



JAMES FRANKLIN SCHEME & SELECTIONS

Exterior – Sides – **Hardie**

Exterior – Front – Brick or Stone depending on the floor plan: **(any other choices is an upgrade)**

❖ **Darian & Mahogany Floor Plan (Brick Only)**

- Brick King Cored Black/Grey
- Brick King Cored Cream.

❖ **Rayan Floor Plan (Stone Only)**

- Vintage White
- Rustic Louisiana
- Old Texas Old Bayou

Exterior – Paint Colors:

- ❖ **BEHR Marquee, French Silver, PPU18-05m**
- ❖ **BEHR Marquee, Frost, 57u**
- ❖ **BEHR Marquee, Poetic Light, BWC-21u**

Exterior – Roof – **30-Years Weatherwood.**

Exterior – Windows – **White Vinyl**

Exterior – Trim – **Hardie**

Exterior – Paint Color – Trim:

- ❖ **BEHR Marquee, French Silver, PPU18-05m**
- ❖ **BEHR Marquee, Frost, 57u**

Exterior – Doors – **6 panel fan light (Front), 6 panel half-light (Back)**

Exterior – Lighting (standard) – Brand: **Glen Hallow 11in. H Rust Integrated Outdoor Wall Light Energy Star- 1085693**

Interior – Doors – **Flush** or **6-panel (standard)**

Interior – Master & Family Room Ceiling Fans (*standard*) – Brand: **Hampton Bay**

Interior – Lighting Fixtures – (*standard*) – Brand: **Allen + Roth – LynnPark Lighting Collection, Brushed Nickel.**

Interior – Wall – Paint Color:

- ❖ **BEHR Marquee, Hush, PPU26-16u**
- ❖ **BEHR Marquee, Chic Gray, PPU26-10u**
- ❖ **BEHR Marquee, Poetic Light, BWC-21u**

UPDATE AS OF October 14, 2021

Interior – Trim – Color – **White** (*standard*)

Interior – Cabinets – **White** (*standard*) (any other color is an upgrade)

Interior – All Countertop: (included 4" backsplash to match selection)

- ❖ **Bianca Carrara**
- ❖ **Crystal Grey**
- ❖ **Halo White.**

Interior – All Floor Tile: (**Chosen from Selection**)

- ❖ **Camarosa Heath Gray Porcelain Tile 12 x 24 – 100934918**
- ❖ **Clint Grey Porcelain Tile 12 x 24 – 100934900**
- ❖ **San Giorgio Belucci Bianca Matte Porcelain Tile 12 x 24 – 100885334.**

Interior – All Floor Grout – **Warm Grey #93, sanded**

Interior – All bedrooms & hallways – Carpet: (**Can be upgraded to Vinyl**)

- ❖ **190 Granite Peaks**
- ❖ **927 Chrome**

Interior – Living, Dining, Kitchen – Vinyl:

- ❖ **NuCore Royal Toffee Oak Rigid Core Luxury Vinyl Plank - Cork Back 100787951**
- ❖ **NuCore Royal Pearl Oak Rigid Core Luxury Vinyl Plank - Cork Back 100787977**
- ❖ **Relutek Collection Saratoga SP806.**

Interior – Master Shower Floor Tile

- ❖ **Cultural Marble White**
- ❖ **Cultural Marble White & Gray**

Interior – Shower walls and Tub Surrounds

- ❖ **Cultured Marble White**
- ❖ **Cultural Marble White & Gray.**

Interior – Plumbing Fixtures – (*standard*) – Brand: **Moen**, Brushed Nickel.

Interior – Door Knobs & Hardware – **Brushed Nickel (No cabinet knobs or pulls)**

Interior – Appliances – **Stove stainless gas (G.E. or Frigidaire), dishwasher stainless (match brand), microwave (match brand).**