



**Southeastern**  
BUILDING CORPORATION







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# GREETINGS!

Your community, Your lot, Your floorplan, Your Home!

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Welcome to the Southeastern Building Architectural Catalog! We are happy to be a part of your journey building a new home. David Luckey, President of Southeastern Building Corporation has been building homes since 1987 in the Middle Tennessee area. He has instilled in his team a strong commitment to providing quality homes with unsurpassed customer service. Providing you with the most information we can before you start your new home is a critical step in that process.

By now you have picked your perfect floorplan and dream location within one of our communities. You probably have example homes and styles you like from touring our inventory of homes. Before your pre-construction and selection meeting, please take some time to review this catalog thoroughly. This will allow you to see the options we offer and help you get creative with ideas for your new home. Preparing for this meeting will not only allow you time to consider styles and colors you like, but also how you might like to use your budget.

Now let's get started personalizing your home!

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# THINGS TO KNOW

Providing a variety of homes at competitive prices is important to not only our company but also to our buyers. We offer specially curated finishes and products that we have used time and again with great success. We are unable to use fixtures, appliances, finishes, or tradespeople provided by our customers. Doing so can delay the delivery timeline and impact the quality we strive for in every home.

While we do our best to accommodate special requests, some things, though they may seem simple, just cannot be accomplished. We have worked hard to offer many different styles and options in our design center. We are confident we can work together to build a home you will love for years to come.

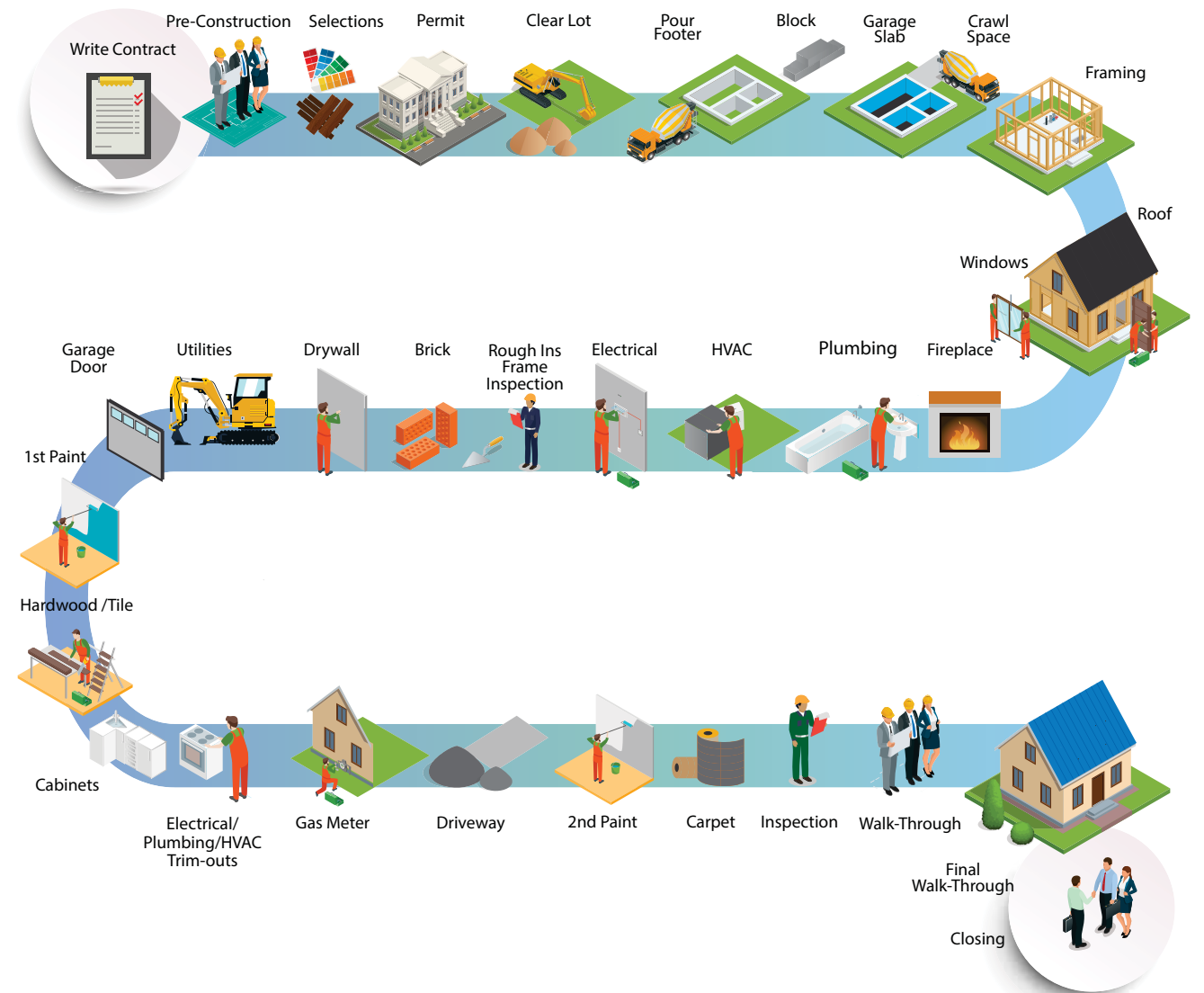
Our selection center is full of colors and products that you can see and touch. Lighting and surrounding materials can make colors appear different in different environments. Granite, wall color and flooring are good things to view in our finished homes. This will insure you design a home you love for years to come.



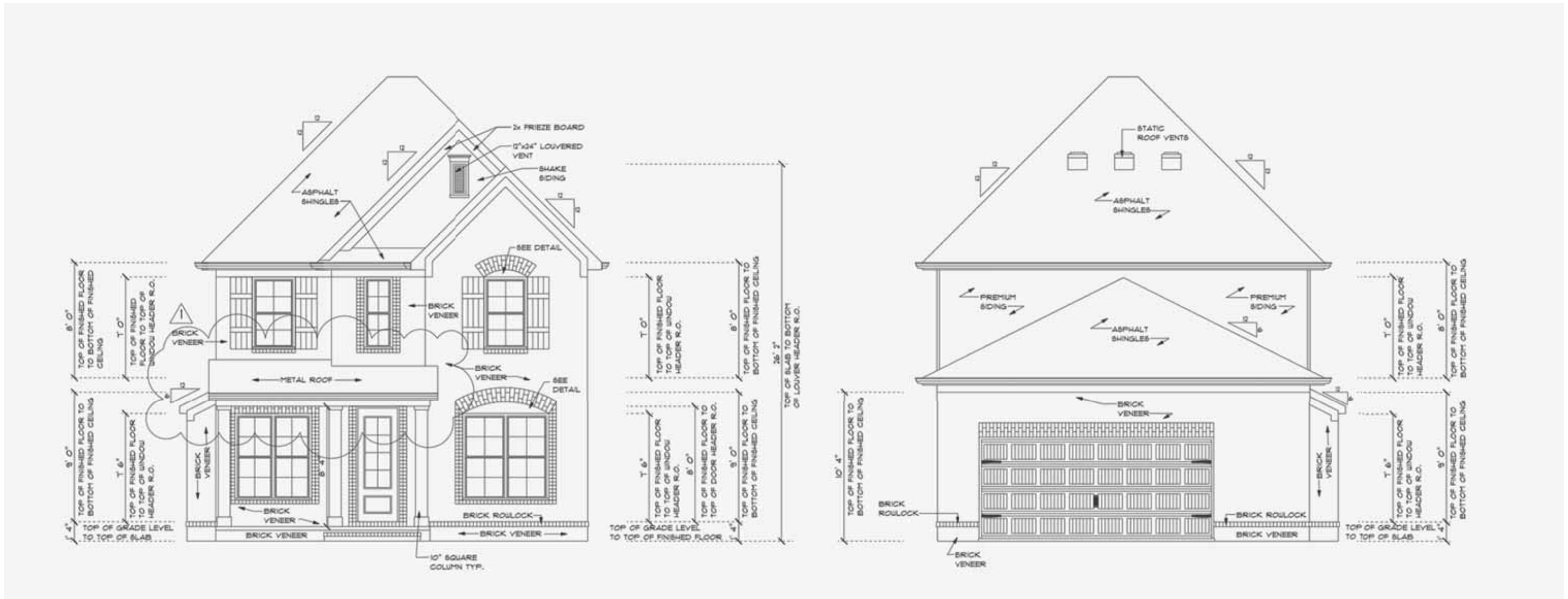
# NEW HOME CONSTRUCTION TIMELINE

Building a new home requires multiple trades and stages to get to closing day. As you are building a new home some phases of the process will move fast and it will be exciting to see the progress. Other times, we will be working behind the scenes on items such as inspections that can make it hard to see the progress being made. All stages are important to making your dream home a reality.

This diagram is a representation of the key stages of building your new home.







# PRE-CONSTRUCTION MEETING

The Pre-construction meeting is designed as a time to sit and talk with each buyer before the start of their home. This meeting will be with our Vice President of Construction and will cover details about your selected floor plan and lot. This gives us the opportunity to get to know you and your goals and dreams for your home. We encourage you to start thinking now about what is important to you in your new home. Communicating those things to us during this time is crucial to our success in delivering you the perfect home on closing day.

Things we will review:

- The placement of your home on the lot.
- Each floor of your home room by room.
- The electrical layout and the placement of items such as lights, outlets and cable jacks.

Pre-construction meetings are estimated to take about an hour and we encourage each buyer along with their agent to attend. Although we do not allow plans to leave the room once the meeting is over. We will be happy to provide you with a final buyer print set once all selections and change orders have been signed. Due to a strict timeline, no structural changes will be allowed after the conclusion of this meeting.



Jason Pomeroy, Vice President of Construction



## SELECTIONS MEETING

The selections meeting is the next step in the design of your home. Our in-house Selections Designer will guide you through the process of selecting exterior and interior finishes for your new home. Our selections center features a wide variety of samples and colors for you see, touch and choose from. Items you will be selecting:

- Exterior colors
- Interior flooring and paint package
- Kitchen and bath colors
- Trim and lighting packages



Courtney Cockerham, Selections Designer

These meetings may take up to two hours, but with the help of our designer and pre-designed selection packages, this process could take a little less. At the end of this meeting we will go over upgrades and you will sign off on your selections

Now you can relax while we take over. Your home will promptly move to the next stages. Documents will be sent for permitting with the city and into our drafting and purchasing departments. They will begin ordering materials and creating drawings for construction. For these reasons, no changes can be made after this meeting.

When you signed your contract our agent discussed with you deposits that may be due depending on your selections and contingencies. Within one week of your selections meeting you will be contacted to make this deposit.





# DESIGN PATHS

**Ready Made Design Path**

**Tailor Made Design Path**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>· No additional design fee</li> </ul>  | <ul style="list-style-type: none"> <li>· \$5,000 design fee</li> </ul>  |
| <ul style="list-style-type: none"> <li>· This path works well for people who want tried and true designs that have been thought out and prepared by a design professional.</li> </ul> | <ul style="list-style-type: none"> <li>· This path works well for people who are detail oriented, confident decision makers, and have a clear vision for the look of their home.</li> </ul> |
| <ul style="list-style-type: none"> <li>· One design center meeting, two hours long.</li> </ul>  | <ul style="list-style-type: none"> <li>· Two design center meetings, two hours each.</li> </ul>   |
| <ul style="list-style-type: none"> <li>· Choose from pre-designed packages with upgrade options.</li> </ul>   | <ul style="list-style-type: none"> <li>· Choose any finishes you like from within our design center. Upgrade fees may apply.</li> </ul>   |

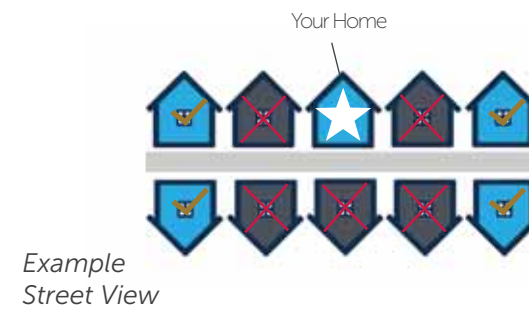
See P126 for our design checklist.







Our packages are divided into groups. Selection of a group that is the same as houses directly adjacent to yours is prohibited. Mixing and matching of different packages is also prohibited.



## EXTERIOR SELECTIONS

This section will show you the features of your home's exterior as well as available color packages.

Select from one of the following color packages. In your design center meeting you will review how the colors apply to your particular home.

### Exterior Design groups:

- 1) Alpine (whites)
- 2) Ansley (off-whites)
- 3) Bourbon Trail (dark browns)
- 4) Hampton (reds)
- 5) Mosstown (mixed browns)
- 6) Shiloh (gray-browns)
- 7) Wynnwood (grays)
- 8) Harbor Shoals (red & browns)
- 9) Weatherwood (browns)



### Included Features of Your Home's Exterior

#### Garage

If your house has a front or plaza garage entry your garage door(s) will be a carriage style door with windows. Houses with side or rear entry garages will have a carriage style door without windows. Garage doors with windows are an available upgrade for rear or side entry plans.



#### Front Doors



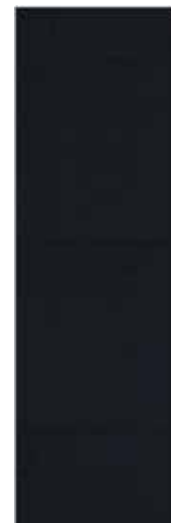
Front doors are steel and either 8' tall 3/4 lite or 6'-8" tall full lite, depending on community.

#### Rear Doors



Rear doors are standard height, full light

#### Shutters



Painted MDF Cedar

Shutters are available in two different styles.  
\*Upgrade charges may apply



## EXTERIOR COLOR PACKAGES

The following pages will show you all available exterior color packages. Remember that your elevation may differ from the pictures shown. Some elevations have upgrades such as stone, shake, metal roofing, mortar or all of these. Materials such as this can drastically change the look of a brick. Choose the elevation with the colors and look you like best, then you will be able to discuss what your specific house will look like at your selections meeting.



# ALPINE GROUP

Brick: Alpine Black  
**Upgrade Mortar**



Alpine Black



Brick: Alpine White Brown



Old Edisto Black  
**Upgrade Mortar**



Brick: Alpine Brown



Old Edisto Brown  
**Upgrade Mortar**





# ANSLEY GROUP

Ansley Park Black  
**Upgrade Mortar**



Ansley Park Brown



Winstar Black



Winstar Brown



Augusta Black



Augusta Brown





# BOURBON TRAIL GROUP

Bourbon Trail Beige



Bourbon Trail Black



Bourbon Trail Brown



# HAMPTON GROUP

Hampton Black  
**Upgrade Mortar**



Hampton Brown  
**Upgrade Mortar**



Hampton Brown





# MOSSTOWN GROUP

Mosstown Beige



Mosstown Brown



Spanish Moss Brown



Mosstown Beige  
**Upgrade Mortar**



# SHILOH GROUP

Shiloh Falls Black



Shiloh Falls Brown  
**Upgrade Mortar**





# WYNNEWOOD GROUP

Wynnewood Black



Wynnewood Black  
**Upgrade Mortar**



Capers Island Black



Capers Island Black  
**Upgrade Mortar**



Wynnewood Gray  
**Upgrade Garage Door Color**



Wynnewood Brown





# HARBOR SHOALS GROUP

Harbor Shoals (similar) Beige



Harbor Shoals (similar) Black



# WEATHERWOOD GROUP

Weatherwood Beige  
**Upgrade Mortar**



Weatherwood (similar) Beige







## LEVEL 2

COVE - black or bronze

WESTOVER - matte black



front door



front door



garage door



garage door

## LEVEL 3

DEVENS - black or bronze

OAKLAND - black or bronze

ROBINSON - black or bronze



front door



front door



front door



garage door



garage door



garage door

## OUTDOOR FANS



AKER  
black



OCALA  
bronze



STRATA  
black



STRATA  
bronze

## EXTERIOR LIGHTING

Choose your lighting package. Plan depending, a hanging or wall fixture is available at the front door. All garage doors have a wall mounted light over each door.

### INCLUDED

PIER - matte black



garage door



front door

UNION - brushed bronze



garage door



front door



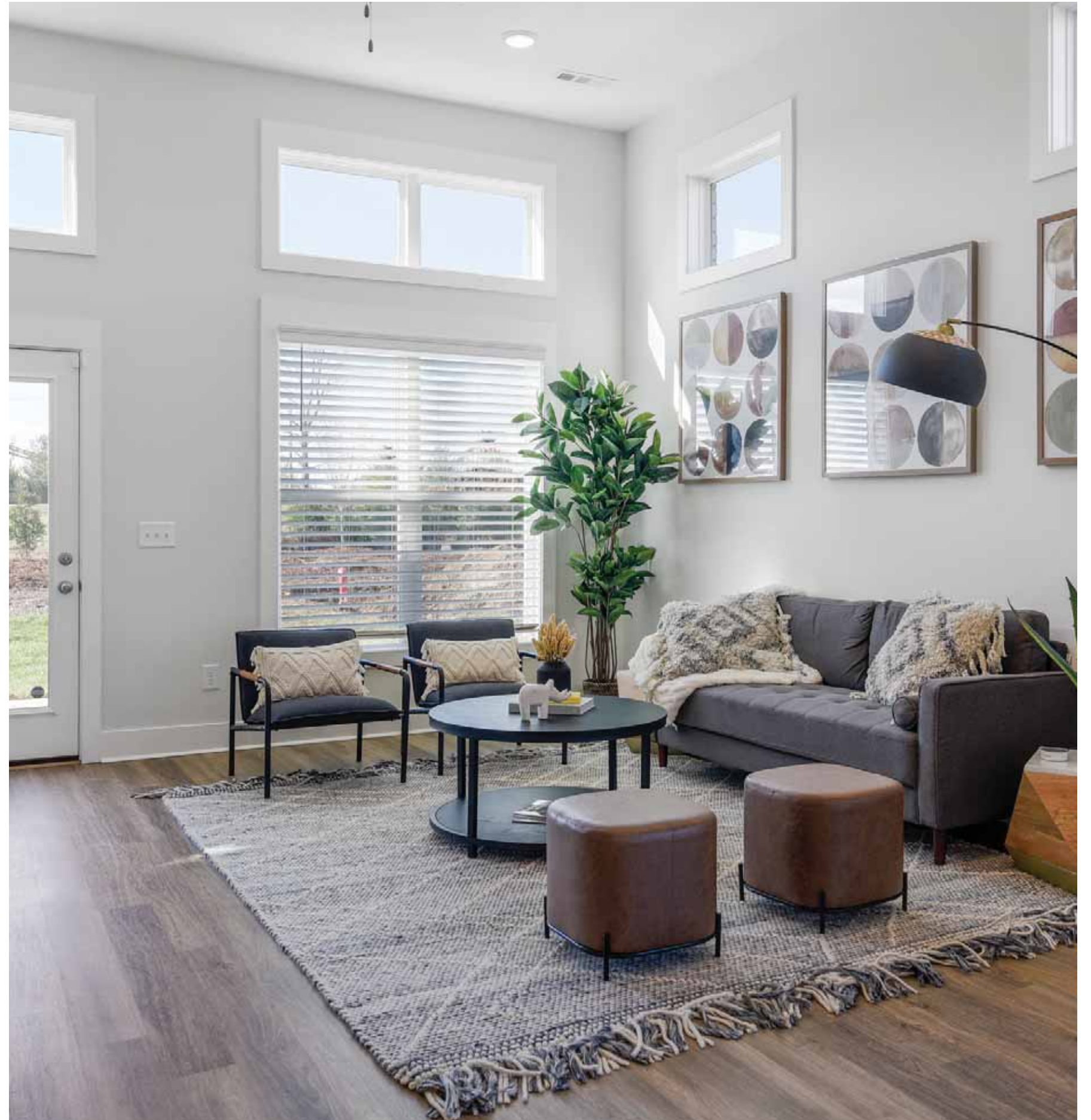
## INTERIOR SELECTIONS

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In this section you will choose your flooring, paint, trim, and lighting packages. Kitchen and bath colors will also be chosen here. Our pre-designed packages are an excellent start for the design of your home. The following pages show the included and upgraded packages we offer.

Within any ELITE package an upgrade from 12" x 12" tile to 12" x 24" tile is available.

Designer tile for laundry rooms is available with the ELITE or PRIME packages.





Included Packages

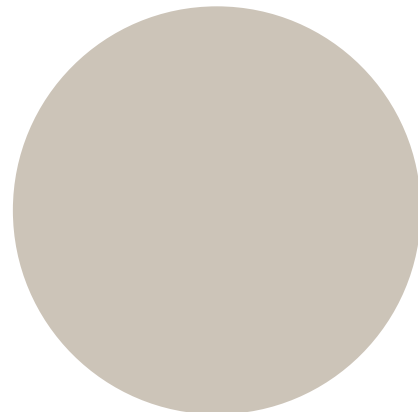
# ELITE FLOORING & PAINT PACKAGES



Laminate Flooring - Mason Ridge



Carpet - Elk Beige



Wall Color - Wordly Gray



12" X 12" Tile - Fair

Included

# AUTUMN FOREST



Tile - Fair



Laminate Flooring - Mason Ridge



Carpet - Elk Beige



Tile - Fair



Included Packages

# ELITE PACKAGES



Laminate Flooring - Iris Oak



Carpet - Toffee Cream



Gossamer Veil - Wall Color



12 x 12 Tile - Fair

Included

# BEACHFRONT



Tile - Fair



Laminate Flooring - Iris Oak



Carpet - Toffee Cream



Tile - Fair



Included Packages

# ELITE PACKAGES



Laminate Flooring - Nimbus Oak



Carpet - Tarpley



Reserved White - Wall Color



12 x 12 Tile - Fair

Included

# COASTLINE



Tile - Fair



Laminate Flooring - Nimbus Oak



Carpet - Tarpley



Tile - Fair



Included Packages

# ELITE PACKAGES

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Laminate Flooring - Rustic Forest Oak



Carpet - Havana



Wall Color - Fleur de Sel



12 x 12 Tile - Iron

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Included

# MISTY MOUNTAIN

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Included Packages

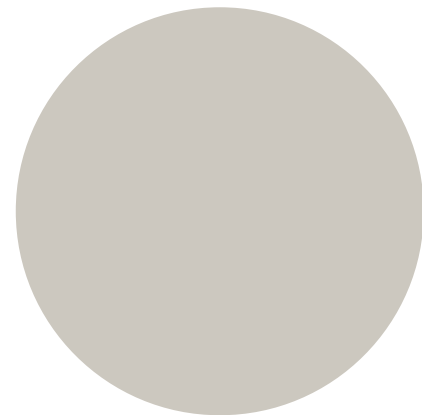
# ELITE PACKAGES



Laminate Flooring - Cottonwood Oak



Carpet - Sound Grey



Wall Color - Repose Gray



12 x 12 Tile - Iron

Included

# STORMCLOUD



Tile - Iron



Laminate Flooring - Cottonwood Oak



Carpet - Sound Grey



Tile - Iron



Included Packages

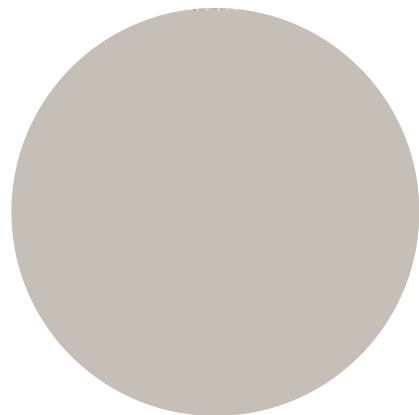
# ELITE PACKAGES



Laminate Flooring - Iris Oak



Carpet - Tarpley



Wall Color - Colonnade Gray



12 x 12 Tile - Fair

Included

# DUSKY DESERT



Tile - Fair



Laminate Flooring - Iris Oak



Carpet - Tarpley



Tile - Fair



Included Packages

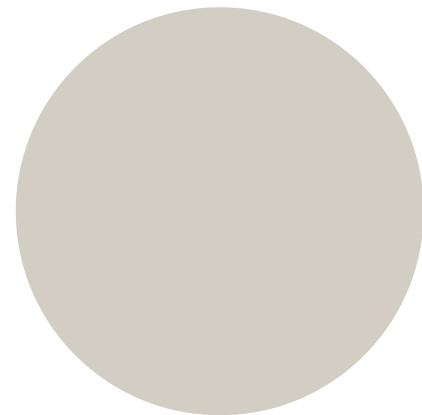
# ELITE PACKAGES



Laminate Flooring - Rustic Forest Oak



Carpet - Bird Bath



Wall Color - Gossamer Veil



12 x 12 Tile - Fair

Included

# ROCKY RETREAT



Tile - Fair



Laminate Flooring - Rustic Forest Oak



Carpet - Bird Bath



Tile - Fair



Upgraded Packages

# PRIME FLOORING & PAINT PACKAGES

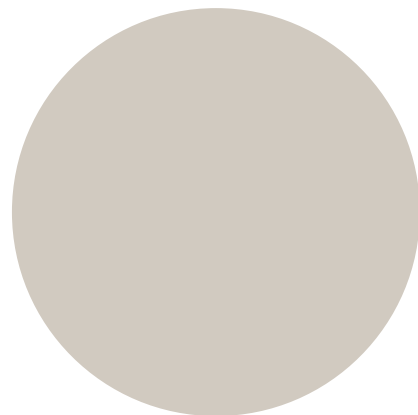
# BUSTLING BURGHOUGH



Laminate Wood Floor - Genoa Oak



Carpet - Elk Beige



Wall Color - Agreeable Gray



12 x 24 Tile - Aria White



Tile - Aria White



Laminate Wood Flooring - Genoa Oak



Carpet - Elk Beige



Tile - Aria White

Upgrade



Upgraded Packages

# PRIME PACKAGES



Laminate Wood Floor - Toulon



Carpet - Silver Dollar



Wall Color - Gray Heron



12 x 24 Tile - Calacatta Sky

Upgrade

# COASTAL VILLAGE



Tile - Calacatta Sky



Laminate Wood Flooring - Toulon Oak



Carpet - Silver Dollar



Tile - Calacatta Sky



Upgraded Packages

# PRIME PACKAGES



Laminate Wood Flooring - Cassis Oak



Carpet - Thin Ice



Wall Color - Reserved White



12 x 24 Tile -Charcoal

Upgrade

# DESIGN DISTRICT



Tile - Charcoal



Laminate Wood Flooring - Cassis Oak



Carpet - Thin Ice



Tile - Charcoal



Upgraded Packages

# PRIME PACKAGES



Laminate Wood Flooring - Toulon Oak



Carpet - Elk Beige



Wall Color - Drift of Mist



12 x 24 Tile - Mural Taupe

Upgrade

# MOUNTAIN LODGE



Tile - Mural Taupe



Laminate Wood Flooring - Toulon Oak



Carpet - Elk Beige



Tile - Mural Taupe



Upgraded Packages

# PRIME PACKAGES

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Laminate Wood Flooring - Sanremo Oak



Carpet - Bleached Almond



Wall Color - Gossamer Veil



12 x 24 Tile - Bianco

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Upgrade

# RESORT TOWN

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IMAGES  
COMING  
SOON



Upgraded Packages

# PRIME PACKAGES



Laminate Wood Flooring - Alassio Oak



Carpet - Thin Ice



Wall Color - Fleur de Sel



12 x 24 Tile - Calacatta Empire

Upgrade

# URBAN PENTHOUSE



Tile - Calacatta Empire



Laminate Wood Flooring - Alassio Oak



Carpet - Thin Ice



Tile - Calacatta Empire



Upgraded Packages

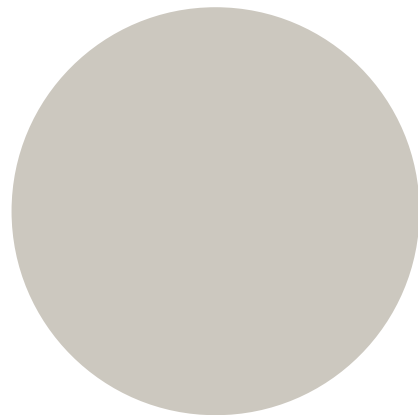
# PRIME PACKAGES



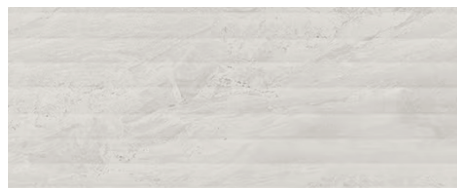
Laminate Wood Flooring - Toulon Oak



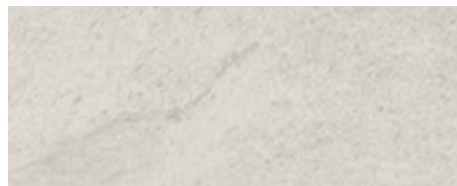
Carpet - Stoney Glade



Wall Color - Repose Gray



12 x 24 Wall Tile - Bryne Fluted



12 x 24 Floor Tile - Bryne

Upgrade

# COUNTY LINE



Laminate Wood Flooring - Alassio Oak



Carpet - Stoney Glade



Upgraded Packages

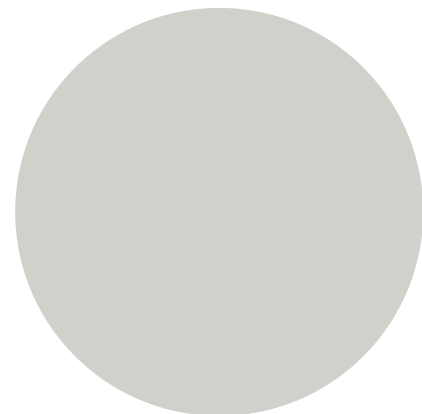
# PRIME PACKAGES



Laminate Wood Flooring - Genoa Oak



Carpet - Thin Ice



Wall Color - Guild Gray



12 x 24 Tile - Elect

Upgrade

# METROPOLITAN



Tile - Elect



Laminate Wood Flooring -Genoa Oak



Carpet - Thin Ice



Tile - Elect



# DESIGNER LAUNDRY ROOM TILE

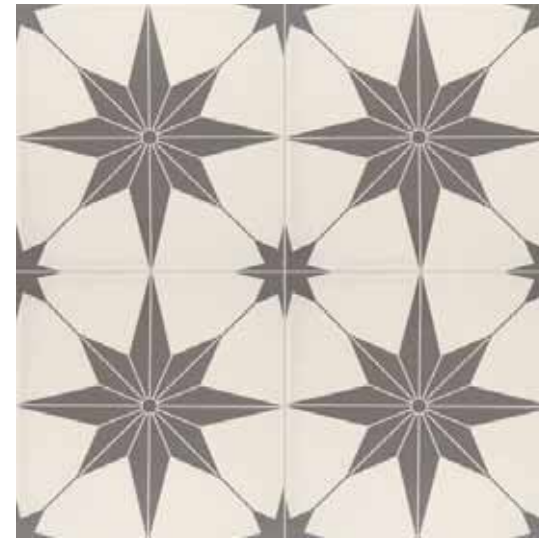
Upgrade the look of your laundry room with these designer tile choices. Available with ELITE or PRIME FLOORING PACKAGES. All tiles are 12" x 12" in size. Images below feature four tiles to give you a clear vision of what it will look like in your space.



Cosmos Blue



Cosmos Gray



Jewel Black



Jewel Gray



Crystal Black



Crystal Gray



Petal Black



Petal Gray



# METAL FINISHES

Select the color for all metal finishes within your home. Each community has a standard metal finish of either satin nickel or bronze. Black is available as an upgrade. This includes all fixtures in the home such as plumbing fixtures, bath hardware,

lighting, cabinet pulls, etc. Mixing of metal colors is prohibited. The kitchen faucet will be stainless steel finish standard for all packages to match the stainless appliances. Bronze or black kitchen faucets are available as an upgrade.



Satin Nickel Home



Matte Black Home



Brushed Bronze Home



Gold Combo Home

Optional gold combination is available with our black metals upgrade.

When you upgrade your metal package to black, we offer a gold hybrid package that includes lighting, cabinet pulls, and bathroom plumbing fixtures.



# TRIM PACKAGES

Two trim packages are available to choose from, Traditional and Craftsman. This will include all trim in the house, stair balustrade, cabinet style, fireplace mantle, and interior door style. Both are included.

## TRADITIONAL TRIM PACKAGE



Wainscoting where standard



Interior Doors



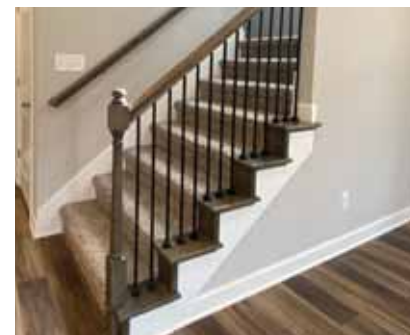
Crown Molding



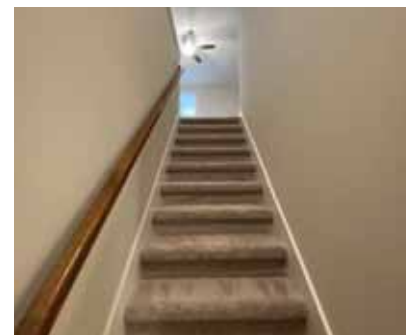
Optional Coffered Ceiling



Base Trim



Carpeted Stairs with Oak End Caps



Carpeted Stairs



Wood Stairs

## CRAFTSMAN TRIM PACKAGE



Wainscoting where standard



Interior Doors



Crown Molding



Optional Coffered Ceiling



Base Trim



Carpeted Stairs with Oak End Caps



Carpeted Stairs



Wood Stairs



# FIREPLACE STYLE

If you have a home with a fireplace, we offer a variety of styles to choose from. All mantels are 5' high, floating mantels are 5' wide, included mantel styles are approximately 71" across the top. 3" x 6" white gloss tile is included in a brick pattern on all fireplaces. Other tile options are available on P92.

## INCLUDED MANTEL STYLES



TRADITIONAL MANTEL



CRAFTSMAN MANTEL

## UPGRADE MANTEL STYLES



FLOATING MANTEL



FLOATING MANTEL WITH TILE AND SHIPLAP



FLOATING MANTEL WITH SHIPLAP AND SLATE SURROUND





## KITCHEN DESIGN

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In this section you will select materials and finishes for your kitchen.





# CABINETS

We are proud to offer Legacy and Designer's Choice brand cabinetry in a variety of styles and colors.

Choose one door style for your entire home. This will include kitchen, bathroom and any additional cabinets you have in your home.

Choose up to two cabinet colors to use throughout kitchen and baths.

Choose one cabinet pull style that will go on all cabinets throughout your home.

Available Cabinetry Upgrades Include:

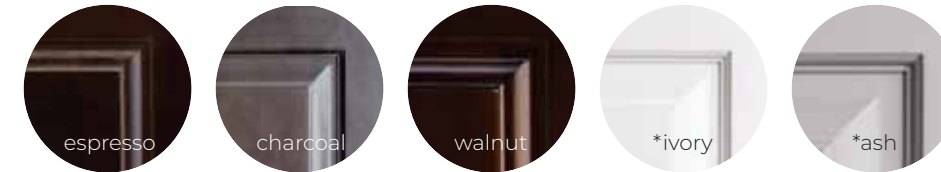
- Drawer Stack
- Soft Close Doors & Drawers
- Pantry Cabinets
- Refrigerator Cabinet
- Lazy Susan
- Decorative Faux Doors on Sides and Back of Island
- Pull Out Trash Can



## Craftsman Cabinets:

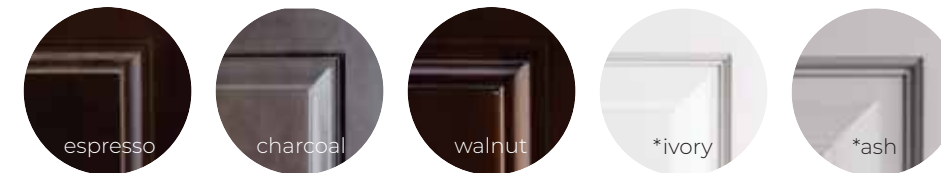
### Included style – Quincy

Features – Particle board boxes, maple doors when stained, MDF doors with painted finish, standard overlay  
 Included stain colors – Espresso, Charcoal, Walnut  
 Upgrade paint colors – \*Ivory, \*Ash



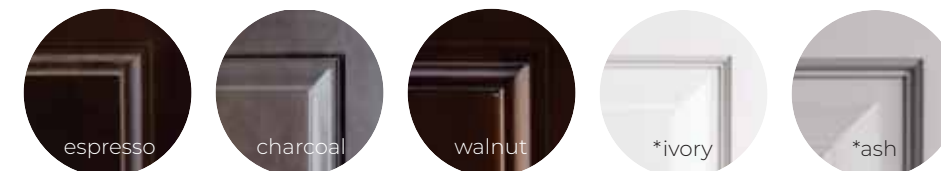
### Level 2 Style – Oxford

Features – Particle board boxes, maple doors when stained, MDF doors with painted finish, full overlay, soft close doors and drawers  
 Included stain colors – Espresso, Charcoal, Walnut  
 Upgrade paint colors – \*Ivory, \*Ash



### Level 3 Style – Chelsea

Features – Particle board boxes, maple doors when stained, MDF doors with painted finish, full overlay, soft close doors and drawers  
 Included stain colors – Espresso, Charcoal, Walnut  
 Upgrade paint colors – \*Ivory, \*Ash



### Level 4 Style – Atlas

Features – Plywood boxes, maple doors when stained, MDF doors with painted finish, full overlay, soft close doors and drawers  
 Included stain colors – Denali, River Rock, Foxhound  
 Upgrade paint colors – \*Radiant White, \*Folkstone



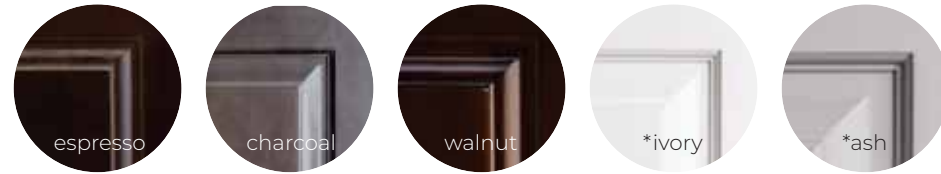


CABINETS

Traditional Cabinets:

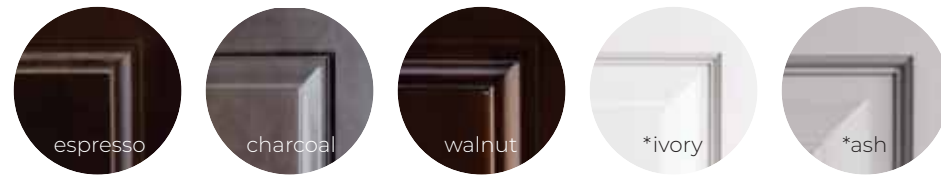
Included style – Madison

Features – Particle board boxes, maple doors when stained, MDF doors with painted finish, standard overlay  
 Included stain colors – Espresso, Charcoal, Walnut  
 Upgrade paint colors – \*Ivory, \*Ash



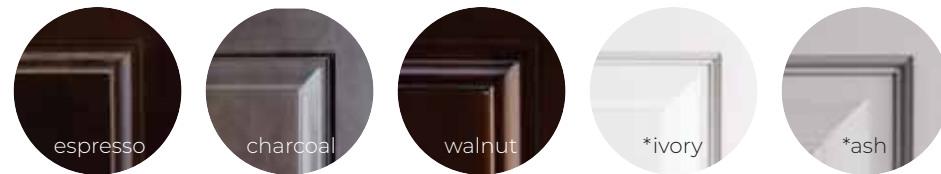
Level 2 Style – Capri

Features – Particle board boxes, maple doors when stained, MDF doors with painted finish, full overlay, soft close doors and drawers  
 Included stain colors – Espresso, Charcoal, Walnut  
 Upgrade paint colors – \*Ivory, \*Ash



Level 3 Style – Southport

Features – Particle board boxes, maple doors when stained, MDF doors with painted finish, full overlay, soft close doors and drawers  
 Included stain colors – Espresso, Charcoal, Walnut  
 Upgrade paint colors – \*Ivory, \*Ash



Level 4 Style – Darby

Features – Plywood boxes, maple doors when stained, MDF doors with painted finish, full overlay, soft close doors and drawers  
 Included stain colors – Denali, River Rock, Foxhound  
 Upgrade paint colors – \*Radiant White, \*Folkstone



THE KITCHEN SINK



50/50 Rounded  
Included



50/50 Square



Single Bowl Rounded



Single Bowl Square



Single Bowl Apron Front

KITCHEN FAUCETS



Included  
Coranto  
Pull Down  
Stainless Steel



Trinsic Pro  
Pull Down  
Stainless Steel



Trinsic  
Voice IQ  
Pull Down  
Stainless Steel



Coranto  
Pull Down  
Bronze



Coranto  
Pull Down  
Matte Black



Trinsic  
Voice IQ  
Pull Down  
Matte Black



# KITCHEN COUNTERTOPS

We offer a variety of granite and quartz countertops to create your dream kitchen. Please keep in mind all natural stone slabs will vary in color. Pictures shown and swatches in the design center are samples only. What you see in your home may vary.



## GRANITE



Black Pearl Honed  
Level 2



Leather Black Pearl  
Level 2



Black Pearl  
Level 2

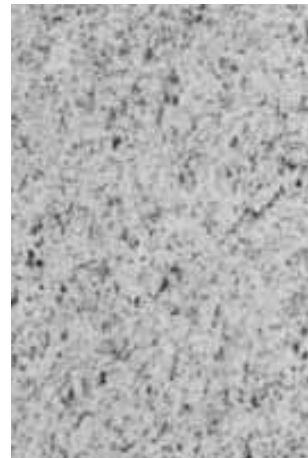
## GRANITE



Crema Caramel  
Level 3



Napoli White  
Level 3



Ornamental White  
Level 3



Kempton Park  
Level 4

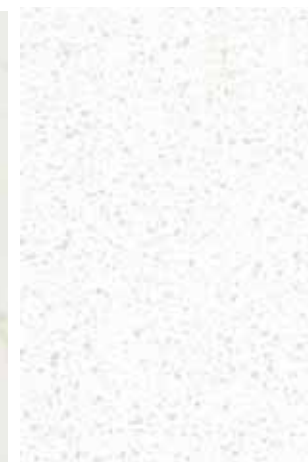
## QUARTZ



White Ice  
Level 1



Carrara Cloud  
Level 1



Krystal Snow  
Level 1



Cristal White  
Level 1

## GRANITE



Caledonia  
Level 1



Dallas White  
Level 1



Luna Pearl  
Level 1



Moon White  
Level 1

QUARTZ



Frosty Gray  
Level 2



Minet  
Level 2



Pebble Beach  
Level 3

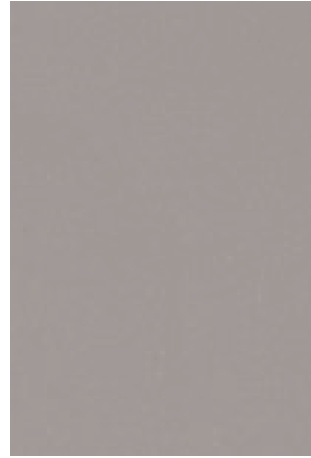
QUARTZ



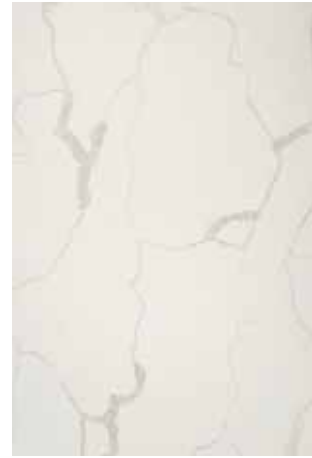
Simply Beige  
Level 4



Simply Gray  
Level 4



Vortex  
Level 5



Calacatta Classic  
Level 6

QUARTZ



Calacatta Diana Black  
Level 6



Calacatta Diana Gold  
Level 6



Calacatta Splendor  
Level 6



Calacatta Nova Gold  
Level 6

# TILE BACK SPLASH

Depending on your community's standard features, a tile back splash may be included in your kitchen. If one is not included you can add one for an additional fee. If a backsplash is standard, Level 1 tile will be included. There are several additional styles to choose from.

Your tile back splash will run from the counter top to the bottom of the upper cabinets. If there is a hood vent over the cook top the tile will continue up to the bottom of the hood.

If a tile back splash is not included and you opt not to add one, there will be 4" backsplash as shown below.



No Tile Backsplash



Level 1 Backsplash



Optional Backsplash Upgrade



# NICKEL CABINET PULLS

Select one style for all cabinetry throughout your home. The finish (color) will match the metals in the rest of your home.

INCLUDED



Slade 3.5"



Naples 5.5"



Somerset 5"



Doors



Drawers

Cup and Knob



Gatsby 5"



Kenner 5"

LEVEL 2



Brenton 4.5"



Hadly 4"



Park 3.75"

LEVEL 2 CONTINUED



Seaver 4"



Stanton 3.5"

LEVEL 3



Brenton 5.5"



Cosgrove 6.5"



Hadley 6 "



Park 4.5"



Stanton 5.5"



Seaver 5"

# BRONZE CABINET PULLS

INCLUDED



Gatsby 5"



Kenner 5"



Doors



Drawers

Cup and Knob



Slade 3.5"



Sommerset 5"



Brenton 4.5"



Hadly 4"

LEVEL 2

LEVEL 2 CONTINUED



Park 3.75"



Seaver 4"

LEVEL 3



Brenton 5.5"



Cosgrove 6.5"



Hadley 6 "



Park 4.5"



Seaver 5"



# BLACK CABINET PULLS

INCLUDED



Gatsby 5"



Kenner 5"



Doors

Drawers

Cup and Knob



Naples 5.5"



Somerset 5"



Brenton 4.5"



Hadly 4"

LEVEL 2 CONTINUED



Asher 3.75"



Seaver 4"

LEVEL 3



Asher 5.5"



Brenton 5.5"



Hadley 6 "



Stanton 5.5"

# GOLD CABINET PULLS

INCLUDED



Sommerset 96mm



Sommerset 5"



Doors



Drawers

Cup and Knob



Naples 5"



Alvar



Elara

LEVEL 2

LEVEL 2 CONTINUED



Hadly



Stanton

LEVEL 3



Alvar



Callie



Hadley



Merrick



Hadley



Merrick



# APPLIANCES

We are proud to offer stainless steel Samsung® appliances in our kitchens. Select from our SIGNATURE configuration or our GOURMET kitchen options. Gas cooktop or range is available as an additional upgrade.



SIGNATURE  
KITCHEN UPGRADES



Slide in Electric Range



Gas Range



Slide in Gas Range

SIGNATURE  
KITCHEN

- Dishwasher
- Over the range microwave
- Flat top electric range



- In cabinet microwave
- Double ovens
- Vent hood
- Flat top electric cooktop
- Dishwasher

GOURMET  
KITCHEN

# GOURMET KITCHEN UPGRADES



Wood furniture vent hood



Gas cooktop





# KITCHEN & FIREPLACE BACKSPLASH TILES

## LEVEL 1

SUBWAY TILE | 3x6 | 4x12 | 4x16



Fawn

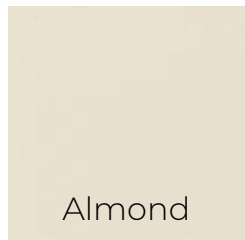


White

## LEVEL 2

COLOR WHEEL CLASSIC

SQUARE | 4x4



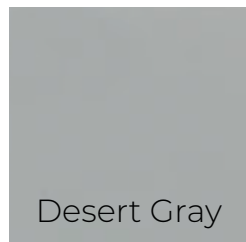
Almond



Arctic White



Biscuit

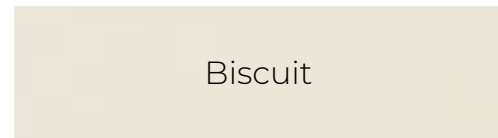


Desert Gray

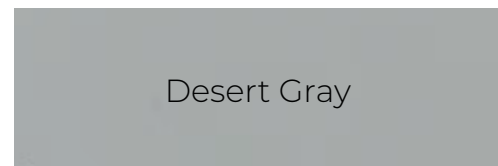
LINEAR | 4x12 | 4x16 | 6x18



Arctic White

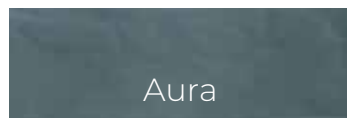


Biscuit

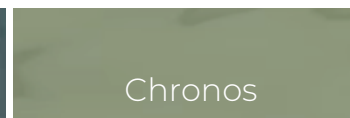


Desert Gray

MYTHOLOGY | 4x12 UNDULATED



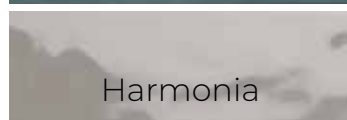
Aura



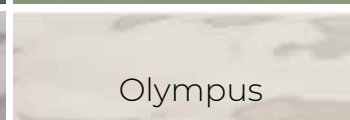
Chronos



Cyclade



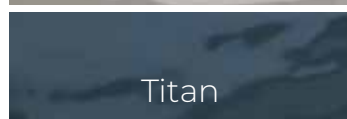
Harmonia



Olympus



Santori



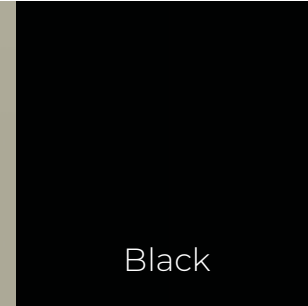
Titan

## LEVEL 3

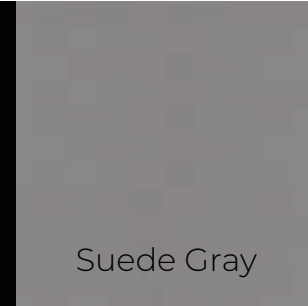
COLOR WHEEL GROUP 2 | 4x4 | 4x12 | 4x16 |



Architect Gray



Black



Suede Gray



Desert Gray

MESMERIST | 3x6 | 3x12



Allure



Charm



Mystique



Spirit



Trance



Whimsy

MYTHOLOGY | ARABESQUE



Aura



Chronos



Chronos



Harmonia



Olympus



Santori



Titan

MYTHOLOGY | PICKET



Aura



Chronos



Chronos



Harmonia



Olympus



Santori



Titan

# KITCHEN & FIREPLACE BACKSPLASH TILES

## LEVEL 4

COLOR WHEEL GROUP 3 | 4x4 | 4x12 | 3x6 | 4x16 | 6x18



ARTCRAFTED | 4x4 | 3x12



Aloe Coconut Cotto Tide



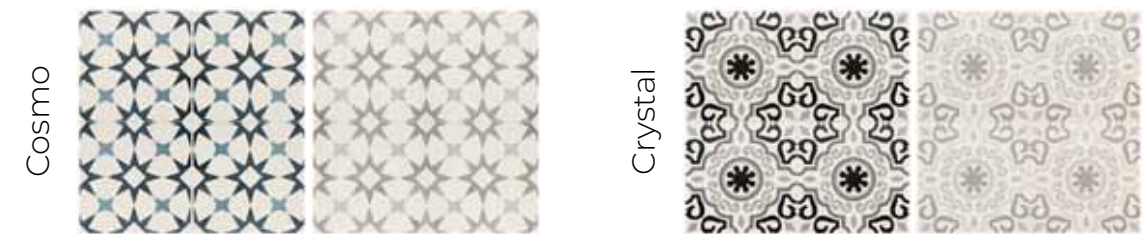
Drift Dune Fern

ELECT HERRINGBONE MOSAIC



Beige Gray White

MEMOIR | 12x12 | FIREPLACE ONLY



Blue Gray Black Gray



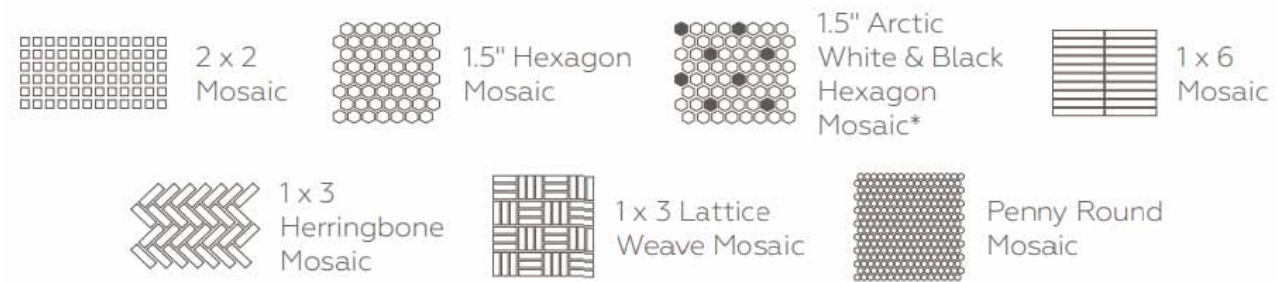
Black Gray Black Gray



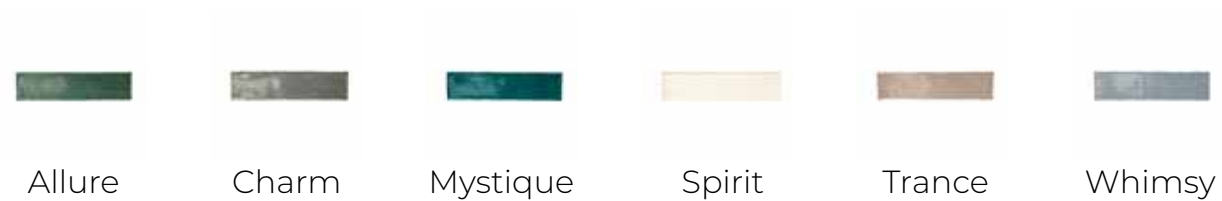
# KITCHEN & FIREPLACE BACKSPLASH TILES

## LEVEL 4 CONTINUED

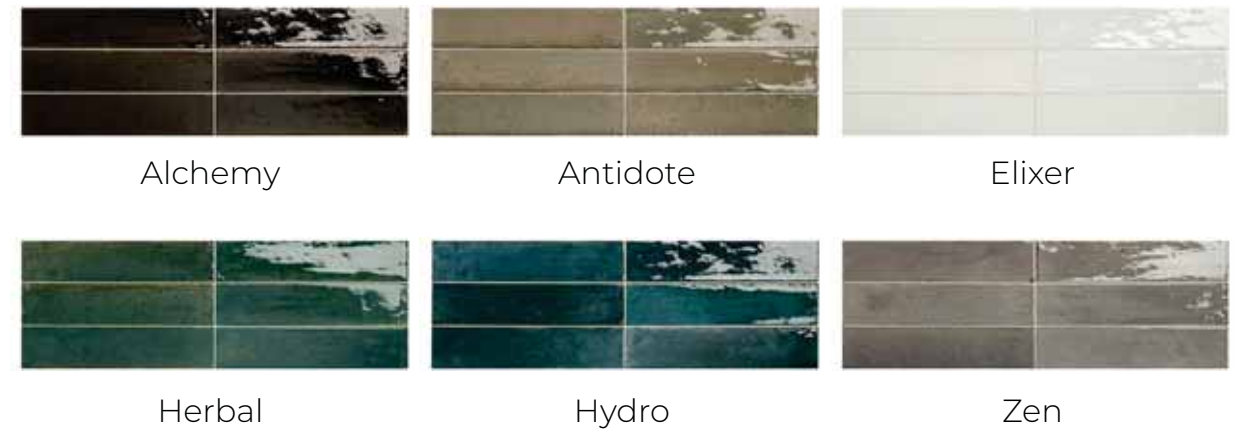
### COLOR WHEEL MOSAICS | COLORS + PATTERNS



### MESMERIST | HEXAGON



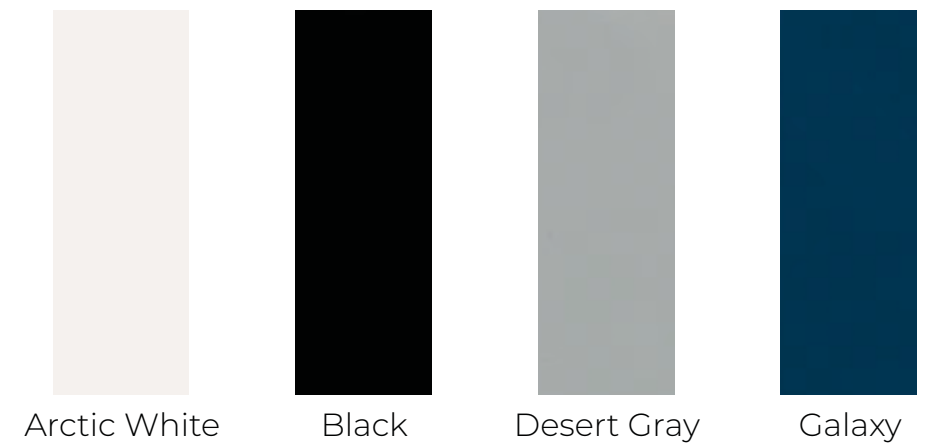
### REMEDY | 3x9



### SCRAPBOOK | 2x8



### STAGECRAFT | PICKET



# KITCHEN & FIREPLACE BACKSPLASH TILES

## LEVEL 5

### BRYNE | 1x6



Coastline

Mist

### FARRIER | 5x5 | 2x5 | 2x15



Andalusian Gray

Blue Roan

Cremello

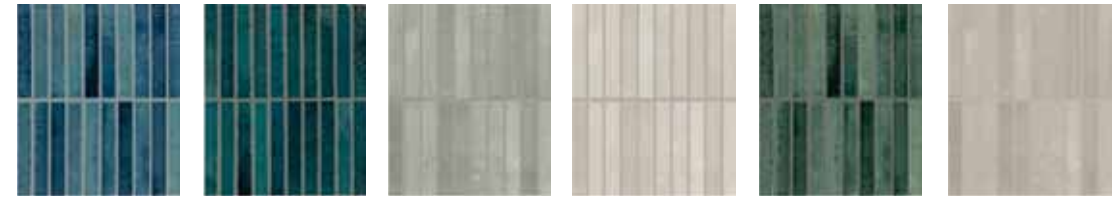


Dartmore Gray

Grullo Square

Palomino

### MIRAMO | 1x6 | FAN | PICKET



Aqua

Horizon

Oyster

Pearl

Reef

Sand



Aqua

Horizon

Oyster

Pearl

Reef

Sand



Aqua

Horizon

Oyster

Pearl

Reef

Sand

### RETROSPACE | HEXAGON



Jet Black

Horizon

Oyster

Pearl

Reef

Sand

### REMIX REVALIA | KALEIDOSCOPE | 2x8 RIPPLE



Gray

Cream

White

Gray

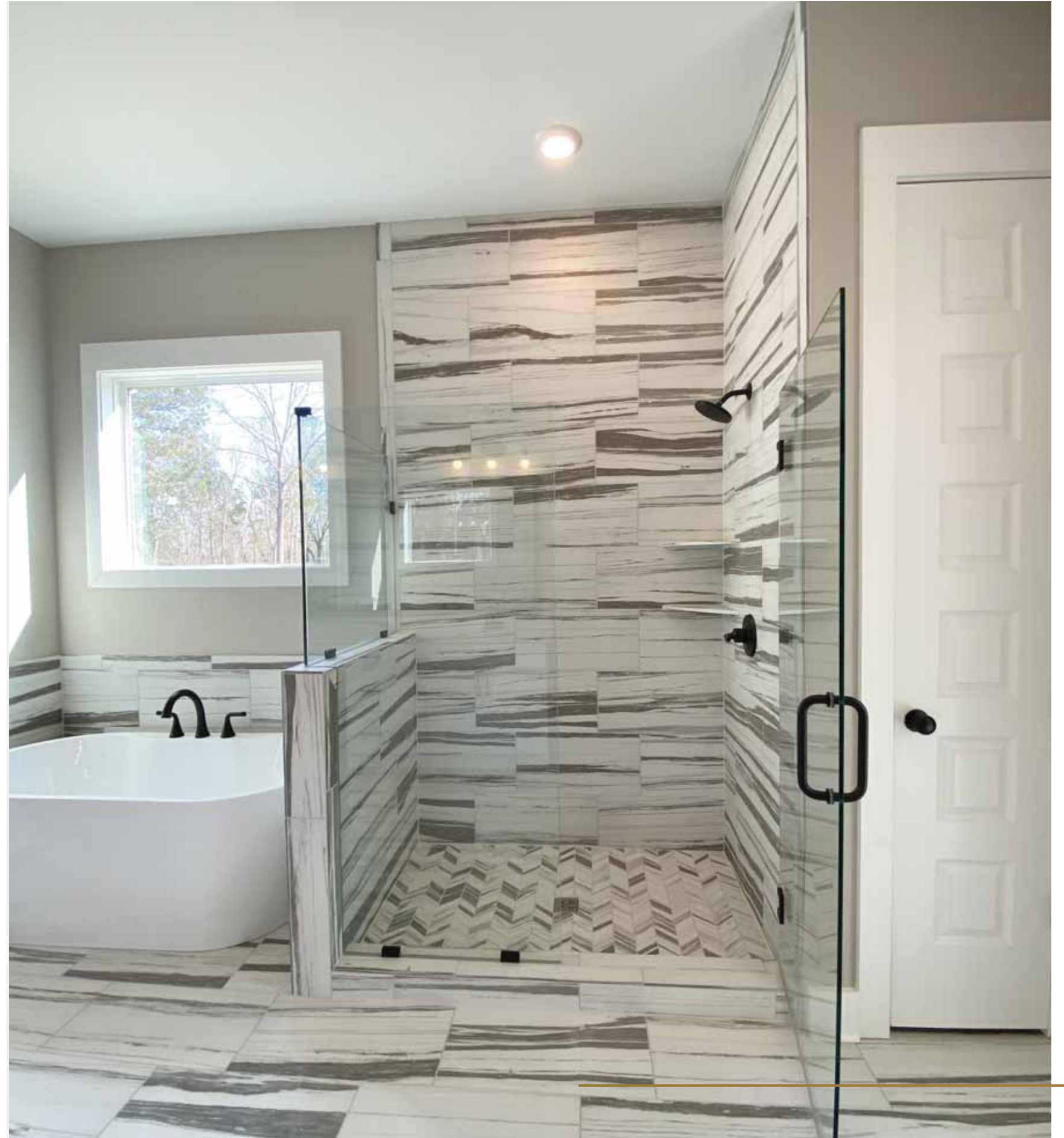
White



## BATHROOM DESIGN

---

Much like kitchen design, the bath is a place you can customize to really make the home your own. The following pages offer examples of the selections that are available to design your new bathroom area to fit your needs.





## BATHROOM SINK

Granite counter tops with oval sinks are included in all bathrooms. A square sink option is an available upgrade.



Included oval sink



Optional square sink



Half bath pedestal sink



Frameless Shower Door \*rainhead no longer available

## SHOWERS

Each community has a different included shower option. Please refer to your standard features to determine which option is included for your home.



White insert with seat and shelves.



Tile showers include corner seat and corner shelf.  
\*placement may vary  
\*tile shower floor may not be available



Frameless shower door



Frameless shower door with glass half wall  
\*plan specific upgrade



# BATH FAUCET & HARDWARE

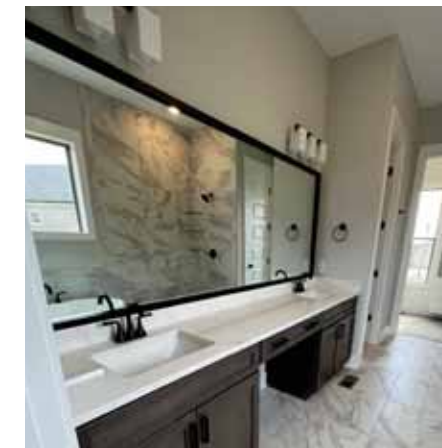
INCLUDED



UPGRADE



Frameless wall mirrors included in full bathrooms.



Black mirror frame upgrade.



Elongated Toilets included in all bathrooms. Comfort height toilets are available.



SATIN NICKEL



BRONZE



BLACK

All full bathrooms will have a toilet paper holder, a towel ring per sink, and a towel hook. The finish will match the metals in the rest of your home. Half baths will include a toilet paper holder and towel ring.

# INTERIOR LIGHTING

The following pages will show you our available lighting packages which include the foyer, dining room, kitchen island, and kitchen nook. Select one that matches the metal color in the rest of your home.



Included Bath Light Fixtures



Satin Nickel



Bronze



Black



Gold

# SATIN NICKEL - INCLUDED

ACADIA



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

BELTON



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade



# SATIN NICKEL - INCLUDED

KEMAL



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

ZIRE



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# SATIN NICKEL - LEVEL 2

CROSBY



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

HOMEPLACE



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# SATIN NICKEL - LEVEL 2

## PRESCOTT



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

## LANTERN



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# SATIN NICKEL - LEVEL 2

## MERIDIAN



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

## ELARA



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade



# SATIN NICKEL

## CEILING FANS



Nickel Breeze 54"  
Level 1



Nickel Beck 52"  
Level 2



Nickel Airetor 54"  
Level 3



Nickel Sentinel 52"  
Level 4



Nickel Gaze 60"  
Level 5



Nickel Barn 65"  
Level 6  
High Ceiling Only



Nickel Windmolen 65"  
Level 7  
High Ceiling Only

# BRONZE - INCLUDED

## WINSLOW



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# BRONZE - INCLUDED

## BELTON



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

## KEMAL



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# BRONZE - INCLUDED

ZIRE



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

HOMEPPLACE



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# BRONZE - LEVEL 2

CROSBY



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

LANTERN



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade



# BRONZE - LEVEL 2

MERIDIAN



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



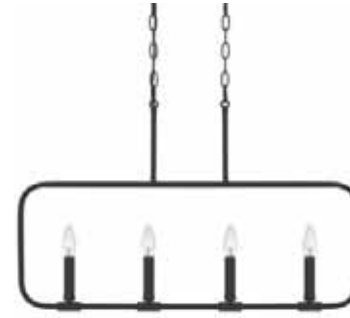
Two Story Foyer



Optional Bath Upgrade

# BLACK - INCLUDED

ABNER



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# BRONZE

CEILING FANS



Bronze Breeze 54" Level 1



Bronze Airetor 54" Level 2



Bronze Sentinal 52" Level 3



Bronze Advocate 54" Level 4



Bronze Gaze 60" Level 5



Bronze Barn 65" Level 6 High Ceiling Only



Bronze Windmolen 65" Level 7 High Ceiling Only

WINSLOW



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# BLACK - INCLUDED

KEMAL



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# BLACK - LEVEL 2

CROSBY



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

ACADIA



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

HOMEPLACE



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade



# BLACK - LEVEL 2

## PRESCOTT



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer

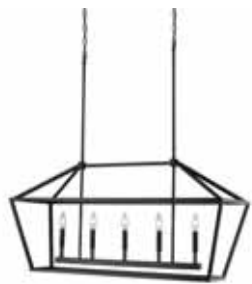


Two Story Foyer



Optional Bath Upgrade

## LANTERN



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# BLACK - LEVEL 2

## MERIDIAN



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

## ELARA



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# GOLD - INCLUDED

## PRESCOTT



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer

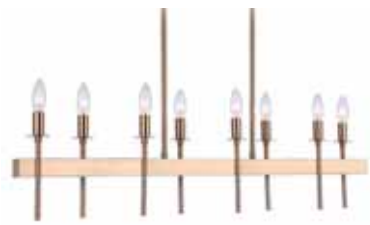


Two Story Foyer



Optional Bath Upgrade

## LARRSON



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

# GOLD - INCLUDED

## WINDON



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade

## ZIRE



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade



# GOLD - LEVEL 2

## HOMEPPLACE



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade



## LANTERN



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade



# GOLD - LEVEL 2

## MERIDIAN



Dining Room



Kitchen Nook



Kitchen Island



Single Story Foyer



Two Story Foyer



Optional Bath Upgrade



# BLACK

## CEILING FANS



Black Breeze 54"  
Level 1



Black Beck 52"  
Level 2



Black Airetor 54"  
Level 3



Black Sentinel 52"  
Level 4



Black Gaze 60"  
Level 5



Black Barn 65"  
Level 6  
High Ceiling Only



Black Windmolen 65"  
Level 7  
High Ceiling Only

## INCLUDED BEDROOM FIXTURE

The included secondary bedroom fixture is pictured below in nickel, bronze, and black.. An upgrade to the "Single Story Foyer" fixture in your selected package is available. Must be all secondary bedrooms.



## CLOSETS & LAUNDRY



Wire shelving is included in all closets and pantry. Melamine shelving is an available upgrade. No shelving is also an option.

## CLOSET



Closet with Melamine Shelving



Closet with Included Wire Shelving

## PANTRY



Pantry with Melamine Shelving



Pantry with Included Wire Shelving



# LAUNDRY



Included Laundry Shelf



Optional Laundry Room Cabinets



Optional Laundry Hang Space

# EXTRAS



Optional Cubbies



Optional Faux Wood Blinds

A large vertical area with horizontal lines, intended for notes.

NOTES

# READY-MADE SELECTONS CHECKLIST

---

## 1 EXTERIOR COLOR PACKAGE

---

- Select exterior color package from Architectural Catalog and review
- Add stone to approved areas if desired
- Upgrade to cedar columns and shutters if desired
- Select exterior lighting package
- If you have a covered deck, add a ceiling fan (additional wiring required) if desired. A standard LED flush-mount fixture will be installed if you opt not to add a fan.

## 2 INTERIOR FLOORING & PAINT PACKAGE

---

- Select a flooring and paint package
- If an included package is selected, upgrade to 12" x 24" tile if desired
- Add patterned 12" x 12" tile to laundry room if desired
- Add laminate wood flooring to main bedroom, main closet, or flex room if desired
- Select carpet pad

## 3 WHOLE HOME METAL HARDWARE COLOR

---

- Select a flooring and paint package

---

Ready-made

## 4 WOODWORK & TRIM STYLE

---

- Select traditional or craftsman style home
- Select a fireplace mantel
- Select fireplace tile
- Review stair style
- Review coffer ceiling if applicable
- Review wainscoting if applicable

## 5 KITCHEN COLORS

---

- Select cabinet style
- If included cabinet style is selected, add soft close doors and drawers if desired
- Select color for kitchen wall cabinets
- Select color for island cabinets
- Select cabinet pulls
- Select kitchen counters
- Add tile backsplash if desired
- Select kitchen sink
- Select kitchen faucet
- Review appliance package
- Select 36" or 42" upper cabinet height



# READY-MADE SELECTONS CHECKLIST

## 5 KITCHEN COLORS CONTINUED

- Add pull out trash can if desired
- Add refrigerator cabinet if desired
- Add lazy Susan in corner cabinet if desired
- Add drawer stack in lower cabinets if desired
- Add 30" pantry cabinet if desired
- Add glass upper cabinets if desired
- Add decorative (faux) doors on sides and back of island if desired
- Add undercabinet lights if desired

## 6 MAIN BATH

- Select vanity cabinet color (must be 1 of 2 colors from kitchen selections)
- Select vanity counter (2 counter colors permitted for home, 1 color per room)
- Select oval or square sinks (this will apply to all bathrooms)
- Plumbing fixture review
- Review included shower
- Add extra corner shelves in shower if desired (tile showers only, max 3 total, 12" apart)
- Continue shower wall tile to ceiling if desired (tile showers only)
- Add frameless shower door (tile showers only)
- Add black mirror frame if desired
- Add comfort height toilet if desired

Ready-made

## 7 SECONDARY BATHROOMS

- Select vanity cabinet color (must be 1 of 2 colors from kitchen selections)
- Select vanity counter (2 counter colors permitted for home, 1 color per room)
- Add black mirror frame if desired
- Add comfort height toilet if desired

Each selection applies to all secondary bathrooms

## 8 LAUNDRY ROOM

- Add upper cabinets (above machines) if desired
- Add white melamine hang space by the foot if desired (only available as add-on to closet systems)

## 9 LIGHTING

- Select lighting package (includes fixtures for foyer, dining, kitchen and nook)
- Upgrade bath fixtures to match selected package if desired
- Select ceiling fans (one for bedrooms and bonus room, one for living room)
- Upgrade secondary bedroom light fixtures to match package if desired
- Add ceiling fans to secondary bedrooms (additional wiring required)
- Review Preventia smart home controls

## 10 CLOSET SYSTEMS

- Add white melamine closet system to desired areas

## 11 WINDOW BLINDS

- Add white faux wood blinds to windows and doors if desired (must be all windows)

# TAILOR-MADE SELECTONS CHECKLIST

---

## 1 EXTERIOR COLORS

---

- Select brick and mortar color
- Add accent brick or stone
- Select paint/stain for doors, shutters, columns, gable vents
- Select trim color
- Select gutter color
- Select siding color
- Select roof color
- Select color for other cladding materials (metal roof, shake siding, etc)
- Select window color
- Select garage door color
- Review driveway material and color
- Select exterior lighting package
- Upgrade rear fixture to match garage fixture if desired
- If you have a covered deck, add a ceiling fan (additional wiring required) if desired  
A standard LED flush-mount fixture will be installed if you opt not to add a fan.

## 2 INTERIOR FLOORING & PAINT

---

- Select laminate flooring
- Select carpet pad
- Select carpet
- Select one paint color for whole home
- Add laminate flooring to main bedroom, main closet, or flex room if desired

---

Tailor-made

## 3 WHOLE HOME METAL HARDWARE COLOR

---

- Select a metal color for all hardware in your home

## 4 WOODWORK & TRIM STYLE

---

- Select tradition or craftsman style home
- Select fireplace mantel
- Select fireplace tile
- Review stair style
- Review coffer ceiling if applicable
- Review wainscoting if applicable

## 5 KITCHEN COLORS

---

- Select cabinet style
- If included cabinet style is selected, add soft close doors and drawers if desired
- Select color for kitchen wall cabinets
- Select color for island cabinets
- Select cabinet pulls
- Select kitchen counters



# TAILOR-MADE SELECTONS CHECKLIST

## 5 KITCHEN COLORS CONTINUED

- Add tile backsplash if desired
- Select kitchen sink
- Select kitchen faucet
- Review appliance package
- Select 36" or 42" upper cabinet height
- Add drawer stack in lower cabinets if desired
- Add decorative (faux) doors on sides and back of island if desired
- Add undercabinet lights if desired
- Add pull out trash can if desired
- Add refrigerator cabinet if desired
- Add lazy Susan in corner cabinet if desired
- Add 30" pantry cabinet if desired
- Add glass upper cabinets if desired

## 6 MAIN BATH

- Select tile flooring
- Select vanity cabinet color (must be 1 of 2 colors from kitchen selections)
- Select vanity counter (2 counter colors permitted for home, 1 color per room)
- Select oval or square sinks (this will apply to all bathrooms)
- Plumbing fixture review
- Select shower tile (if tile shower was added/is included)
- Add extra corner shelves in shower if desired (tile showers only, max 3 total, 12" apart)
- Continue shower wall tile to ceiling if desired (tile showers only)
- Add frameless shower door (tile showers only)
- Add black mirror frame if desired
- Add comfort height toilet if desired

Tailor-made

## 7 SECONDARY BATHROOMS

- Select tile flooring
  - Select vanity cabinet color (must be 1 of 2 colors from kitchen selections)
  - Select vanity counter (2 counter colors permitted for home, 1 color per room)
  - Add black mirror frame if desired
  - Add comfort height toilet if desired
- ↳ Each selection applies to all secondary bathrooms

## 8 LAUNDRY ROOM

- Select tile flooring
- Add upper cabinets (above machines) if desired
- Add white melamine hang space by the foot if desired (only available as add-on to closet systems)

## 9 LIGHTING

- Select lighting package (includes fixtures for foyer, dining, kitchen and nook)
- Upgrade bath fixtures to match selected package if desired
- Select ceiling fans (one for bedrooms and bonus room, one for living room)
- Upgrade secondary bedroom light fixtures to match package if desired
- Add ceiling fans to secondary bedrooms (additional wiring required)
- Review Preventia smart home controls

## 10 CLOSET SYSTEMS

- Add white melamine closet system to desired areas

## 11 WINDOW BLINDS

- Add white faux wood blinds to windows and doors if desired (must be all windows)



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