

Modern Farmhouse

General information:

1. Custom cabinetry throughout made from *poplar and birch*
2. Fireplace mantle, beams and floating shelves (in living room and kitchen) wrapped in hand selected *white oak*
3. Closets made from *fine pine*
4. 6" baseboards used throughout
5. Royal finish trim on all doors and windows throughout the house
6. Front door: Mahogany (painted Tricorn black) 4-lite-low E
7. Front door surround is Hardi cement board

Paint colors interior:

1. Benjamin Moore-Wind's Breath-walls (mixed in Sherwin Williams-Duration-Flat
2. Benjamin Moore-Chantilly Lace-trim (mixed in Sherwin Williams-Pro Classic-Semi Gloss)
3. Valspar-Tinman-office built-ins, barn doors, living room built-ins, island, pantry door (mixed in Sherwin Williams Emerald base to create a smooth matte finish)

Paint colors exterior:

1. Sherwin Williams-Snowbound
2. Sherwin Williams-Tricorn Black

Wood flooring:

1. Heritage Heights - French Oak

Stair:

1. Custom handcrafted iron stair rail (painted in matte black)

Kitchen:

1. Countertop - Quartz: Calacatta Valiente 2cm
2. Sink: Kohler
3. Faucet: Moen
4. Refrigerator: 29.5cu ft, side by side built- in with custom panel
5. Stovetop: 36" gas cook-top MONOGRAM stainless steel
6. In counter, pop-up exhaust fan
7. Oven: Double electric convection MONOGRAM built-in stainless steel
8. Microwave: 1.2cu ft MONOGRAM built-in stainless steel
9. Dishwasher: 24" compact-top control MONOGRAM built-in w/stainless steel tub - 3rd rack
10. Lighting-Pottery Barn Pendants, Shades of Light over sink, Anthology dining light
11. Custom built island-dimensions 59.5' x109.5' (painted in Tinman)

Soft close closures on drawers

Wine area:

1. Cabinetry has brass toned mesh insets and gold accent knobs and handles; under counter lighting

2. Wine cooler: 57 bottle wine cooler MONOGRAM

Livingroom:

1. Custom cabinetry (painted in Tinman)
2. Floating shelves and mantle

Office:

1. Custom cabinetry (painted in Tinman)
2. Custom barn door

Primary Bedroom:

1. Shiplap accent wall
2. Custom built closet has built in drawers
3. 52" Hunter ceiling fan

Primary Bathroom:

1. Countertop – Quartz: Artico White 2cm
2. Delta fixtures
3. Kohler sinks
4. Lighting-Anthology
5. Shiplap walls
6. Individual vanity mirrors
7. Kohler toilet

Bedrooms 2, 3, 4:

1. Custom shelving in all closets
2. 52" Hunter ceiling fans in all bedrooms

Guest Bathroom:

1. Countertop - Quartz: Artico White 2cm
2. Delta fixtures
3. Kohler sinks
4. Lighting-Shades of Light
5. Custom cut mirror with 1 ½ bevel edge
6. Kohler toilet

½ Bath:

1. Delta fixture
2. Kohler pedestal sink
3. Kohler toilet
4. Lighting-Shades of Light

Garage door:

1. Wayne Dalton-Ranch-long panel-insulated
2. Floor finished

Tile details:

Primary Bath

1. Floor - Reverie Décor 2 - 8x8
2. Shower walls - Paloma Cotton Glossy - 4x16
3. Shower floor - S Glossy Penny Round, Mosaic

Guest Bath

1. Floor - Luxe White Octagon 2 inch w/black dot
2. Bath/Tub surround - Paloma Cotton Matte - 4x16

Laundry and ½ Bath

1. Floor - Luxe White Hex 1x1

Kitchen

1. Backsplash - Concerto White Glossy 2 ¼ x 9 ¾