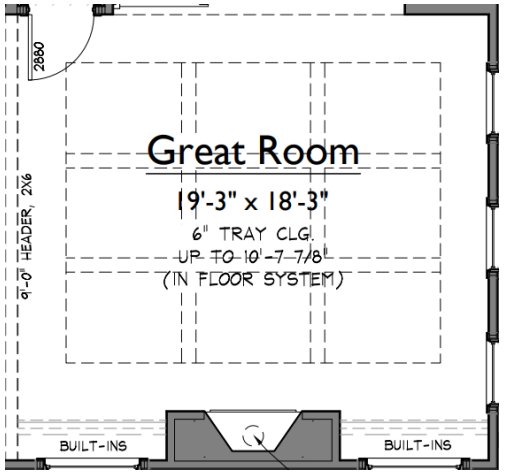


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PRIMARY BEDROOM CEILING DETAIL



PRIMARY BEDROOM BEAM
Trim-built, smooth white oak stain grade beam ridge beam in location per plan. Bottom to be mitered. Finished product may vary.



BEAM STAIN COLOR
Stained to match hardwood floors as closely as possible

MITERED



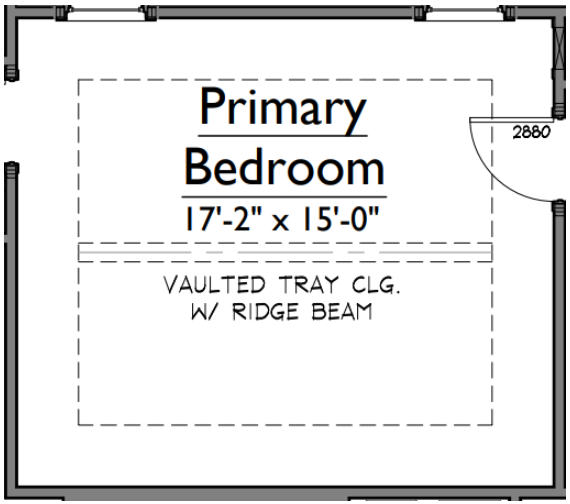


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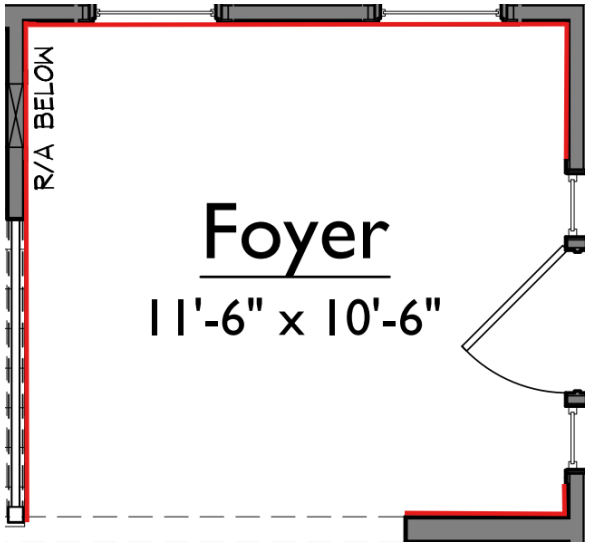
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FOYER WALL DETAILS





TRIM COLOR
SW Heron Plume



FOYER TRIM
Add 1x4 to create board and batten pattern on all walls of foyer area, including below stair railing like seen in photo.

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STAIR PARTS





STAIRS
Round Iron Spindle in Black Finish with White Oak Stained Stair Treads, Newel Posts, and Modern Square Handrail.

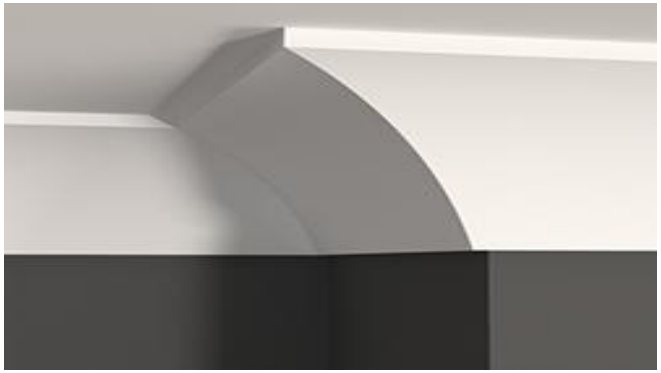
Flat Round Iron Shoes ILO no shoe as shown in photo.

Stain to Match Hardwood Finish as Closely as Possible.

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TRIM PACKAGE





CROWN & BASE
Simple Cove Crown & 163 Base & Standard Shoe



CASING
345 Casing

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INTERIOR DOORS & HARDWARE



INTERIOR DOOR STYLE
Monroe





EXTERIOR DOOR HARDWARE
Schlage Century in Matte Black Finish

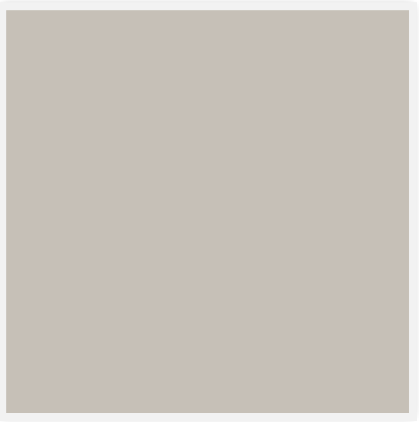


INTERIOR DOOR HARDWARE
Schlage Broadway Lever in Matte Black Finish

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INTERIOR PAINT

MAIN CEILING, WALL, & TRIM
SW Heron Plume



CEILING, WALL & TRIM COLOR
(Powder)
SW Colonnade Gray



TRIM COLOR
(Cubbies, and Cubby Hall Area)
SW Colonnade Gray

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FLOORING



ENGINEERED HARDWOOD
Silvian Collection
in Luonto Nature



Carpet
Highcard in Antique White

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