



ARCHITECTURAL CATALOG



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GREETINGS!

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

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!

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.

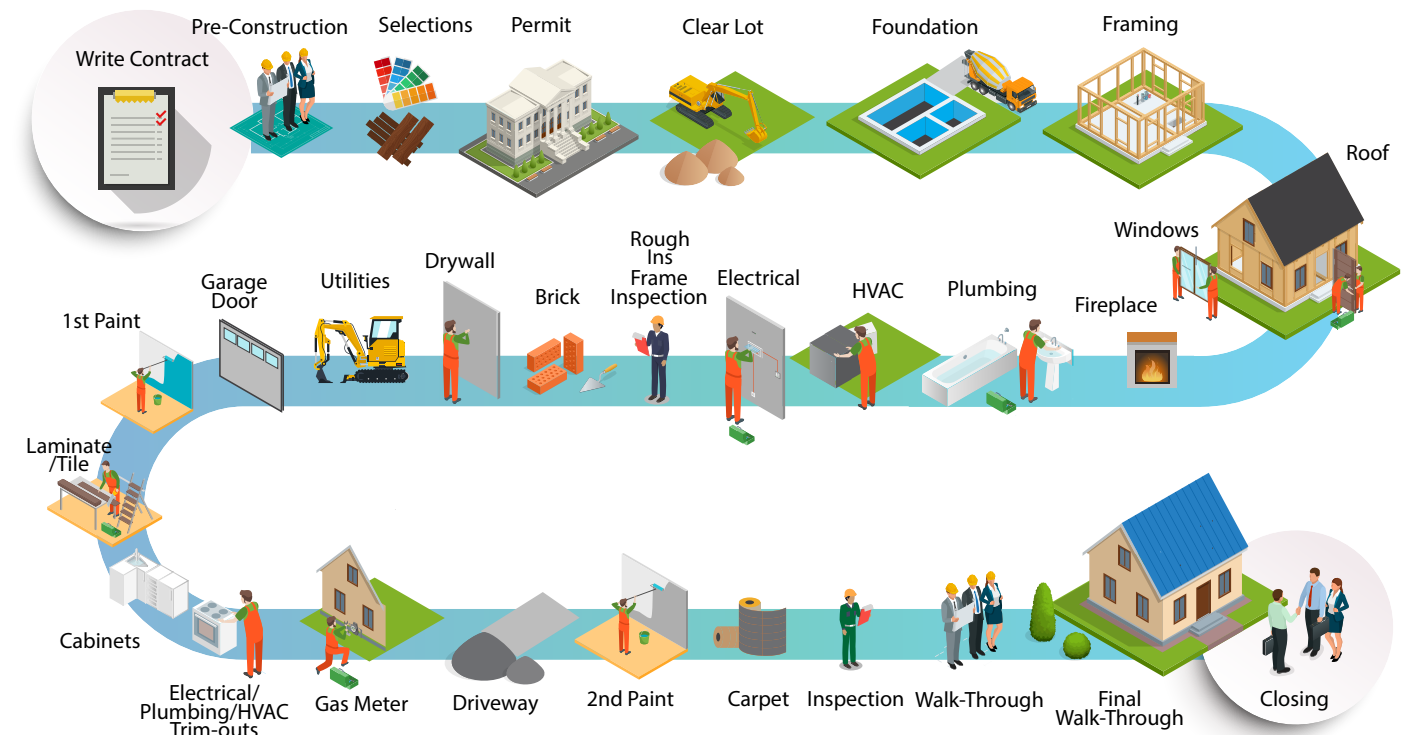
Our selection center is full of colors and products that you can see and touch. Lighting and surrounding materials can make colors appear different in different environments. Granite, wall color and flooring are good things to view in our finished homes. This will insure you design a home you love for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

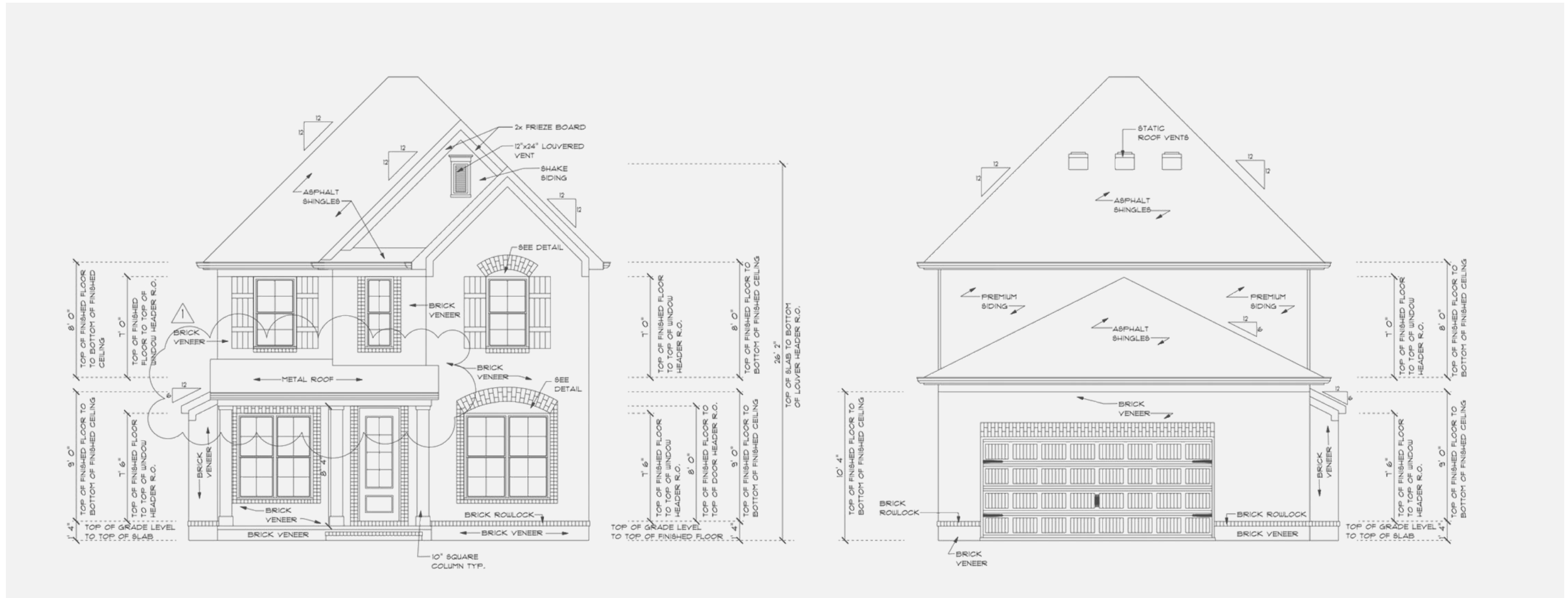


NEW HOME CONSTRUCTION TIMELINE

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

- No additional design fee
- Select from pre-designed flooring and paint packages which include a single tile color for all bathrooms and showers (shower walls will match floor tile).
- Designer Tile option in laundry room (otherwise laundry room will match bathrooms)
- One design center meeting, two hours long.

Tailor Made Design Path

- \$3,000 design fee
- Mix and match any flooring option in the design center. Each bathroom can have different color tile, Designer tile options for showers, and all tile options for laundry room.
- Two design center meetings, 90 minutes each.

See P149 for our design checklist.



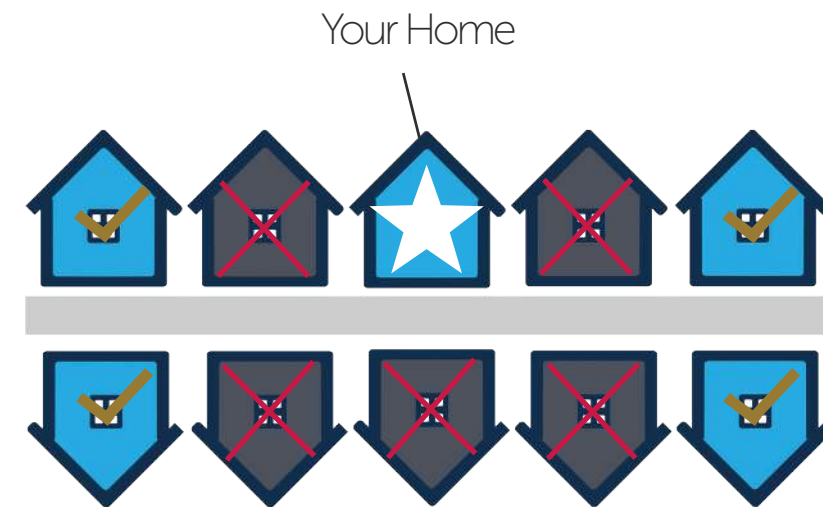


EXTERIOR SELECTIONS

In this section you will find features of your home's exterior as well as available colors. Here we will walk you through selecting the perfect look for the outside of your new home.



While selecting your exterior colors please bear in mind that choosing colors similar to a neighboring home is prohibited. Please contact your sales agent for more information on what colors will be available on your lot.



Example Street View

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



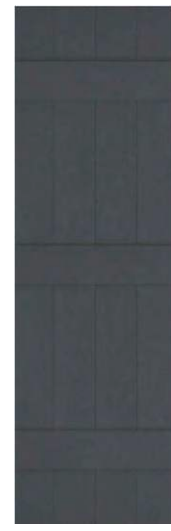
Front doors are steel and either 8' tall 3/4 lite or 6'-8" tall full lite, depending on community.

Rear Doors



Rear doors are standard height and full light per plan.

Shutters



Painted MDF Cedar

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



EXTERIOR COLOR SELECTIONS

On the following pages, you will find all available color options for the exterior of your home. Not all homes will offer every option listed. If you have any questions, please contact your sales agent.

Designer Tip

Limiting your home to 3 exterior colors will allow for a put-together and well-considered look.

Example: Color 1 - Brick, Color 2 - White Trim + Windows, Color 3: Black Paint + Roof

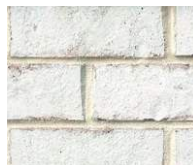


BRICK COLORS

Select a primary brick & primary mortar color from below.

BRICK | INCLUDED

MERIDIAN



ALPINE SELECT



BOURBON TRAIL



CAPERS ISLAND



OLD EDISTO



SPANISH MOSS



SPANISH MOSS



WALMAC



WINSTAR SELECT



WYNNWOOD SELECT

CHEROKEE | UPGRADES



ANSLEY PARK



AUGUSTA



HAMPTON



MOSSTOWN



SHELLMANS BLUFF

TRIANGLE | UPGRADES



CAPE FEAR



RIVER STREET



NORTH HAMPTON



FORTMILL

MORTAR & STONE COLORS

Select a primary mortar color.
Gray is included, all others are upgrades.

MORTAR | INCLUDED



GRAY

MORTAR | UPGRADES



ANTIQUE BUFF



PREMIUM DARK



WHITE WITH BROWN SAND

STACKED STONE

Add stacked stone to select areas of your home.
This option is priced by request.
Placement is discussed in the design center meeting.

DUTCH QUALITY



ARIZONA DRY STACK



ASHEN DRY STACK



NATURAL BLEND LEDGESTONE



PRESTIGE WEATHER LEDGE



QUAIL GREY LEDGESTONE

WINDOW AND TRIM COLOR

Select a window color for your windows. This color will be on both the interior and exterior windows.

WINDOW COLORS

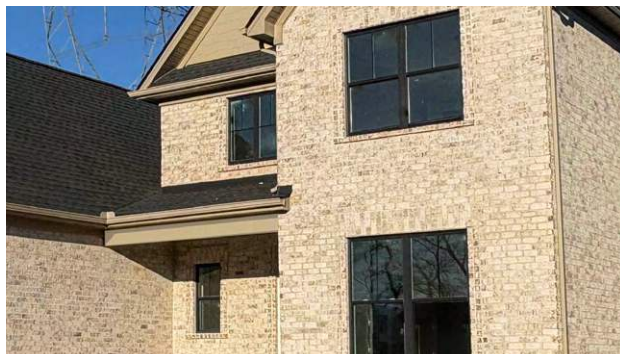
EARTHTONE



WHITE

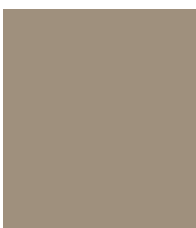


BLACK | UPGRADE



TRIM COLORS

The trim and soffit are what separates your roofline from your walls. Choose from the following colors below. Any covered areas such as porches and stoops will have the same color on the ceiling.



CLAY



MUSKET BROWN



SLATE



WHITE



IRONSTONE



BLACK UPGRADE

PAINT & STAIN COLORS

If your home has painted shutters and columns, choose a color that will be applied to your shutters, columns, brackets, gable trusses, gable vents, and the front and rear door.

If your home has cedar shutters and columns, choose a stain color for these, then a corresponding paint color for any brackets, gable trusses, gable vents, and front and rear door.

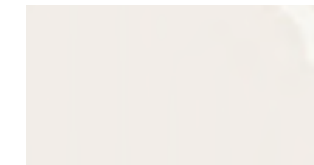
PAINT COLORS



GRIZZLE GRAY



HICKORY SMOKE



IBIS WHITE

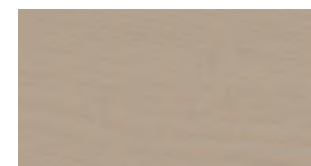


MOTH WING



TRICORN BLACK

STAIN COLORS



BELVEDERE TAN



CHARWOOD



EBONY



FLAGSTONE

SIDING & GUTTERS

Per community standards, your home may have sections of vinyl siding or painted cementitious siding.
Please contact your sales agent with questions or concerns.

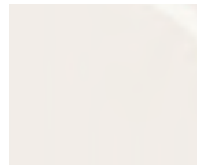
CEMENTITIOUS COLORS



GRIZZLE GRAY



HICKORY SMOKE



IBIS WHITE



MOTH WING

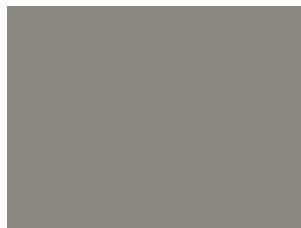


TRICORN BLACK

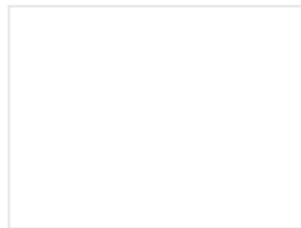
VINYL COLORS



CLAY



ROCKSIDE



WHITE

GUTTER COLORS

Choose a gutter color for your home.
If you are unsure, try matching the paint color selected for your front door.



BLACK



CLAY



MUSKET BROWN



TUXEDO GRAY



WHITE

SHAKE & METAL ROOF

Select a paint color for any shake or board & batten accents.
If you are unsure, try matching your siding color selection.

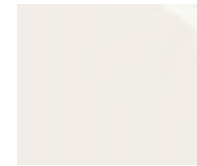
SHAKE / B&B COLORS



GRIZZLE GRAY



HICKORY SMOKE



IBIS WHITE



MOTH WING



TRICORN BLACK

METAL ROOF

If your home has any metal roofing, choose from the colors below.
If your home does not have a metal roof, it can be added and is priced per plan.
If you are unsure, try matching the front door.



BLACK



BURNISHED SLATE

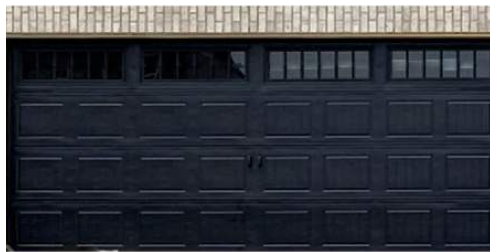


CHARCOAL

GARAGE DOOR

If your home has a front-facing garage door, windows are included.
If your garage door is side/rear-facing, windows are not included, but can be added.
If you are unsure, try matching your front door.

WINDOWS



BLACK



GRAY



BROWN



SANDSTONE



WHITE

NO WINDOWS



BLACK



GRAY



BROWN



SANDSTONE



WHITE

ROOFING SHINGLES & DRIVEWAY

Please select your roofing shingles.

SHINGLES



BLACK



WEATHERED WOOD

DRIVEWAY

Your driveway will either be aggregate or brushed concrete, depending on community standards. *If you do not know which material is standard to your community, please contact your sales agent.*



AGGREGATE



BRUSHED CONCRETE



EXTERIOR GALLERY

On the following pages, you will find a gallery that displays a variety of examples of our inventory. *If you have any questions, please contact your sales agent. *some upgrades are shown*

01



- Winstar Brick + Gray Mortar
- Clay Trim + Earthstone Windows
- Tricorn Black Paint

02



- Alpine Select Brick + White Mortar
- White Trim, Windows, and Siding
- Tricorn Black Paint

03



- Alpine Select Brick + Gray Mortar
- White Trim, Windows, and Siding
- Tricorn Black Paint

04



- Alpine Select Brick + White Mortar
- Musket Brown Trim
- Well Bred Brown Paint
- White Windows

05



- Alpine Select Brick with Gray Mortar
- Musket Brown Trim
- Well Bred Brown Paint + Charwood Stain
- White Windows

06



- Wynnewood Select Brick + Gray Mortar
- White Trim, Windows, and Siding
- Tricorn Black Paint

07



- Wynnewood Select Brick + White Mortar
- White Trim and Windows
- Tricorn Black Paint
- Black Metal Roof

08



- Old Edisto Brick + White Mortar
- White Trim, Windows, and Shake
- Tricorn Black Paint + Ebony Stain

09



- Hampton Brick + White Mortar
- White Trim and Windows
- Well Bred Brown Paint + Charwood Stain

10



- Ansley Park Brick + Buff Mortar
- Clay Trim and Siding
- Earthtone Windows
- Well Bred Brown Paint + Charwood Stain

11



- Augusta Brick + Gray Mortar
- Clay Trim and Siding
- Well Bred Brown Paint + Charwood Stain

12



- Shiloh Falls Brick + Gray Mortar
- Musket Brown Trim
- Well Bred Brown Paint + Charwood Stain
- Burnished Slate Metal Roof
- Earthtone Windows

13



- Bourbon Trail Brick + White Mortar
- White Trim and Siding
- White Windows and Garage Door
- Tricorn Black Paint

14



- Mosstown Brick + Gray Mortar
- White Trim and Siding
- White Windows
- Musket Brown Garage Door
- Well Bred Brown Paint

15



- Harbor Shoals Brick + White Mortar
- White Siding
- Well Bred Brown Paint + Charwood Stain
- Burnished Slate Metal Roof
- Musket Brown Garage Door

16



- Antique White Brick + Gray Mortar
- Musket Brown Trim
- Earthtone Windows
- Well Bred Brown Paint

17



- Spanish Moss Brick + Gray Mortar
- Musket Brown Trim
- Earthtone Windows
- Well Bred Brown Paint

18



- Hampton Brick + Gray Mortar
- White Trim and Windows
- Black Garage Door
- Tricorn Black Paint

13



- Bourbon Trail Brick + White Mortar
- White Trim and Siding
- White Windows and Garage Door
- Tricorn Black Paint

14



- Mosstown Brick + Gray Mortar
- White Trim and Siding
- White Windows
- Musket Brown Garage Door
- Well Bred Brown Paint

15



- Harbor Shoals Brick + White Mortar
- White Siding
- Well Bred Brown Paint + Charwood Stain
- Burnished Slate Metal Roof
- Musket Brown Garage Door

16



- Antique White Brick + Gray Mortar
- Musket Brown Trim
- Earthtone Windows
- Well Bred Brown Paint

17



- Spanish Moss Brick + Gray Mortar
- Musket Brown Trim
- Earthtone Windows
- Well Bred Brown Paint

18



- Hampton Brick + Gray Mortar
- White Trim and Windows
- Black Garage Door
- Tricorn Black Paint

19



- Winstar Brick + Gray Mortar
- Ashen Dry Stack Stone
- Musket Brown Trim
- Earthtone Windows
- Well Bred Brown Paint

20



- Shiloh Falls Brick + Gray Mortar
- White Trim, Siding, Windows and Garage
- Tricorn Black Paint

21



- Alpine Select Brick + Gray Mortar
- White Trim, Siding, and Windows
- Harbor Gray Trim and Gutters
- Grizzle Gray Paint

22



- Ansley Park Brick + Gray Mortar
- Clay Trim
- Earthtone Windows
- Well Bred Brown Paint

23

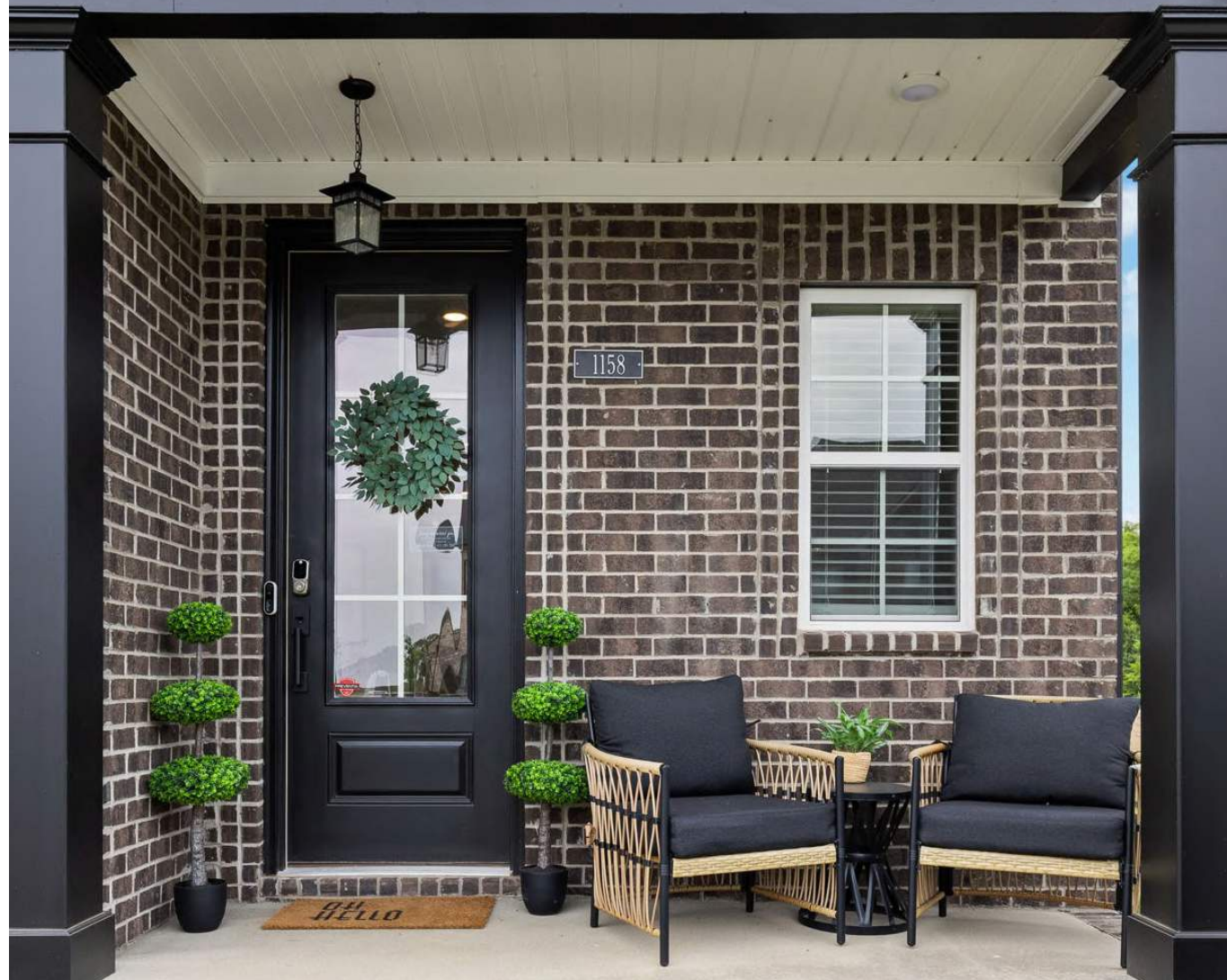


- Cape Fear Brick + Gray Mortar
- Clay Trim + Earthtone Windows
- Tricorn Black Paint

24



- Fort Mill Brick + Gray Mortar
- Clay Trim + Earthtone Windows
- Sandstone Garage Door
- Burnished Slate Metal Roof



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 - black



garage door



front door

LEVEL 2

COVE - black or bronze



front door



garage door

ARMSTRONG



front door



garage door

LEVEL 3

WESTOVER - matte black



front door



garage door

AUSTEN



front door



garage door

BUCKLEY



front door



garage door

OUTDOOR FANS



AKER
black



OCALA
bronze



STRATA
black

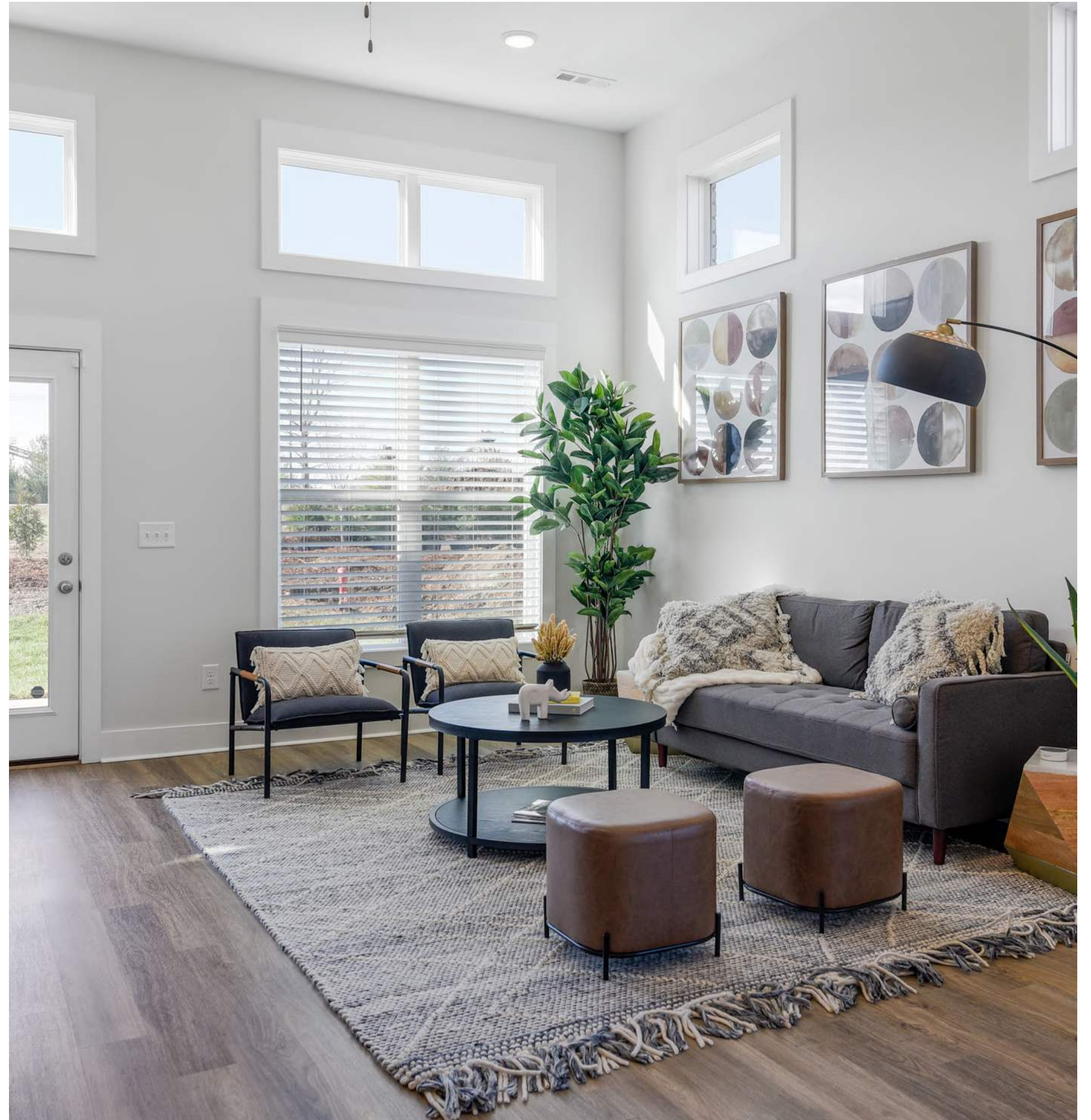


STRATA
bronze

INTERIOR SELECTIONS

In this section you will choose colors and finishes for the interior of your new home.

We offer three levels of flooring and paint packages; Signature (included), Silver, and Gold. Signature packages include the option to upgrade from 12"x12" tile to 12"x24". All levels include the option to add decorative laundry room tile. (see page 78 for color options).



LAMINATE

All Southeastern homes include scratch and water resistant Mohawk laminate flooring.

SIGNATURE + SILVER LEVELS



Our Signature and Silver level packages include Mohawk's RevWood Plus Laminate. This is available in a variety of colors. It is 8mm thick and offers superior waterproof performance, stain protection, and fade resistance. It is also steam mop safe, made in the U.S., planet-friendly, and carbon negative.

To learn more, visit MohawkFlooring.com

GOLD LEVEL



Our Gold level packages include Mohawk Bellemonde laminate at a 12mm thickness. This features all of the benefits of RevWood, but with an additional beveled edge that allows the hardwood visual to be enhanced.

CARPET

We offer Mohawk Everstrand Revive, Mohawk Everstrand Frequencies, and Southwind Seaside stain resistant carpet.

SIGNATURE + SILVER LEVELS



Our Signature level package includes Mohawk's Everstrand Revive. It has a 25 oz. per sq. yd. density and is made of recycled plastics. Revive is a low pile broadloom carpet that is fade resistant and made in the U.S.

Our Silver level package includes Mohawk's Everstrand Frequencies. Frequencies includes all that Revive does, while providing a tighter twist that will show less wear.

GOLD LEVEL



Our Gold level package includes Southwind Seaside Carpet. It is 40 oz. per sq. yd. density, stain-resistant, and made of woven polypropylene.

TILE

All of the tile used in our homes are provided to us by Daltile, and are either porcelain or ceramic.

SIGNATURE LEVEL



Our Signature level package include 12" x 12" tile, with an option to upgrade to 12" x 24" tile.

SILVER + GOLD LEVEL

Our Silver and Gold level packages will include 12" x 24" tile in a variety of different color patterns. These packages will also be provided by Daltile tile.

PAINT

The interiors of all of our homes are painted with Sherwin Williams ProMar400 and are equipped with a flat finish.



FLOORING PACKAGES

On the following pages, you will find all of the available flooring packages exclusively offered at Southeastern.

For Ready Made selections (see page 13), select one flooring package. The tile color shown will be for all bathrooms. If you have a tile shower, the wall tile and floor tile will be the same.

For Tailor Made selections (see page 13), mix and match any flooring option listed. Tiles listed for Kitchen backsplash can also be selected for tile shower walls, with a few exceptions. Different tile colors can be selected for each bathroom and laundry room. Shower walls can be different from the floor tile.

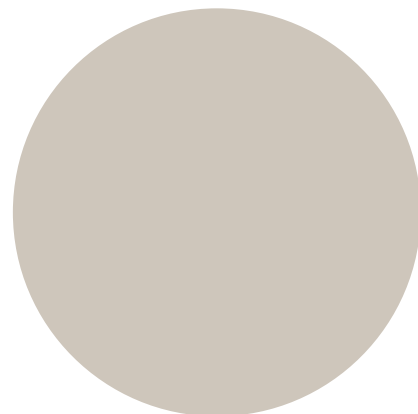
SIGNATURE FLOORING & PAINT PACKAGES



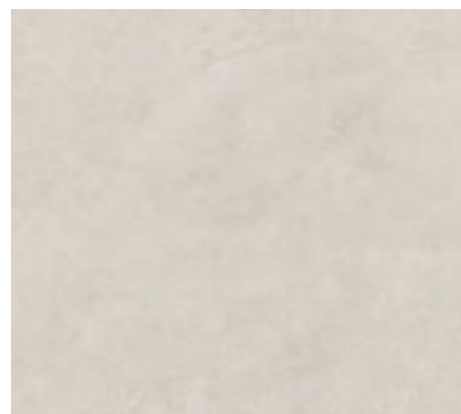
Laminate Flooring - Rustic Forest



Carpet - Elk Beige



Wall Color - Wordly Gray



12" X 12" Tile - Burrow Beige

Included

AUTUMN FOREST



Tile - Burrow Beige



Laminate Flooring - Rustic Forest



Carpet - Elk Beige



Tile - Burrow Beige

SIGNATURE PACKAGES



Laminate Flooring - Nimbus Oak



Carpet - Tarpley



Reserved White - Wall Color



12 x 12 Tile - Weathered White

Included

COASTLINE



Tile - Weathered White



Laminate Flooring - Nimbus Oak



Carpet - Tarpley



Tile - Weathered White

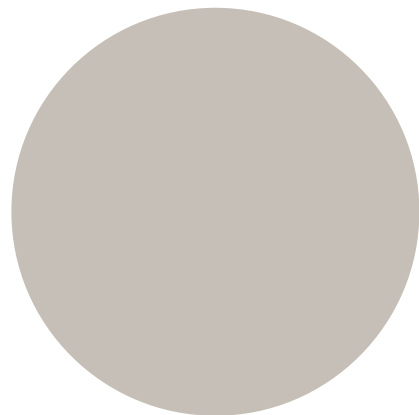
SIGNATURE PACKAGES



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

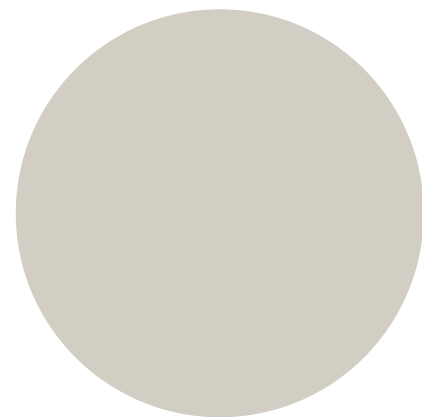
SIGNATURE PACKAGES



Laminate Flooring - Rustic Forest Oak



Carpet - Bird Bath



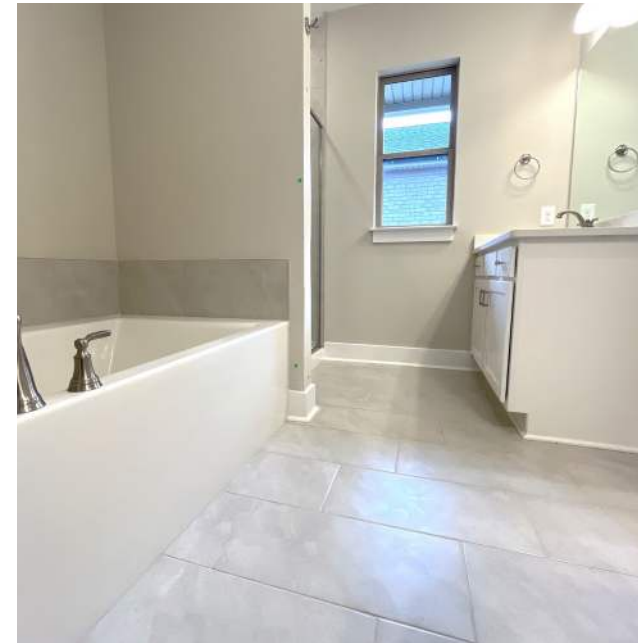
Wall Color - Gossamer Veil



12 x 12 Tile - Fair

Included

ROCKY RETREAT



Tile - Fair



Laminate Flooring - Rustic Forest Oak



Carpet - Bird Bath



Tile - Fair

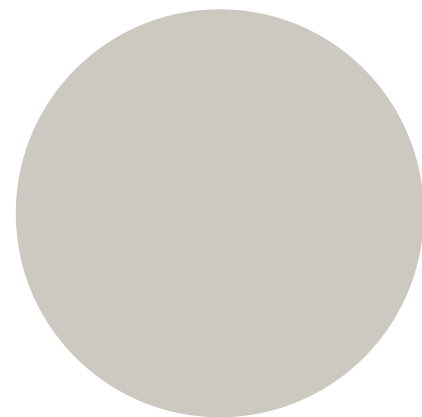
SIGNATURE PACKAGES



Laminate Flooring - Cottonwood Oak



Carpet - Sound Grey



Wall Color - Repose Gray



12 x 12 Tile - Iron

Included

STORMCLOUD



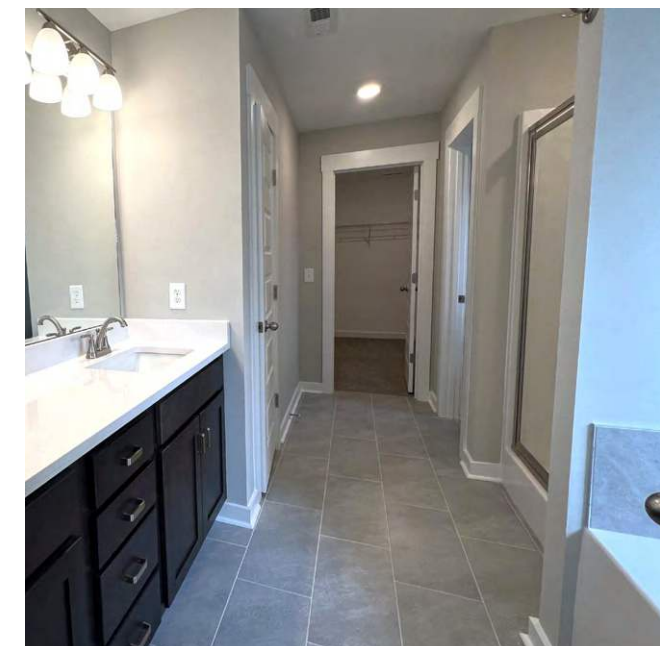
Tile - Iron



Laminate Flooring - Cottonwood Oak



Carpet - Sound Grey



Tile - Iron

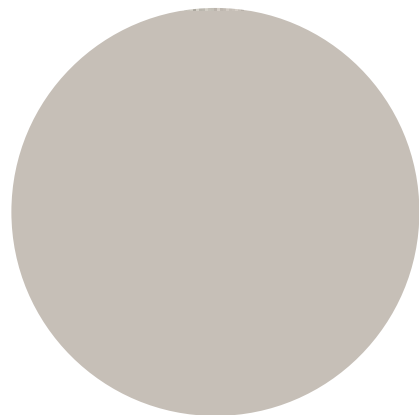
SIGNATURE PACKAGES



Laminate Flooring - Nimbus Oak



Carpet - Bird Bath



Wall Color - Gossamer Veil



12 x 12 Tile - Fair

Included

SUNLIT SCENERY



Tile - Fair



Laminate Flooring - Nimbus Oak



Carpet - Bird Bath



Tile - Fair

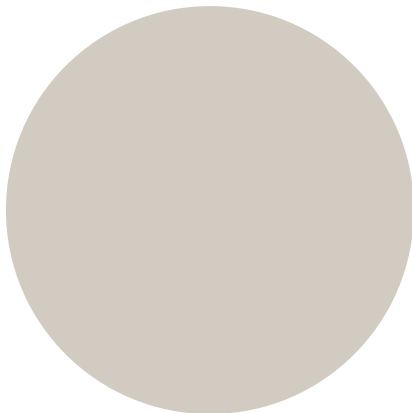
SILVER FLOORING & PAINT PACKAGES



Laminate Flooring- Iris Oak



Carpet - Elk Beige



Wall Color - Agreeable Gray



12 x 24 Tile - Aria White

Upgrade

BUSTLING BURGESS



Tile - Aria White



Laminate Flooring - Iris Oak



Carpet - Elk Beige



Tile - Aria White

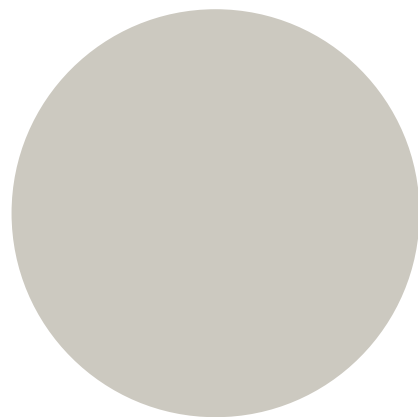
SILVER PACKAGES



Laminate Flooring - Rustic Forest Oak



Carpet - Stoney Glade



Wall Color - Repose Gray



12 x 24 Floor Tile - Bryne

Upgrade

COUNTY LINE



Tile - Bryne



Laminate Flooring - Rustic Forest Oak



Carpet - Stoney Glade



Tile - Bryne

SILVER PACKAGES



Laminate Flooring - Nimbus Oak



Carpet - Thin Ice



Wall Color - Reserved White



12 x 24 Tile - Carbon

Upgrade

MODERN MANOR



Laminate Flooring - Nimbus Oak



Carpet - Thin Ice

SILVER PACKAGES



Laminate Flooring - Iris Oak



Carpet - Elk Beige



Wall Color - Drift of Mist



12 x 24 Tile - Mural Taupe

Upgrade

MOUNTAIN LODGE



Tile - Mural Taupe



Laminate Flooring - Iris Oak



Carpet - Elk Beige

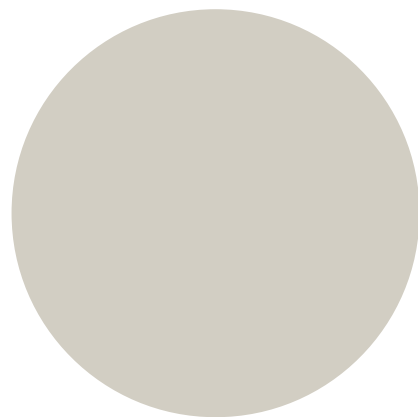
SILVER PACKAGES



Laminate Flooring - Cottonwood Oak



Carpet - Bleached Almond



Wall Color - Gossamer Veil



12 x 24 Tile - Lineage Greige

Upgrade

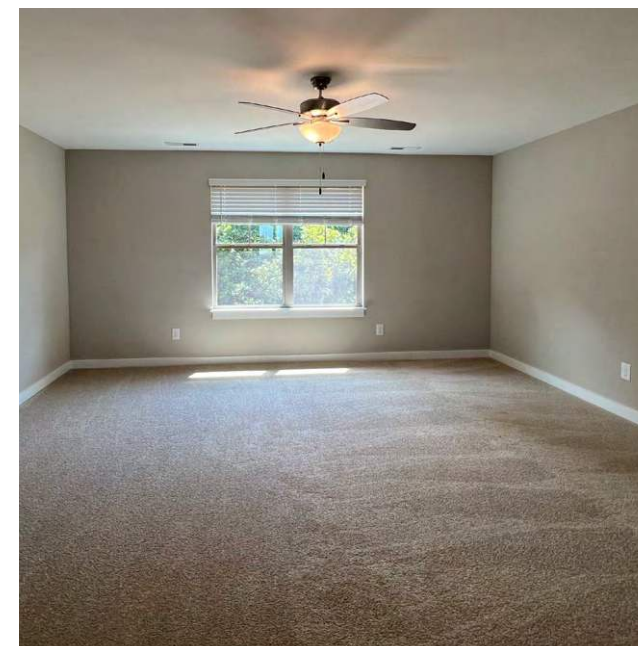
RESORT TOWN



Tile - Lineage Greige



Laminate Flooring - Cottonwood Oak



Carpet - Bleached Almond



Tile - Lineage Greige

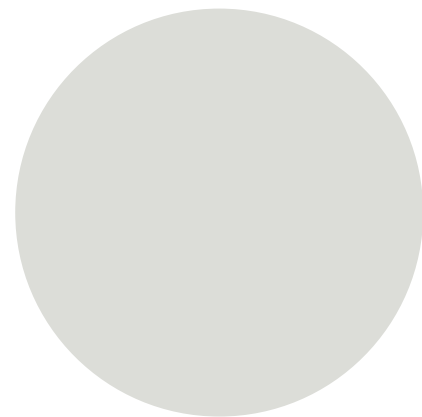
SILVER PACKAGES



Laminate Flooring - Nimbus Oak



Carpet - Thin Ice



Wall Color - Fleur de Sel



12 x 24 Tile - Timeless Marble

Upgrade

URBAN PENTHOUSE



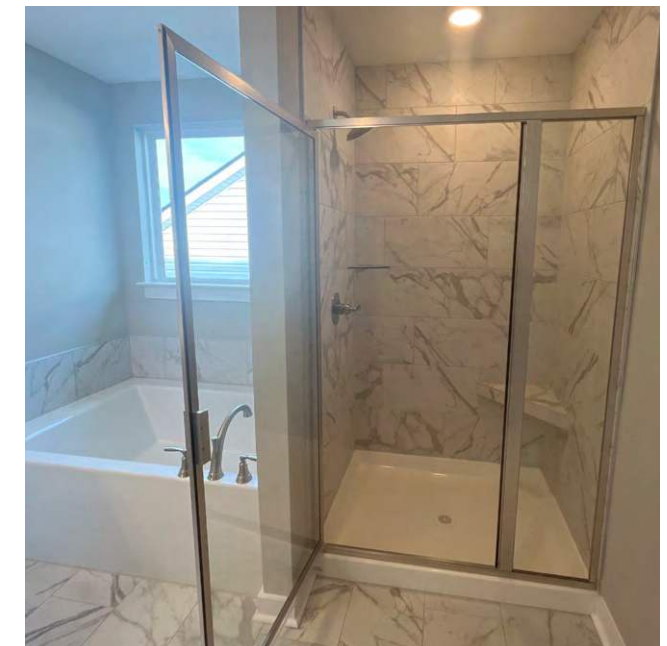
Tile - Timeless Marble



Laminate Flooring - Nimbus Oak



Carpet - Thin Ice



Tile - Timeless Marble

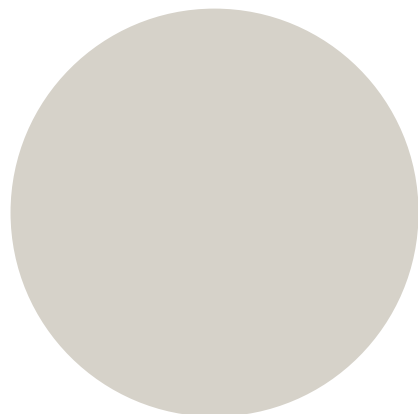
GOLD PACKAGES



Laminate Floor - Stonefire Oak



Carpet - Big Sur



Wall Color - Gray Heron



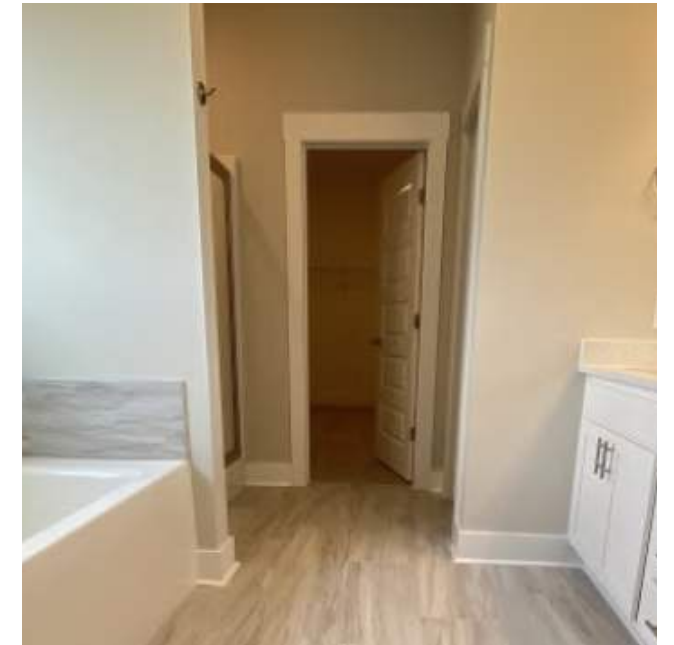
12 x 24 Tile - Washed White

Upgrade

COASTAL VILLAGE



Laminate Flooring - Stonefire Oak



Tile - Calacatta Sky



Carpet - Big Sur



Tile - Calacatta Sky

GOLD PACKAGES



Laminate Flooring - Terrace Oak



Carpet - Malibu



Wall Color - Reserved White



12 x 24 Tile -Charcoal

Upgrade

DESIGN DISTRICT



Laminate Flooring - Terrace Oak



Tile - Charcoal



Carpet - Malibu



Tile - Charcoal

GOLD PACKAGES



Laminate Flooring - Vintage Villa



Carpet - Carmel by the Sea



Wall Color - Shoji White



12 x 24 Tile - Relic White

Upgrade

DOMAINE SOPHISTIQUE



Laminate Flooring - Vintage Villa



Tile - Relic White



Tile - Relic White

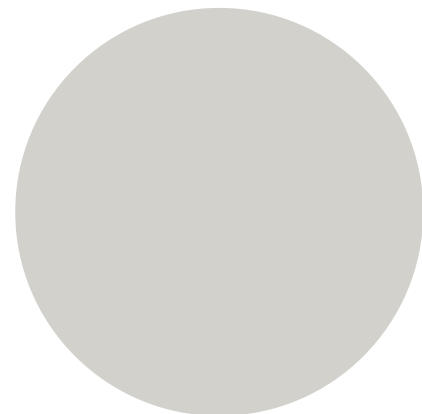
GOLD PACKAGES



Laminate Flooring - Vintage Villa



Carpet - Capestrano



Wall Color - Guild Gray



12 x 24 Tile - Oyster

Upgrade

METROPOLITAN



Laminate Flooring - Vintage Villa



Carpet - Capestrano

DESIGNER LAUNDRY ROOM TILE

Upgrade the look of your laundry room with these designer tile choices
Available with both Ready Made and Tailor Made selections.

12" x 12" TILES



Cosmos Blue



Cosmos Gray



Crystal Black



Crystal Gray



Jewel Black



Jewel Gray



Petal Black



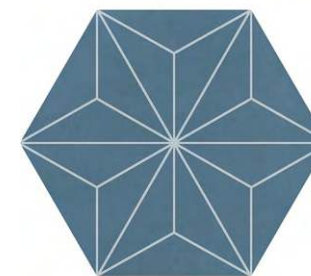
Petal Gray



8" HEXAGON TILES



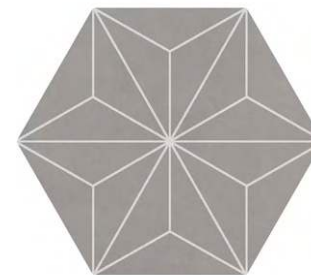
Album White



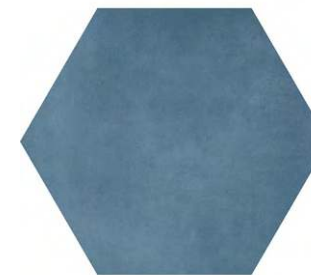
Blue Asanoha



Cherished Greige



Gray Asanoha



Keepsake Blue



Memory Gray

Laundry Upgrade

METAL FINISHES

Select the color for all metal finishes within your home. Each community has a standard metal finish. 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, fireplace mantle, and interior door style. Both are included.

TRADITIONAL TRIM PACKAGE



Wainscoting where standard



Interior Doors



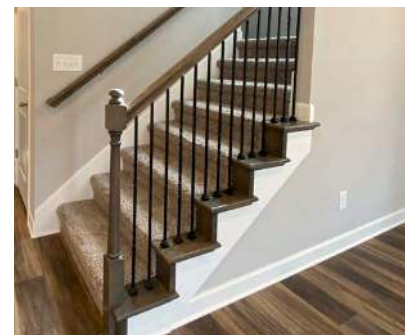
Crown Molding



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



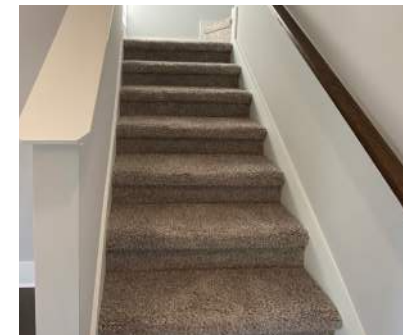
Optional Coffered Ceiling



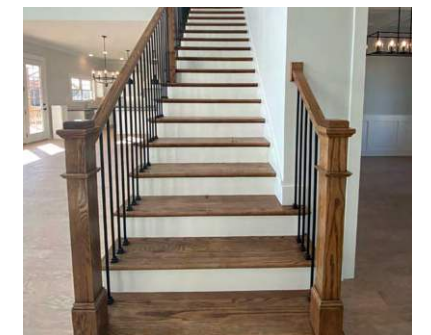
Base Trim



Carpeted Stairs with Oak End Caps



Carpeted Stairs



Wood Stairs



FIREPLACE STYLE

If your home has a fireplace, we offer a variety of styles to choose from. All mantels are 5' high, floating mantels are 5' or 7' wide, included mantel styles are approximately 71" across the top. Level 1 tile is included in a brick pattern on all fireplaces. Other tile options are on P92.

INCLUDED MANTEL STYLES



TRADITIONAL MANTEL



CRAFTSMAN MANTEL

UPGRADE MANTEL STYLES



FLOATING MANTEL



FLOATING MANTEL + TILE & SHIPLAP



CHEVRON SHIPLAP FIREPLACE



FLOATING MANTEL + SHIPLAP & SLATE SURROUND



FLOATING MANTEL + STACKED STONE

KITCHEN DESIGN

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



CABINETS

We are proud to offer Smart Cabinets 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.

Stain finishes are included. Painted finishes are an optional upgrade.



STAIN FINISHES



Fawn



Graphite



Pecan



Silvergrass



Slate



Umber

PAINTED FINISHES



Elegant White



Willow

DOOR STYLES

Level 1 door styles are included, and come equipped with a standard overlay door, slab drawer fronts, and standard hinges.

Level 2 door styles are equipped with full overlay doors, 5-piece drawer fronts, and soft close hinges.

All painted finishes will have MDF doors with the exception of our *Belmont* and *Berkshire* styles. All stained doors will be Maple wood veneer.



Level 1 | Brighton



Level 1 | Squire



Level 2 | Summit



Level 3 | Berkshire



Level 4 | Belmont



Level 5 | Swedona

KITCHEN UPGRADES



3 Drawer Base Cabinet



36" Upper Cabinets



Glass Upper Cabinet Door



42" Upper Cabinets



Decorative Panels on Island



Roll Out Shelves

KITCHEN UPGRADES



Lazy Susan



Pantry Cabinet



Pull Out Trash



Refrigerator Cabinet

THE KITCHEN SINK



50/50 Rounded | Included



50/50 Square



Single Bowl Rounded



Single Bowl Square



Single Bowl Apron Front

KITCHEN FAUCETS

SATIN NICKEL



Altado Pull Down
Included



Altado Pull Down
w/ Touch Control
Upgrade



Cordova Spring
Pull Down
Upgrade



Cordova Spring w
Touch Control +
Task Light
Upgrade

BRONZE



Coranto Pull Down
Included



Coranto Pull Down
w/ Touch Control
Upgrade

BLACK



Altado Pull Down
Included



Altado Pull Down
w/ Touch Control
Upgrade



Cordova Spring
Pull Down
Upgrade



Cordova Spring w
Touch Control +
Task Light
Upgrade

GOLD



Altado Pull Down
Included



Altado Pull Down
w/ Touch Control
Upgrade



Cordova Spring
Pull Down
Upgrade



Cordova Spring w
Touch Control +
Task Light
Upgrade

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.*

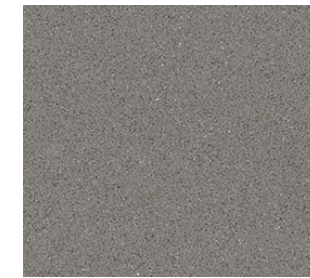
Level 1 granite is included in the kitchen and bathrooms. Two colors are permitted per home. Kitchen perimeter counters and kitchen island must be the same color.



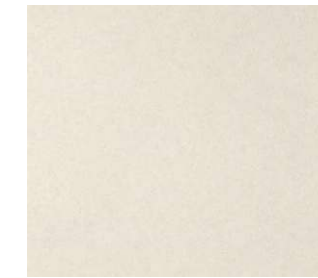
QUARTZ



Level 1
Lyra



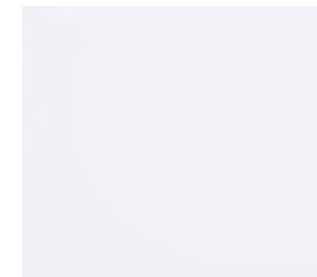
Level 1
Macabo Gray



Level 2
Aruca White



Level 2
Iced White



Level 2
Miami White



Level 3
Carrara Mist



Level 3
Cashmere Taj



Level 3
Coral Clay



Level 4
Calacatta Idillio



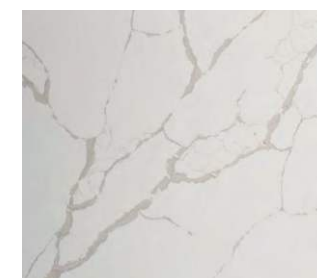
Level 4
Calacatta Prado



Level 4
Charcoal Soapstone



Level 4
Desert Silver



Level 5
Calacatta Laza

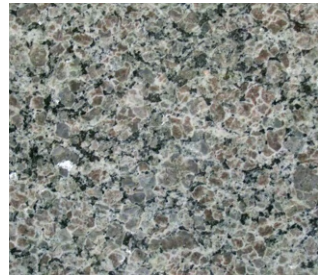


Level 5
Ethereal Haze



Maple Blanco
Vanities Only

GRANITE



Level 1
Caledonia



Level 1
Iberian White



Level 1
Uba Tuba



Level 2
Iberian Sunset



Level 2
Santa Cecilia



Level 2
Valle Nevado



Level 3
Azul Platino



Level 4
Black Pearl



Level 3
Colonial Ice



Level 4
Everist Mist



Level 4
Steel Gray



Level 5
Savannah Gold



Level 5
Delicatus White



Level 5
White Ice

CABINET PULLS

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

SATIN NICKEL

LEVEL 1
96MM HOLE SPREAD



Flat Bar



Rounded Bar



Squared Bar



Traditional Arch

LEVEL 2
128MM HOLE SPREAD



Flat Arch



Flat Bar



Rounded Bar



Squared Bar



Traditional Arch

LEVEL 3
192MM HOLE SPREAD



Grooved Arch



Flat Bar



Rounded Bar



Squared Bar



Traditional Arch

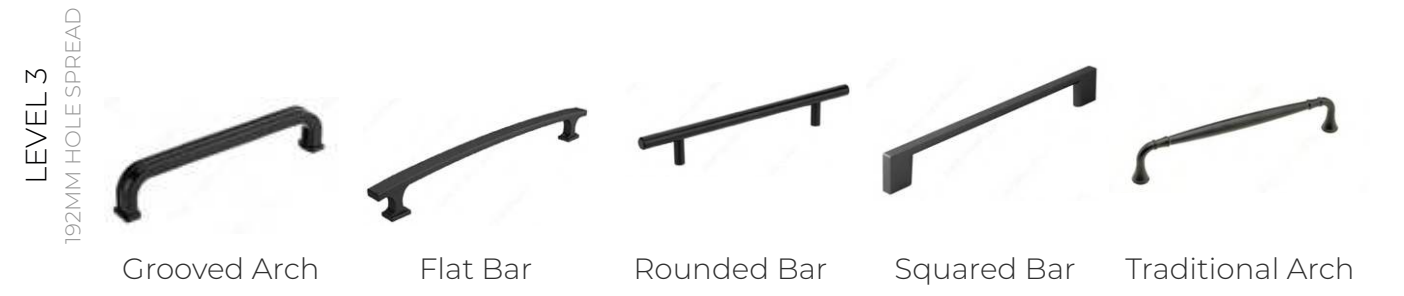
CABINET PULLS

BRONZE



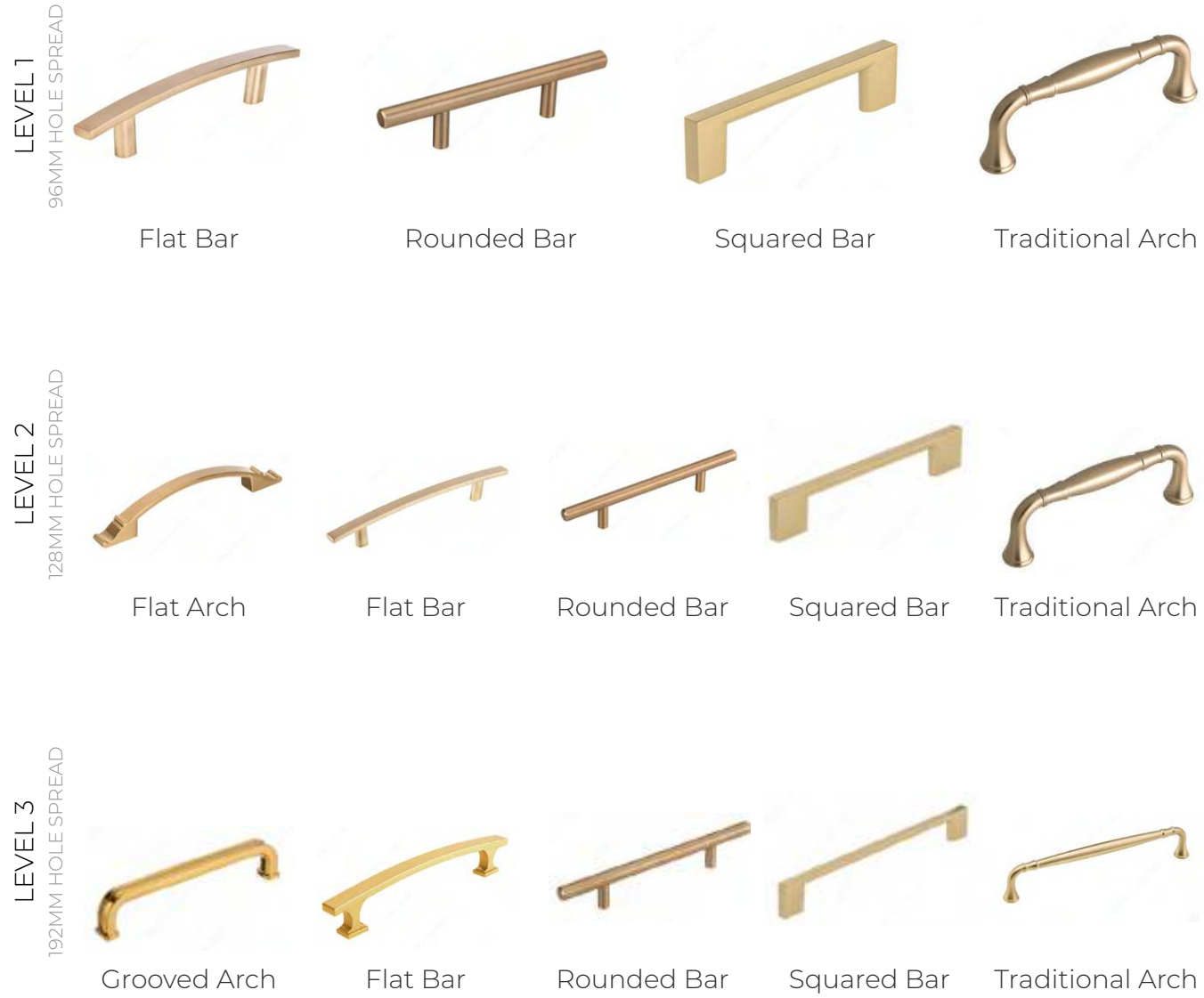
CABINET PULLS

BLACK



CABINET PULLS

GOLD



APPLIANCES

On the following pages, you will find all of the available appliances exclusively offered at Southeastern. We are proud to offer stainless steel G.E.® appliances in our kitchens. Select from our Signature or Gourmet kitchen options.

01 SIGNATURE PACKAGE



Dishwasher



Flat Top Electric Range



Over the Range (OTR) Microwave

03 LEVEL 2 SIGNATURE PACKAGE



Dishwasher + Stainless Steel Interior

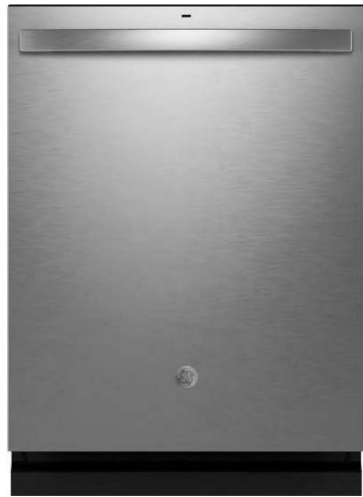


Slide-in Electric Range



OTR Microwave w/ Bottom Controls + Integrated Handle

02 SIGNATURE PACKAGE + GAS RANGE



Dishwasher



Slide-in Gas Range



Over the Range (OTR) Microwave

04 LEVEL 2 SIGNATURE PACKAGE + GAS RANGE



Dishwasher + Stainless Steel Interior



Slide-in Gas Range



OTR Microwave w/ Bottom Controls + Integrated Handle

05 MEZZO PACKAGE



Dishwasher



Flat Top Electric Range



Stainless Hood Vent

07 LEVEL 2 MEZZO PACKAGE



Dishwasher + Stainless Steel Interior

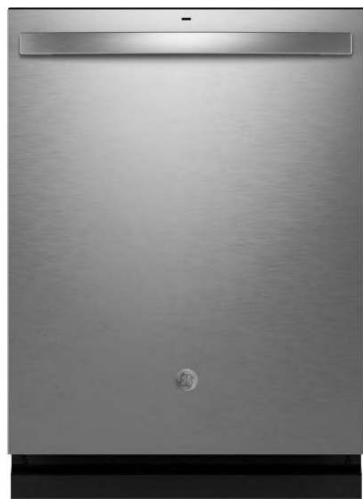


Slide-in Electric Range



Stainless Hood Vent

06 MEZZO PACKAGE + GAS RANGE



Dishwasher



Slide-in Gas Range



Stainless Hood Vent

08 LEVEL 2 MEZZO PACKAGE + GAS RANGE



Dishwasher + Stainless Steel Interior



Slide-in Gas Range



Stainless Hood Vent

09 GOURMET PACKAGE

- 42" Upper Cabinets Included



Dishwasher



Double Wall Ovens



Flat Top Electric Cooktop



Stainless Hood Vent



In-Cabinet Microwave

10 GOURMET PACKAGE + GAS COOKTOP

- 42" Upper Cabinets Included



Dishwasher



Double Wall Ovens



5-Burner Gas Cooktop



Stainless Hood Vent



In-Cabinet Microwave

11 LEVEL 2 GOURMET PACKAGE

- 42" Upper Cabinets Included



Dishwasher + Stainless Steel Interior



Double Ovens



Flat Top Electric Cooktop



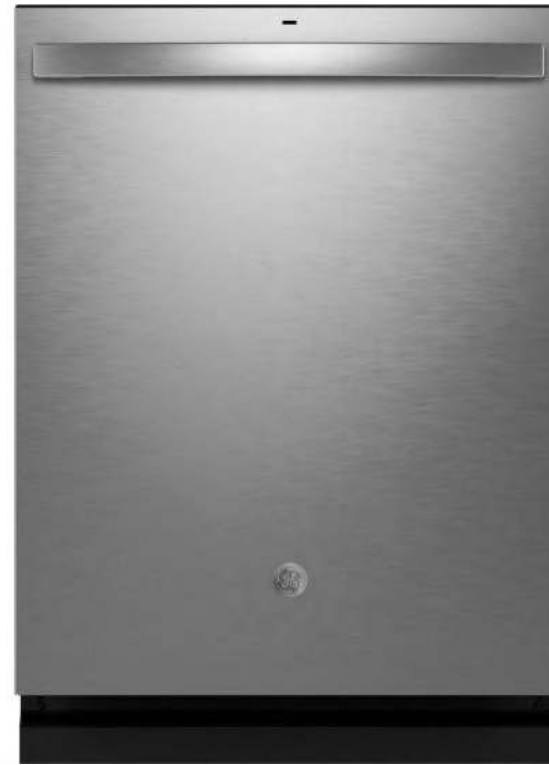
Wood Furniture Hood Vent



In-Cabinet Microwave

12 LEVEL 2 GOURMET PACKAGE + GAS COOKTOP

- 42" Upper Cabinets Included



Dishwasher + Stainless Steel Interior



Double Ovens



5-Burner Gas Cooktop



Wood Furniture Hood Vent



In-Cabinet Microwave

REFRIGERATORS

STANDARD DEPTH SIDE BY SIDE



COUNTER DEPTH FRENCH DOOR



COUNTER DEPTH SIDE BY SIDE



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.

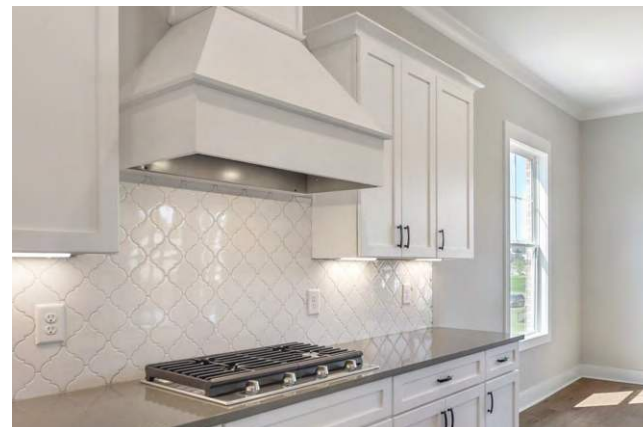
If a tile back splash is not included and you opt not to add one, there will be 4" backsplash as shown below.



No Tile Backsplash



Level 1 Backsplash



Optional Backsplash Upgrade

LEVEL 1 INCLUDED

SUBWAY TILE | 3x6 | 4x12 | 4x16

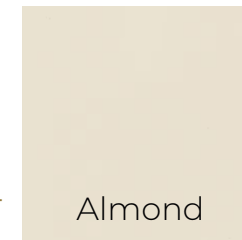


White

LEVEL 2

COLOR WHEEL CLASSIC

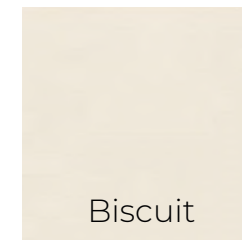
SQUARE | 4x4



Almond



Arctic White



Biscuit

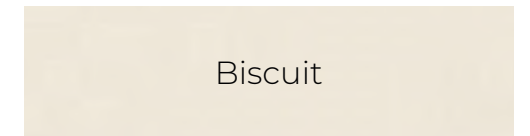


Desert Gray

LINEAR | 4x12 | 4x16 | 6x18



Arctic White

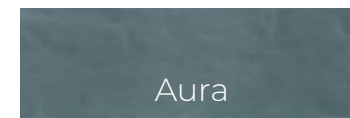


Biscuit

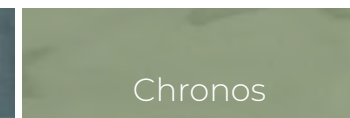


Desert Gray

MYTHOLOGY | 4x12 UNDULATED



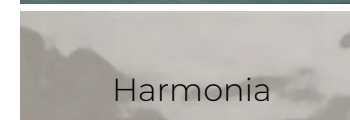
Aura



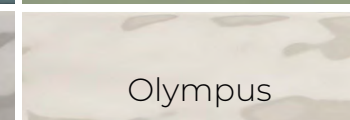
Chronos



Cyclade



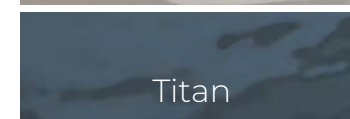
Harmonia



Olympus



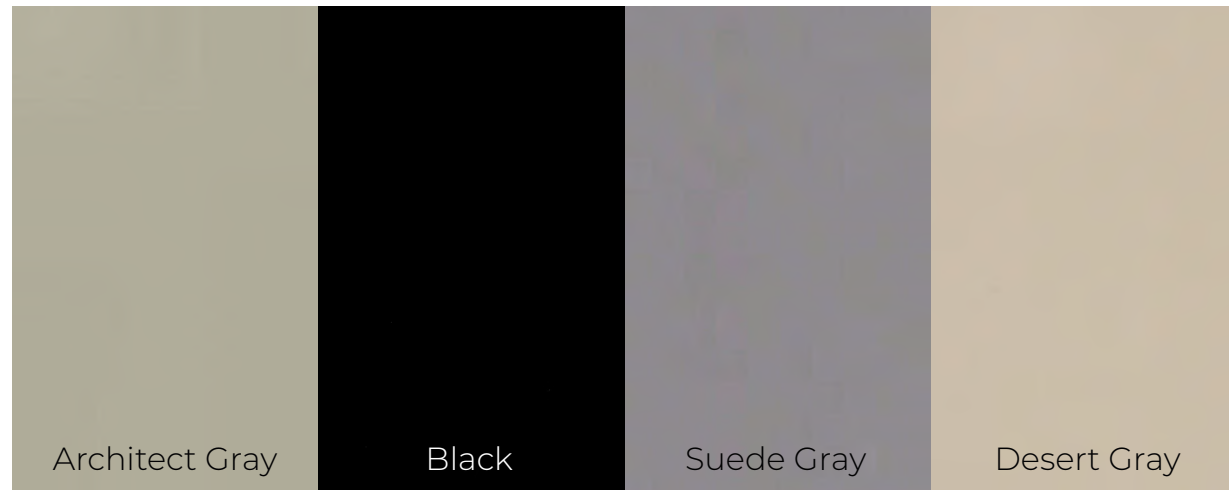
Santori



Titan

LEVEL 3

COLOR WHEEL GROUP 2 | 4x4 | 4x12 | 4x16 | 6x18



MESMERIST | 3x6 | 3x12



MYTHOLOGY | ARABESQUE



MYTHOLOGY | PICKET

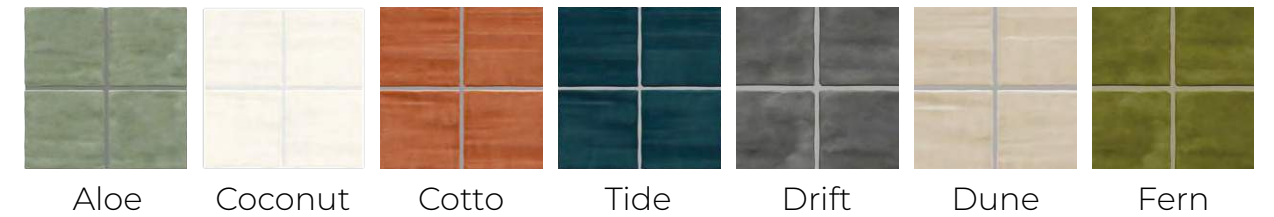


LEVEL 4

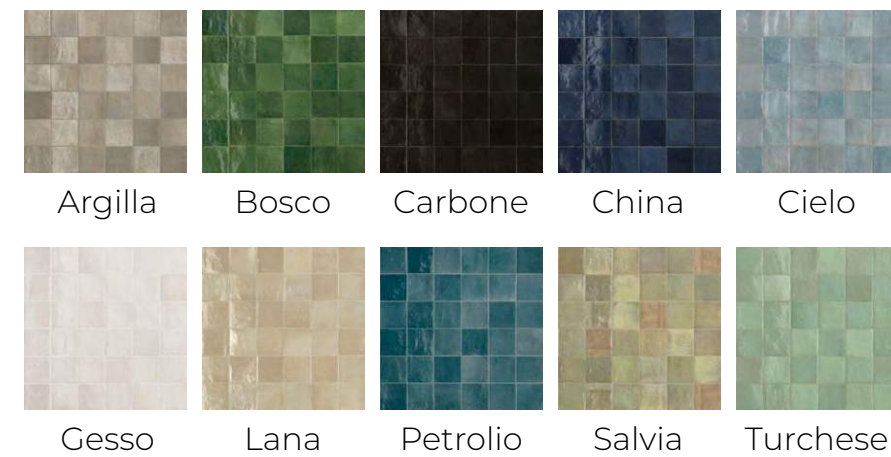
COLOR WHEEL GROUP 3 | 4x4 | 4x12 | 3x6 | 4x16 | 6x18



ARTCRAFTED | 4x4 | 3x12



ZELLIGE NEO | 4x4



LEVEL 4 CONTINUED

ELECT HERRINGBONE MOSAIC

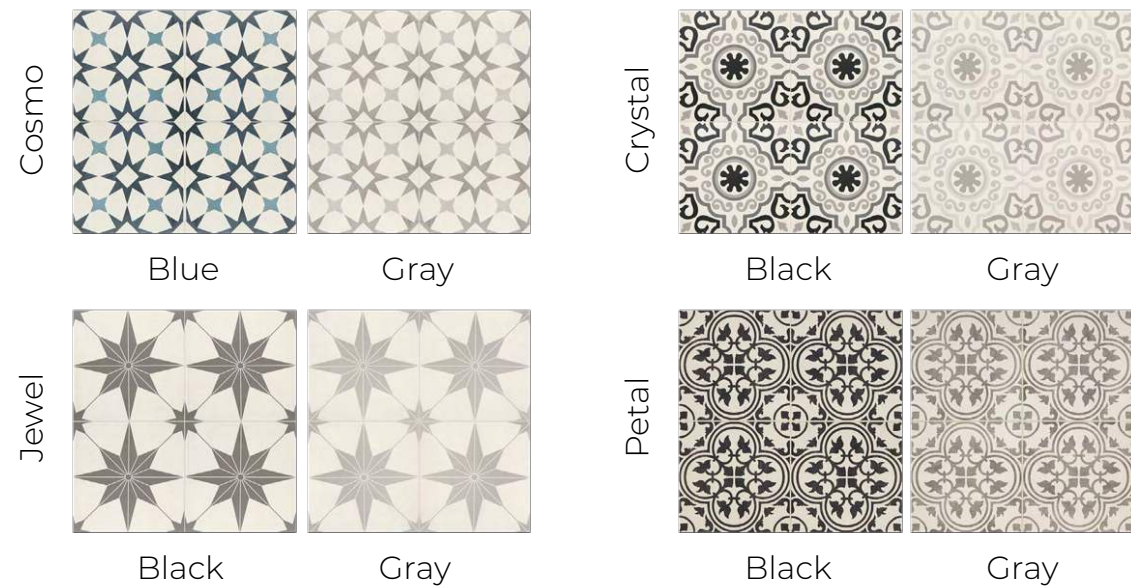


Beige

Gray

White

MEMOIR | 12x12 | FIREPLACE ONLY



Cosmo

Crystal

Jewel

Petal

Blue

Gray

Black

Gray

Black

Gray

Black

Gray

BRICKWORK | 2x8 | FIREPLACE ONLY



Alcove

Atrium

Patio

Studio

Terrace

COLOR WHEEL MOSAICS | COLORS + PATTERNS



Architect Gray

Arctic White

Biscuit

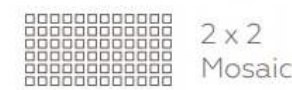
Black

Urban Putty

Desert Gray

Suede Gray

Chalkboard



2 x 2 Mosaic



1.5" Hexagon Mosaic



1.5" Arctic White & Black Hexagon Mosaic*



1 x 6 Mosaic



1 x 3 Herringbone Mosaic



1 x 3 Lattice Weave Mosaic



Penny Round Mosaic

MESMERIST | HEXAGON



Allure

Charm

Mystique

Spirit

Trance

Whimsy

LEVEL 5

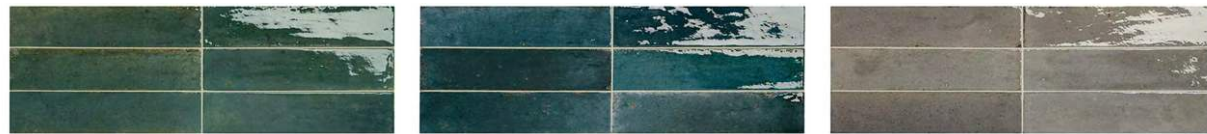
REMEDY | 3x9



Alchemy

Antidote

Elixer



Herbal

Hydro

Zen

SCRAPBOOK | 2x8



Album White



Cherished Greige



Keepsake Blue



Memory Grey

STAGECRAFT | PICKET



Arctic White



Black



Desert Gray



Galaxy

RICE | 6x6



Bianco

Natural

Grigio

Blu



Bianco Deco

Natural Deco

Grigio Deco

Blu Deco

RICE | RAKED | 2x8



Bianco

Natural

Grigio

Blu

ARTEFINO ELEMENT | CAPSULE



Charcoal

Forest

Navy

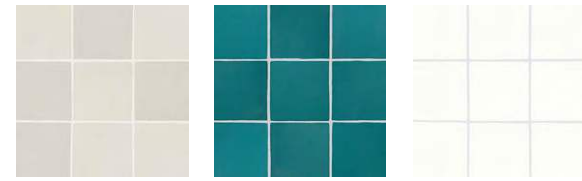
Sand

Stone

White

LEVEL 6

FARRIER | 5x5 | 2x5 | 2x15



Andalusian Gray Blue Roan Cremello



Dartmore Gray Grullo Square Palomino

RETROSPACE | HEXAGON

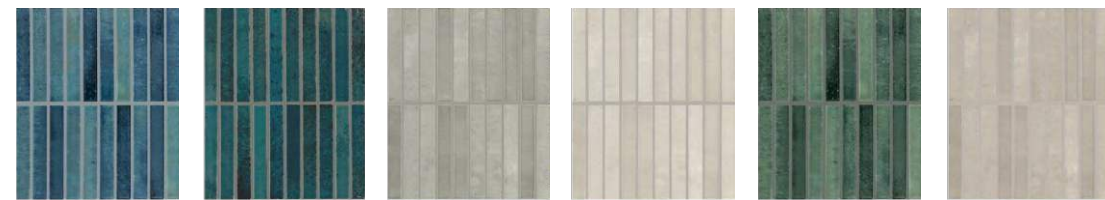


Jet Black Horizon Oyster



Pearl Reef Sand

MIRAMO | 1x6 | FAN | PICKET



Aqua Horizon Oyster Pearl Reef Sand



Aqua Horizon Oyster Pearl Reef Sand



Aqua Horizon Oyster Pearl Reef Sand

RICE | 2x6



Bianco Natural Grigio Blu

STENCIL | 4x12



REMIX REVALIA | KALEIDOSCOPE



Gray White

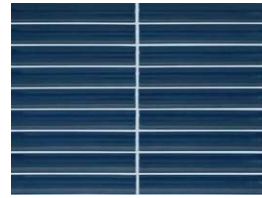
BRYNE | 1x6



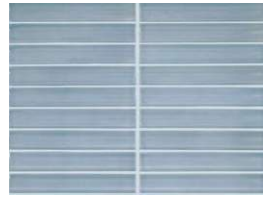
Coastline Mist

LEVEL 7

ARTEFINO VINTAGE | PENCIL MOSAIC | 12x6



Azurite



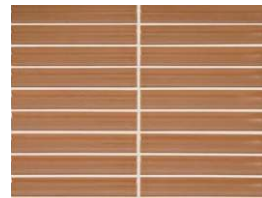
Celestite



Fossil



Jasper



Morganite



Smokey Gray



Verdelite

ARTEFINO VINTAGE | FISH SCALE MOSAIC | 2x6



Azurite



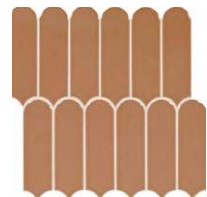
Celestite



Fossil



Jasper



Morganite



Smokey Gray



Verdelite

RICE | 2x6



Bianco



Natural



Grigio



Blu



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

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



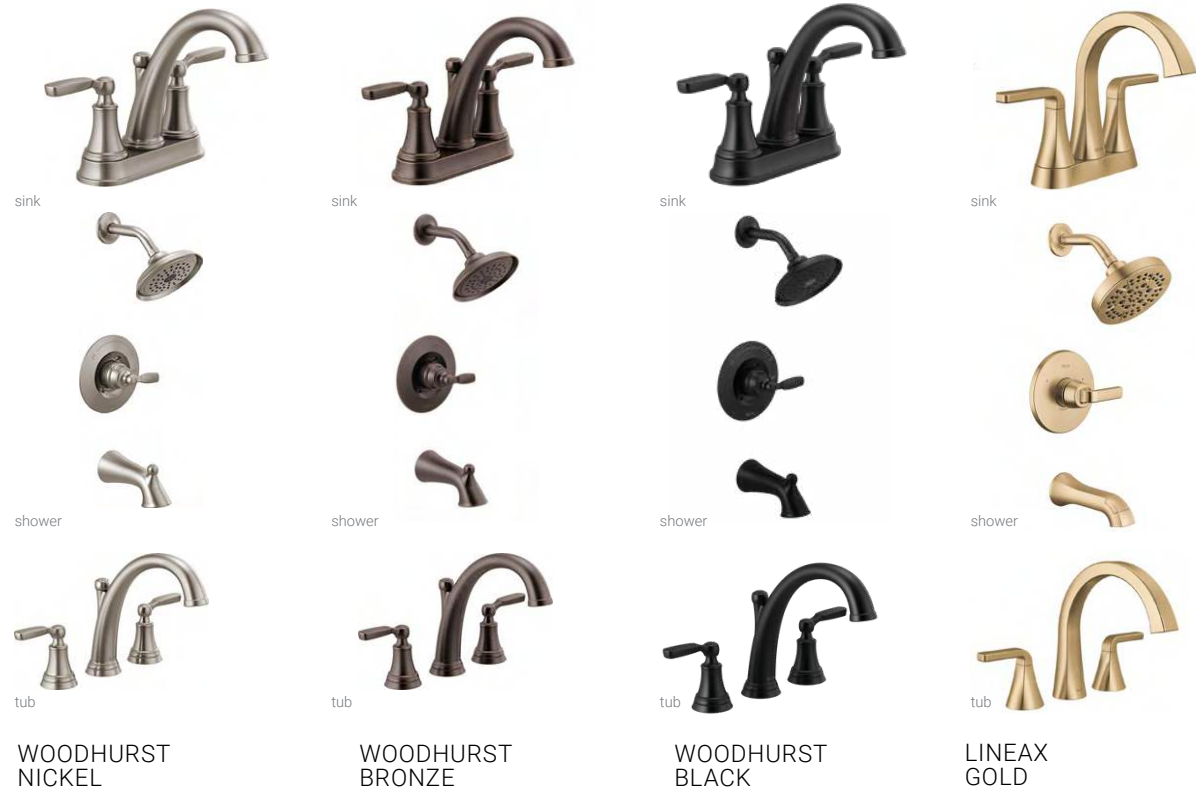
Frameless shower door with tile shower floor



Frameless shower door with glass half wall *plan specific upgrade

BATH FAUCET & HARDWARE

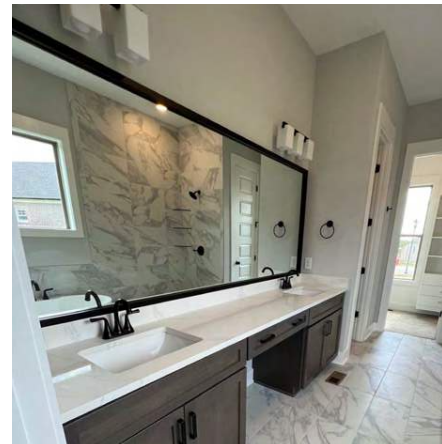
INCLUDED



UPGRADES



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.



SATIN NICKEL

KITCHEN ISLAND PENDANTS

LEVEL 1



Acadia



Kea



Windom



Zire

LEVEL 2



Crawford



Hollis



Parsons



Thibault

LEVEL 3



Akron



Austin



Dawes



Morrison

INTERIOR LIGHTING

The following pages will show our available lighting fixtures. Select fixtures that correspond to your whole home metal color.

SECONDARY BEDROOMS



In secondary bedrooms a white LED disc light is included. An upgrade to a ceiling fan or semi flush light fixture is available.

SATIN NICKEL

DINING / NOOK CHANDELIERS

LEVEL 1



Acadia



Rhett



Windom



Zire

LEVEL 2



Clark



Colt



Greyson



Portman

LEVEL 3



Ansley



Brooks



Savannah



Tempe

SATIN NICKEL

FOYER / NOOK SEMI FLUSH OPTIONAL IN BEDROOMS

LEVEL 1



Belton



Ellis



Oak Street



Tobin

LEVEL 2



Donne



Parsons



Penrose



Somerset

LEVEL 3



Alkire



Calhoun



Kempsey



Thoreau

SATIN NICKEL

TWO-STORY FOYER PENDANTS

LEVEL 1



Gather



Provident



Provident Round



Zoanne

LEVEL 2



Greyson



Laurel



Tally

LEVEL 3



Elara



Kent



Meridian



Moffet

SATIN NICKEL

BATHROOM VANITY

LEVEL 1



Gather



Provident



Provident Round



Zoanne

UPGRADES



Carter



Colt



Danbury



Dawson



Mckinney



Meridian



Octave



Parsons

SATIN NICKEL

CEILING FANS



Level 1 | Discus



Level 2 | Airetor



Level 3 | Airetor



Level 4 | Laval



Level 5 | Beck



Level 6 | Gaze

BRONZE

KITCHEN ISLAND PENDANTS

LEVEL 1



Grace



Kea



Windom



Zire

LEVEL 2



Calhoun



Carter



Everly



Vaughn

LEVEL 3



Akron



Austin



Dawes



Reese

BRONZE

DINING / NOOK CHANDELIERS

LEVEL 1



Denver



Shailene



Windom



Zire

LEVEL 2



Camille



Carter



Greyson



Tanner

LEVEL 3



Chadwick



Colton



Mirren



Savannah

BRONZE

FOYER / NOOK SEMI FLUSH OPTIONAL IN BEDROOMS

LEVEL 1



Belton



Cascadia



Clifton



Leap

LEVEL 2



Elmwood



Grace



Joelson



Serene

LEVEL 3



Alkire



Kempsey



Thoreau



Whitecap

BRONZE

TWO-STORY FOYER PENDANTS

LEVEL 1



Gather



Provident



Provident Round



Quorum

LEVEL 2



Assembly Hall



Greyson



Portrait



Tally

LEVEL 3



Hartwell



Hudson



Moffet



Perryton

BRONZE

BATHROOM VANITY

LEVEL 1



Canfield



Empire



Serene



Windom

LEVEL 2



Carter



Colt



Corona

LEVEL 3



Avery



Elmwood



Melrose



Vaughn

BRONZE

CEILING FANS



Level 1 | Discus

Level 2 | Airetor

Level 3 | Airetor



Level 4 | Laval

Level 6 | Gaze

BLACK

KITCHEN ISLAND PENDANTS

LEVEL 1



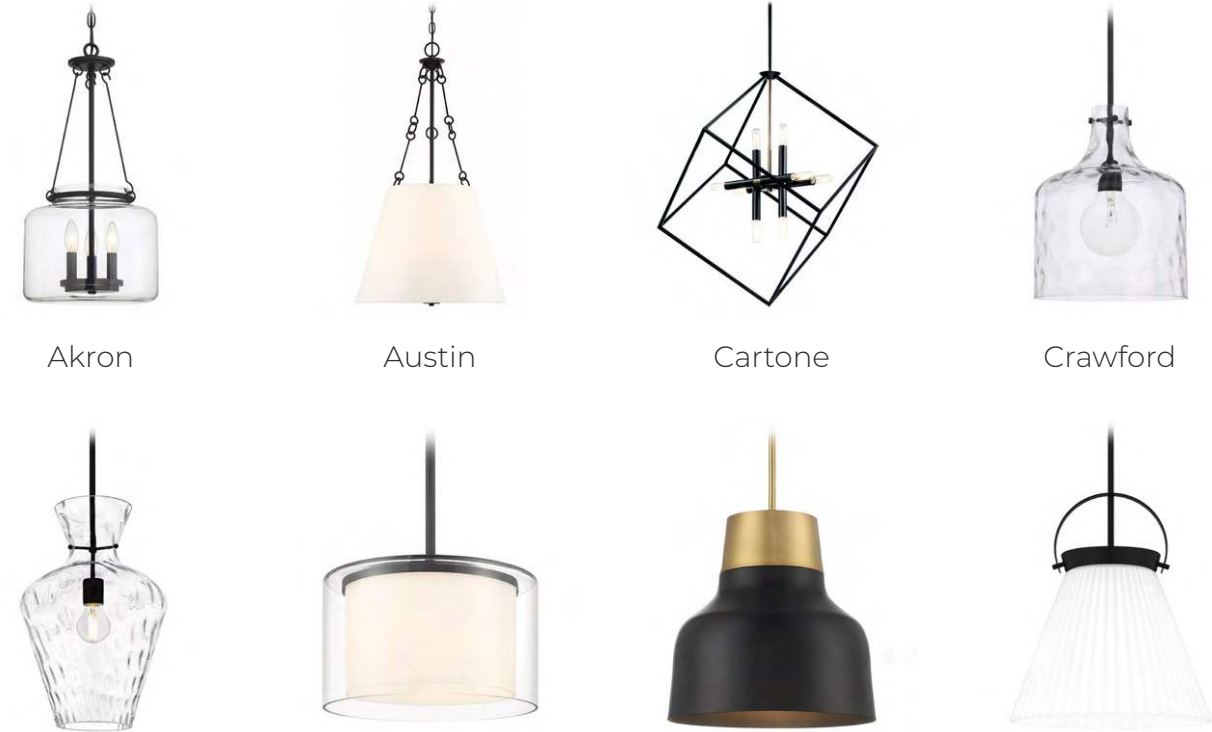
Abner

Acadia

Windom

Zire

UPGRADES



Akron

Austin

Cartone

Crawford

Hollis

Parsons

Theodore

Thibault

BLACK

DINING / NOOK CHANDELIERS

LEVEL 1



Acadia



Rhett



Windom



Zire

LEVEL 2



Ansley



Clark



Greyson



Starlight

LEVEL 3



Abner



Dolan



Grove



Savannah

BLACK

FOYER / NOOK SEMI FLUSH OPTIONAL IN BEDROOMS

LEVEL 1



Andre



Oak Street



Tobin



Tyler

UPGRADES



Calhoun



Cutty



Donne



Kempsey



Parsons



Penrose



Somerset



Thoreau

BLACK

TWO-STORY FOYER PENDANTS

LEVEL 1



Chicago



Flynt



Provident Round



Shayna



Carter



Cartone



Espy



Fair Oaks



Greyson



Kynwyd



Labette



Signature Foyer

UPGRADES

BLACK

BATHROOM VANITY

LEVEL 1



Acadia



Rhett



Rory



Windom

LEVEL 2



Carter



Colt



Octave



Trinity

UPGRADES



Beldar



Danbury



Dawson



Mckinney

BLACK

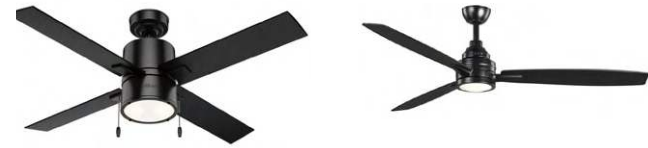
CEILING FANS



Level 1 | Discus

Level 2 | Airetor

Level 3 | Airetor



Level 5 | Beck

Level 6 | Gaze

KITCHEN ISLAND PENDANTS

GOLD

LEVEL 1



Acadia



Babylon



Windom



Zire

LEVEL 2



Chapman



Clark



Crawford



Mejia

LEVEL 3



Akron



Austin



Mia



Morrison

GOLD

DINING / NOOK CHANDELIERS

LEVEL 1



Acadia



Rhett



Windom



Zire

LEVEL 2



Ansley



Clark



Greyson



Portman

LEVEL 3



Dolan



Ontario



Savannah



Vicontessa

GOLD

FOYER / NOOK SEMI FLUSH OPTIONAL IN BEDROOMS

LEVEL 1



Acadia



Andre



Atmore



Donne

LEVEL 2



Bolden



Calhoun



Cutty



Elderwood

LEVEL 3



Avalon



Belmond



Regan



Stellar

GOLD

TWO-STORY FOYER PENDANTS

LEVEL 1



Aubrey



Fair Oaks



Lawson



Quorum

LEVEL 2



Geo



Greyson



Mantle



Zoanne

LEVEL 3



Blake



Eisley



Eldorado



Quorum Orb

GOLD

BATHROOM VANITY

LEVEL 1



Acadia



Rhett



Rory



Windom

LEVEL 2



Avery



Celestial Valley



Colt



Stellen

LEVEL 3



Beldar



Dawson



Melrose



Octave

CLOSETS



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

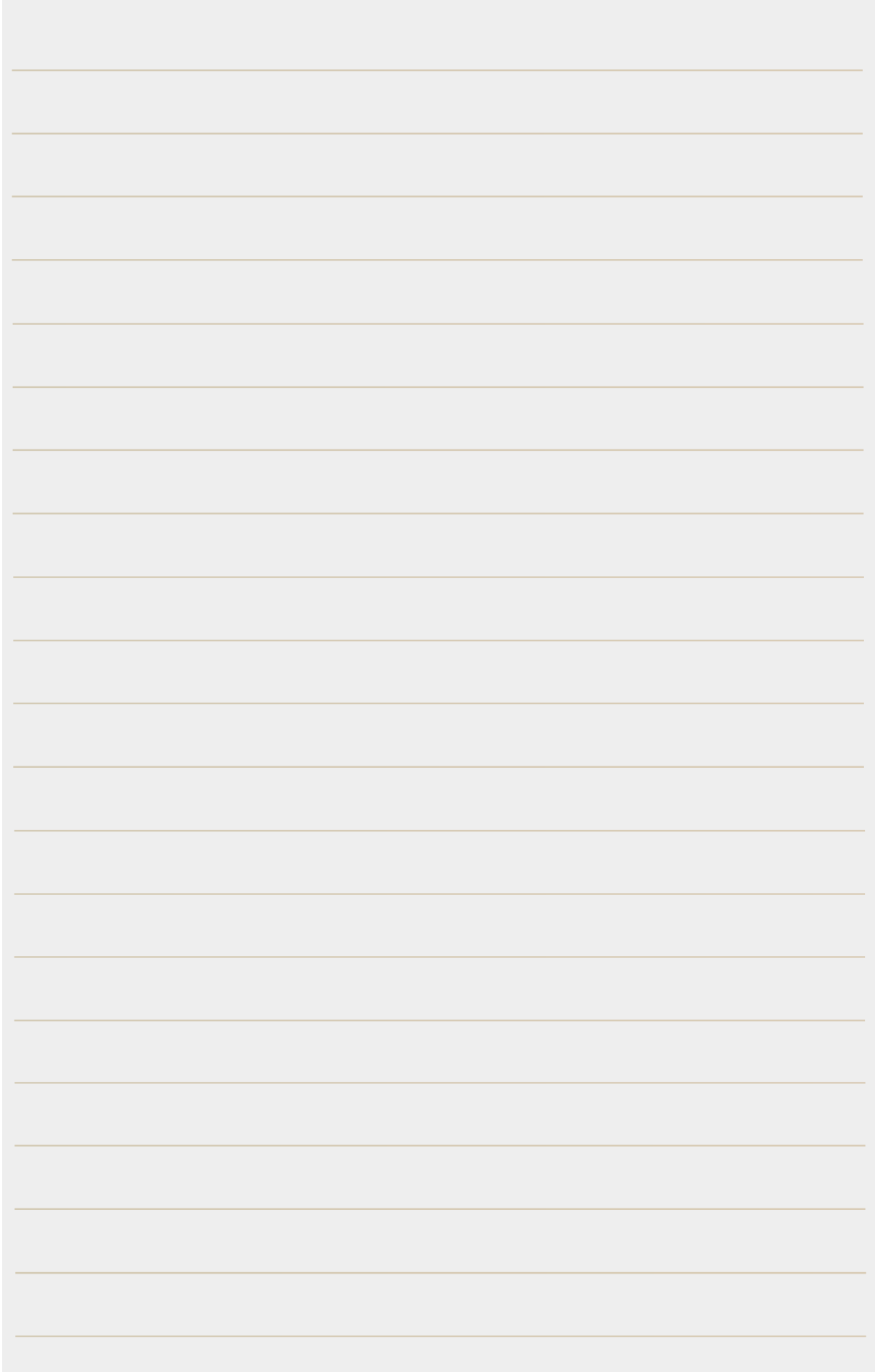


Optional Cubbies

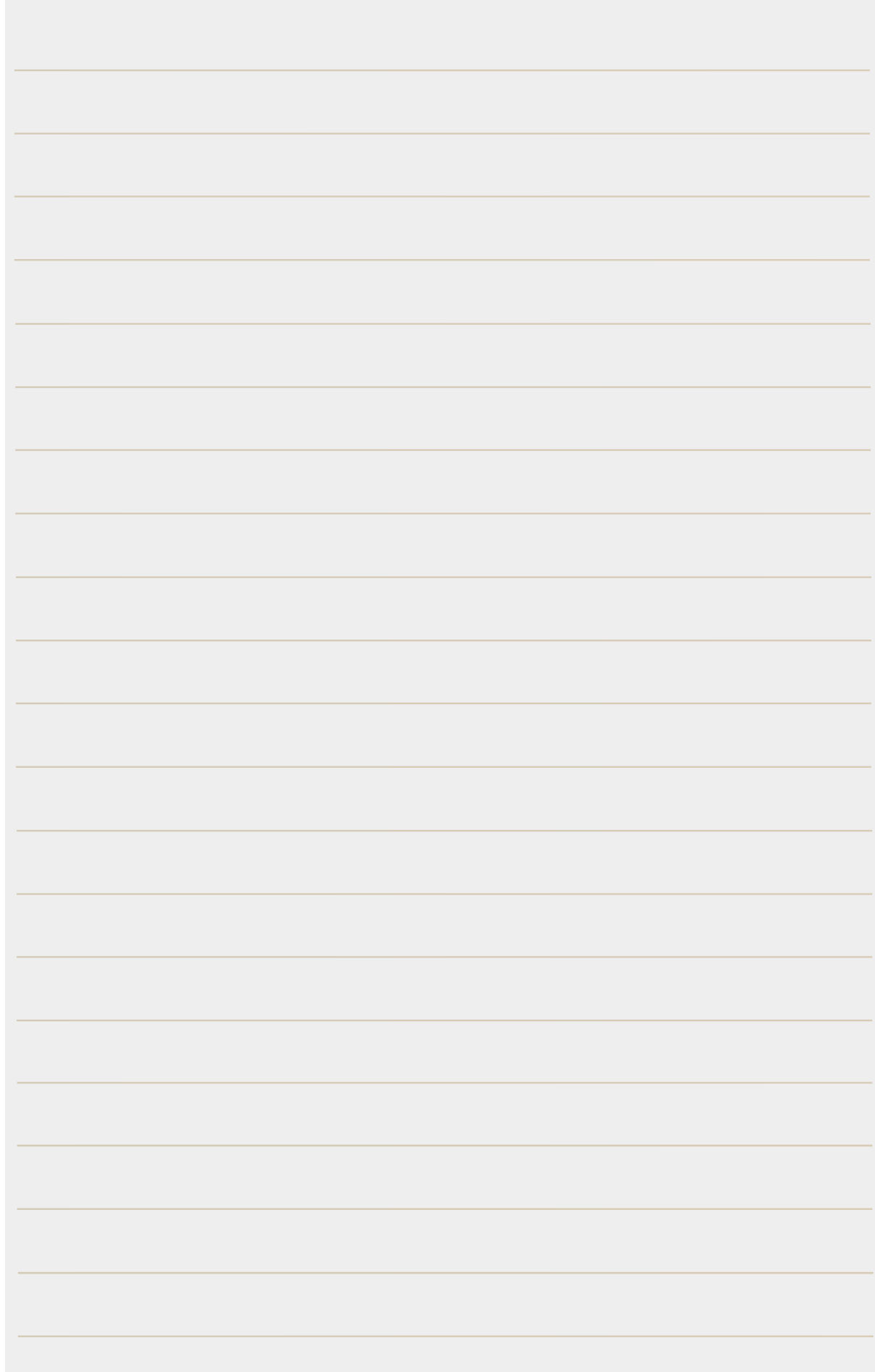


Optional Faux Wood Blinds

NOTES



NOTES



READY-MADE SELECTONS CHECKLIST

1 EXTERIOR COLORS

- Select brick and mortar colors
- Add stone to approved areas if desired
- Upgrade to cedar columns and shutters if desired
- Select colors for the following:

Windows	Gutters
Trim/Soffit	Garage Door(s)
Doors	Gable Vents or Trusses
Shutters & Columns	Roofing
Siding	
- 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 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

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
- 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

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 a light fixture for the following areas:
Entry/Foyer - Semi Flush for Single Story, Two Story fixture for tall foyers
Dining Room - Chandelier
Kitchen Nook - Chandelier or Semi Flush
Kitchen Island - Pendants
Living Room - Ceiling Fans
Primary Bedroom - Ceiling Fan
Bonus Room - Ceiling Fan
Bathroom Vanities
Secondary Bedrooms - Standard, Ceiling Fan, or Semi Flush
- 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 colors
- Add stone to approved areas if desired
- Upgrade to cedar columns and shutters if desired
- Select colors for the following:

Windows	Gutters
Trim/Soffit	Garage Door(s)
Doors	Gable Vents or Trusses
Shutters & Columns	Roofing
Siding	
- 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

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

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
- 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

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

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Living Room - Ceiling Fans
Primary Bedroom - Ceiling Fan
Bonus Room - Ceiling Fan
Bathroom Vanities
Secondary Bedrooms - Standard, Ceiling Fan, or Semi Flush
- Upgrade secondary bedroom light fixtures to match package if desired
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