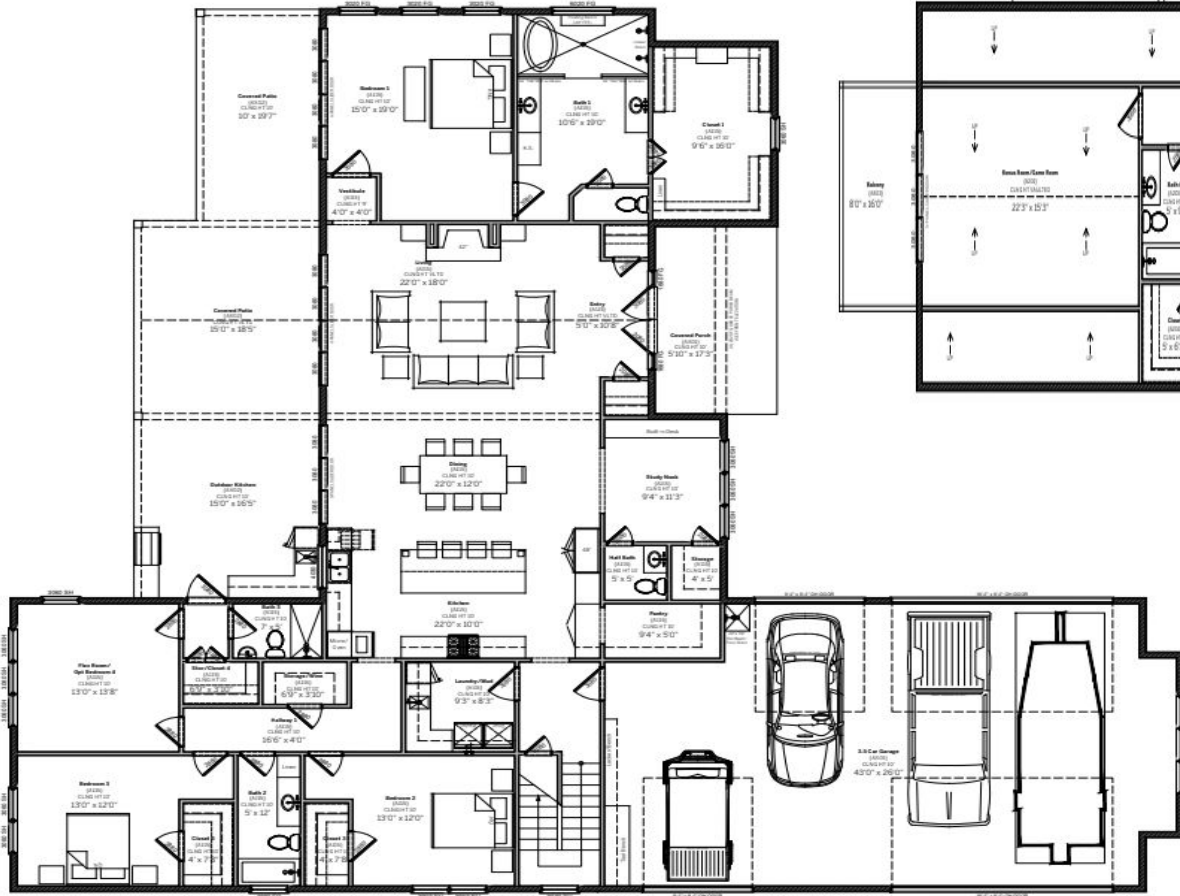


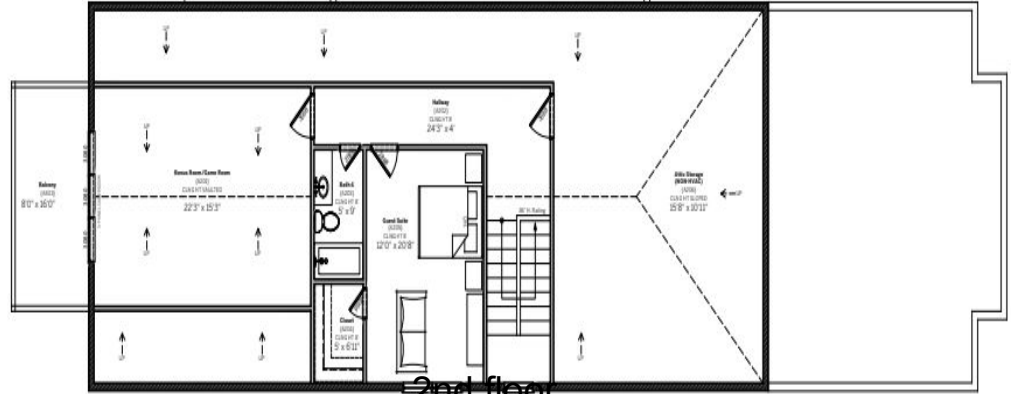
# 2601 Improver Road



*KD*



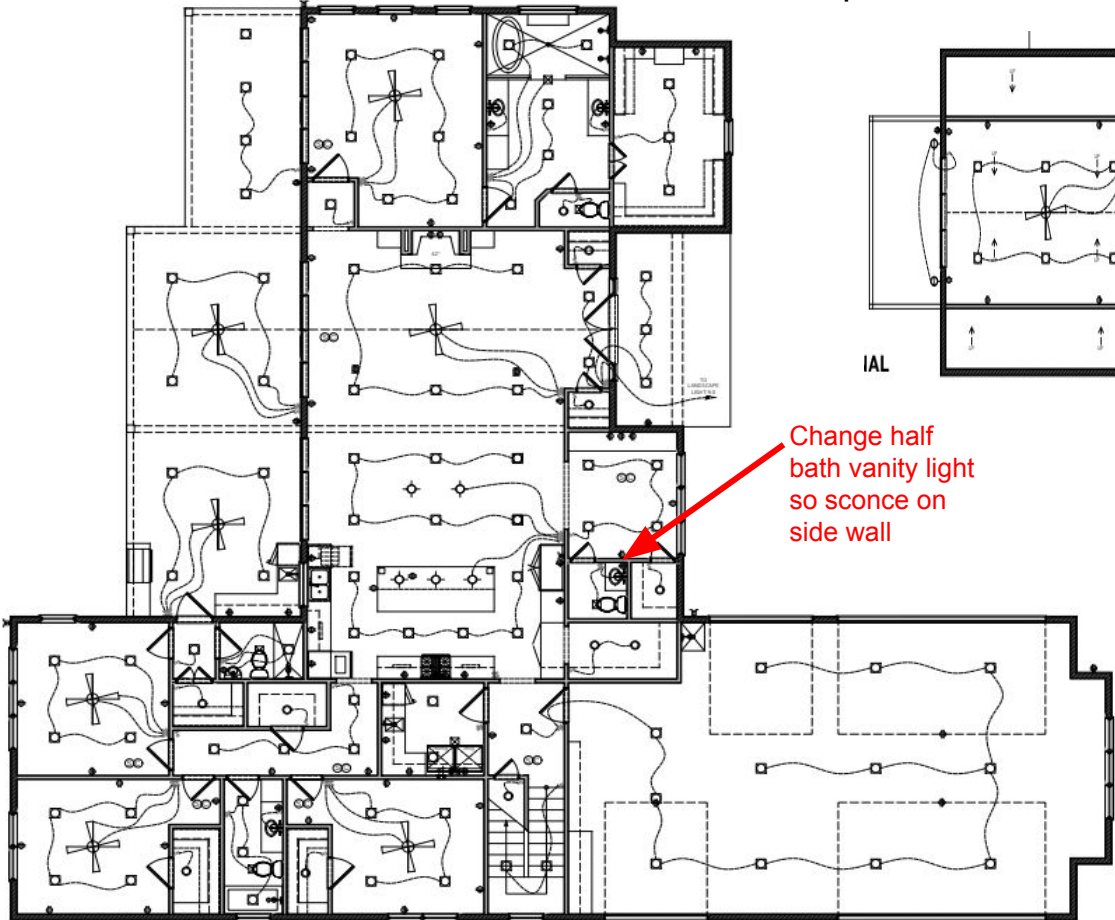
First floor



2nd floor

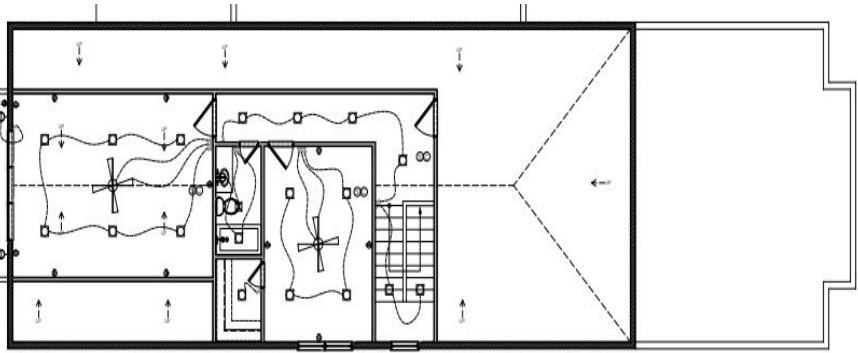


# Electrical plans



IAL

Change half bath vanity light so sconce on side wall



Paint colors



# Exterior finishes



Dark charcoal metal roof

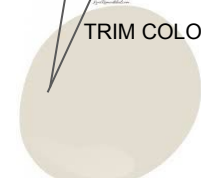


White Dove  
OC-17

Stucco color white dove



TRIM COLORS TO SAMPLE



Natural Choice  
Sherwin Williams



Shoji White  
Sherwin Williams

Pella architectural series windows/ Exterior color black / Interior color white (not bright white option B stain grade interior





Stain options

CHOCOLATE BROWN



Garage door style



Entry door option 1.



Entry door style/ add frosted glass for privacy/ black steel door






Entry door option 2.



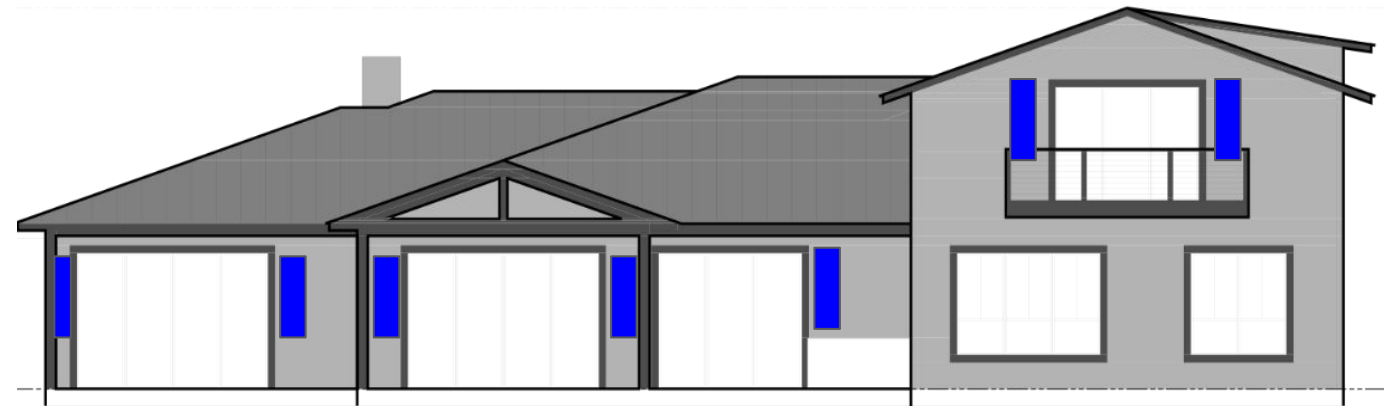
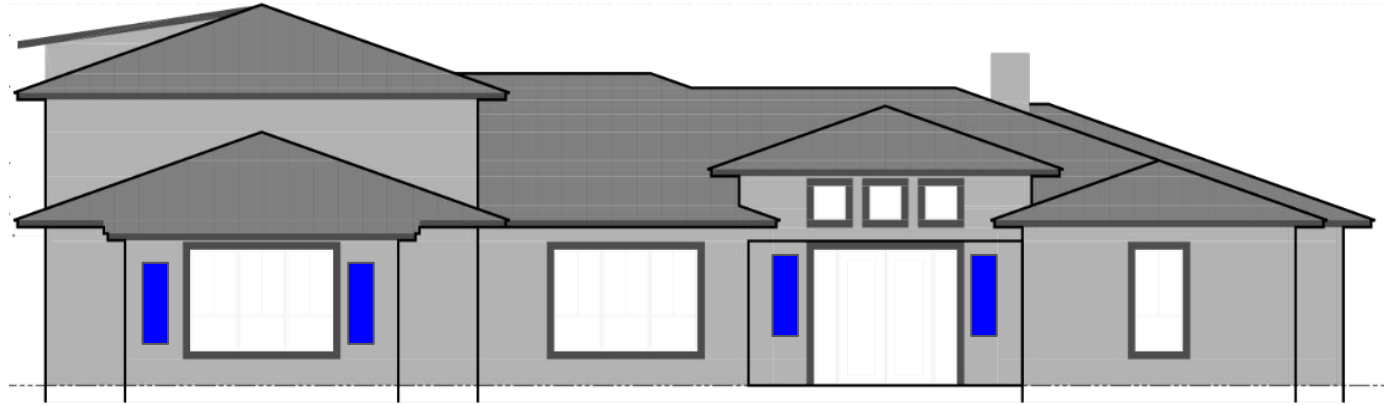
To show door style only, can be made a Double door per the plans and stained Inspo to show style only



# Exterior lighting

 = exterior sconces  
To show location  
only. Not reflective  
of size.

Total = 8

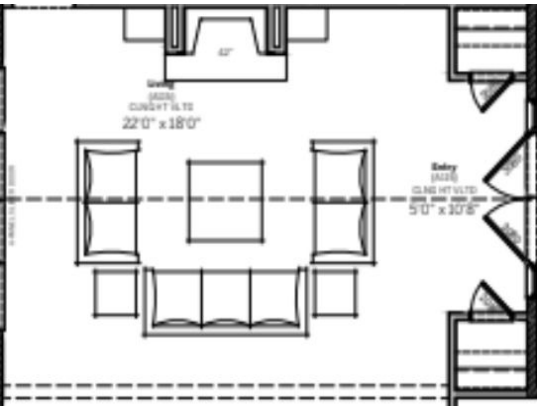


# Exterior sconces



Fireplace





Plastered finish  
Tapered to ceiling

White oak mantel



Caned doors at built ins  
(For electronics)

Fans



Exterior patio fans x 2



Secondary bedrooms x 5



Primary bedroom and living room x 2

Main floor



**Main floor**

Greenworld/ Chateau color Luna

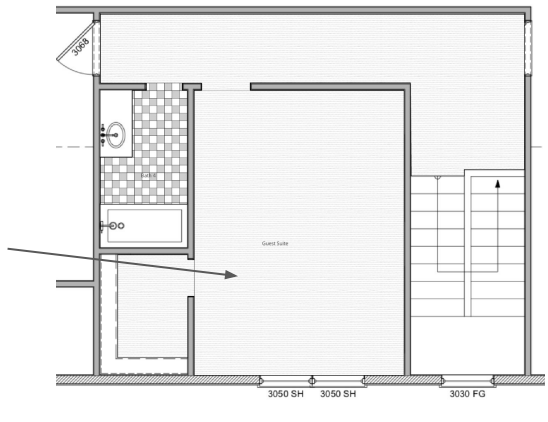
First floor flooring to include powder bath floor in study nook.

All other bathrooms to be tile floors

# First Floor



# Second Floor



Kitchen

*KD*



Unlacquered brass finish will age to a much softer Brass look



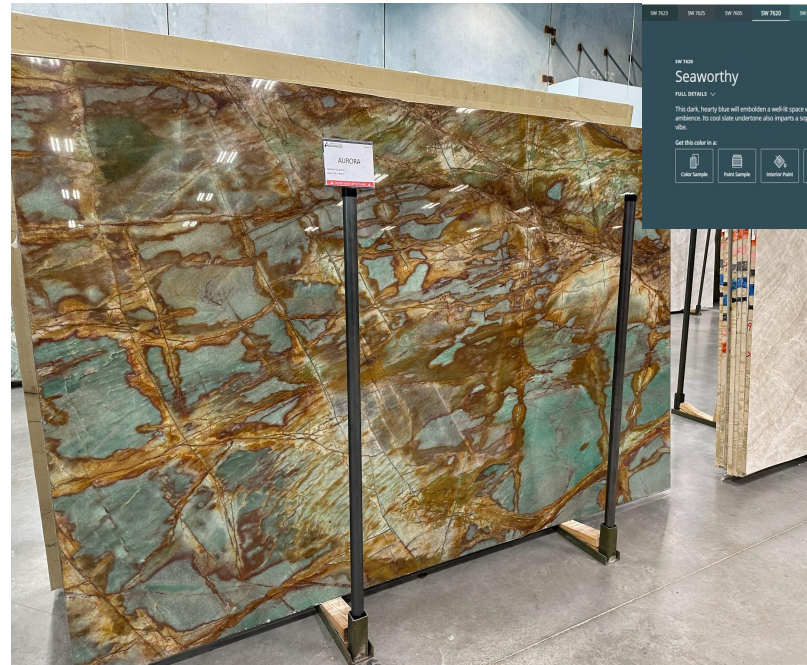
Add a pot filler behind cooktop



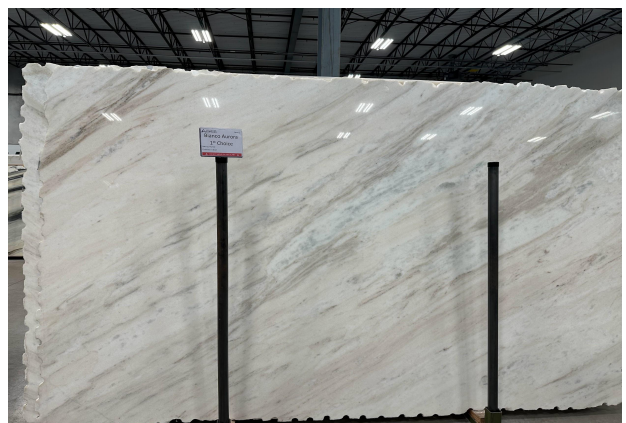
Fireclay sink



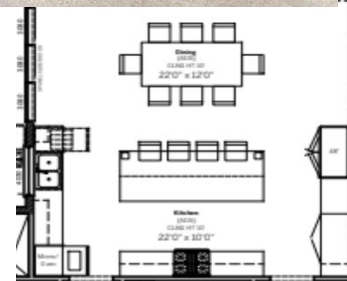
Quartzite countertop option for the island



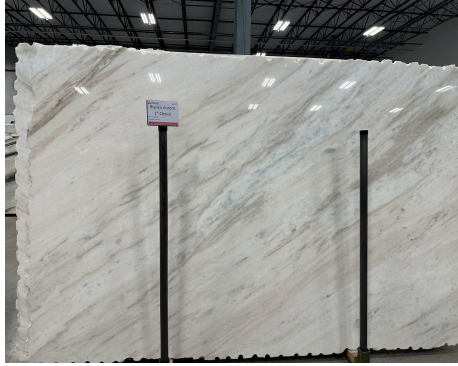
Bianco aurora on perimeter countertops



*KD*



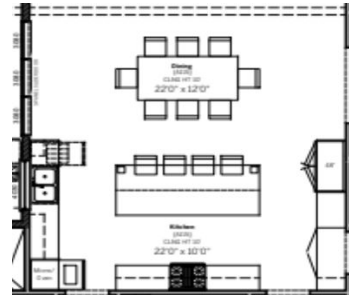




Waterfall returns on kitchen island with front detail



Cabinet color concept



Dining room



Island pendants x 3



# Cabinet hardware



Study nook

SW 7620

# Seaworthy

FULL DETAILS 

This dark, hearty blue will embolden a well-lit space with a sophisticated, nautical ambience. Its cool slate undertone also imparts a sophisticated, nautical vibe.

Get this color in a:



Color Sample



Paint Sample



Interior Paint



# Powder Bath

*KD*

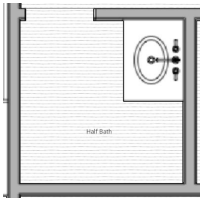
Sconce light X 1



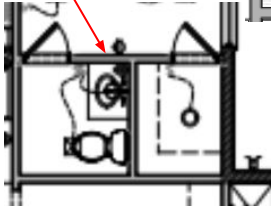
Inspo photo to slab top and face  
Vanity, to be mounted into side wall



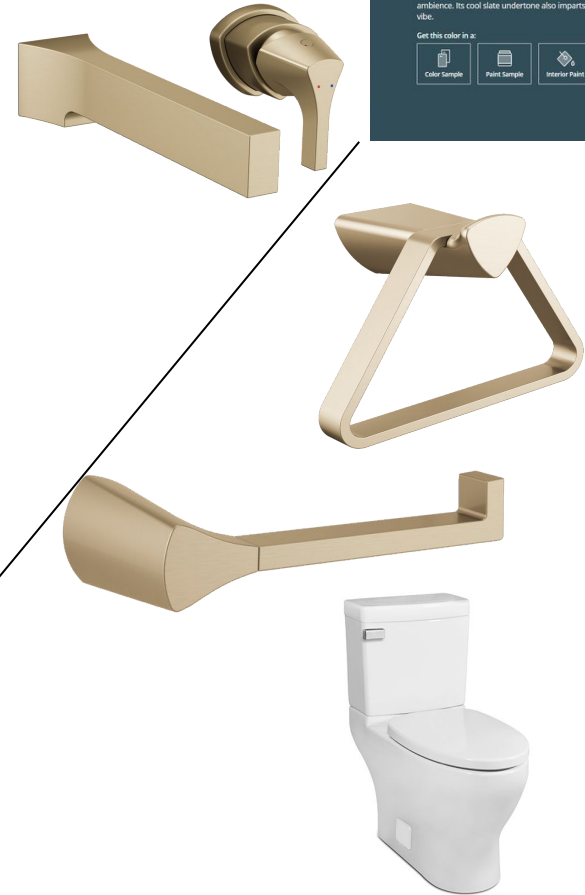
Floor  
Detail



Change half  
bath vanity light  
to (1) sconce  
on side wall



Floor to be wood



# Primary Bath



# Brizo litze collection

Tub faucet



Wall mounted lavatory faucets



Add rain-shower head



(1) Shower head



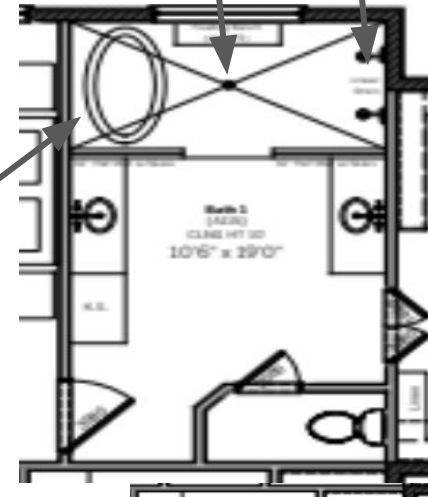
(1) Handshower addition



Add pony  
Plumb wall  
For deck  
Mounted  
faucet

Handshower

Rain shower



# OPTION 2

- (1) Shower head
- (2) Add matching rain shower head (not shown)



Tub faucet and hand shower

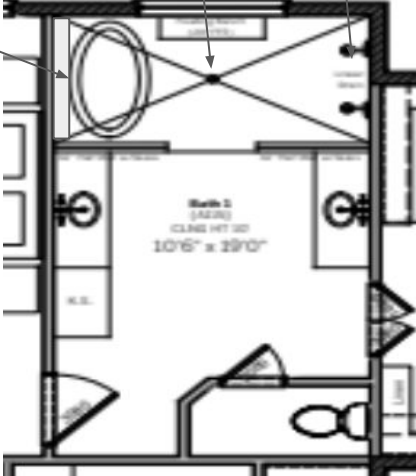
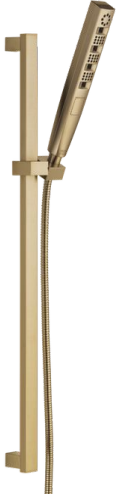


Handshower

Rain shower

▶ Add pony Plumb wall For deck Mounted faucet

1 hand shower



# Primary bath plumbing

(1) toilet/ comfort height/ elongated sink/  
tornado flush



(2) sinks (Kohler ladena or equivalent)



*Kohler*

# Tile

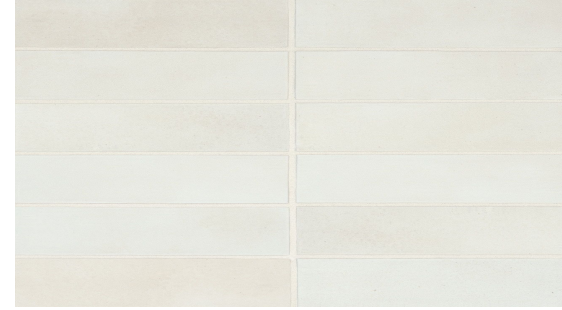
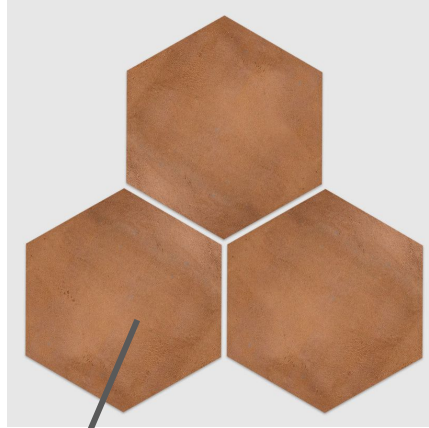
Inspo photos



**Countertop:**  
Bianco aurora



**Bathroom floor:**  
Clay imports Cotto  
8" hexagon 1/2" thick



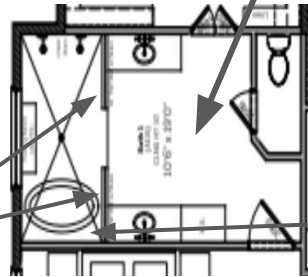
**Shower walls/ tub deck and face/  
plumb wall shelf:**

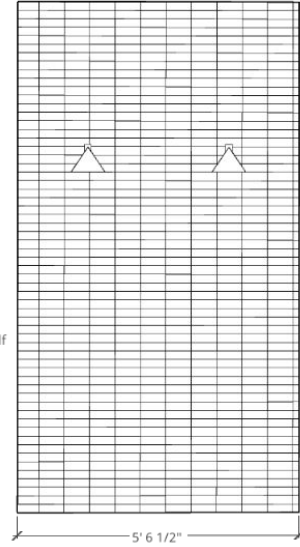
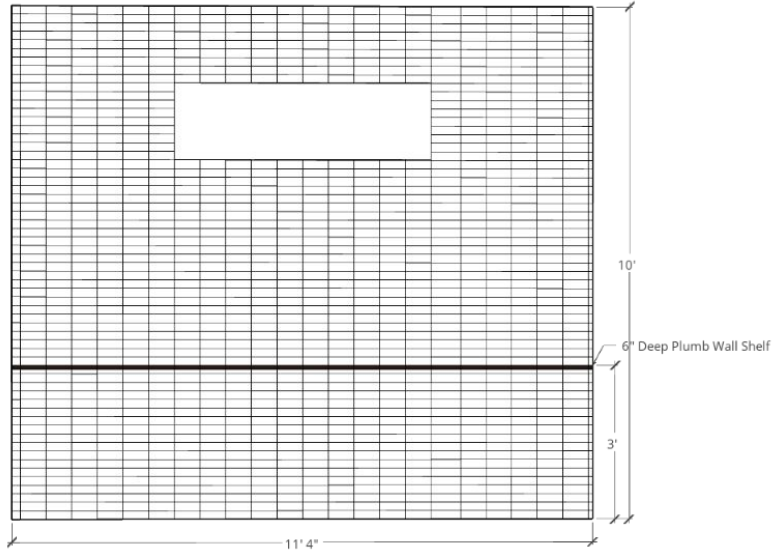
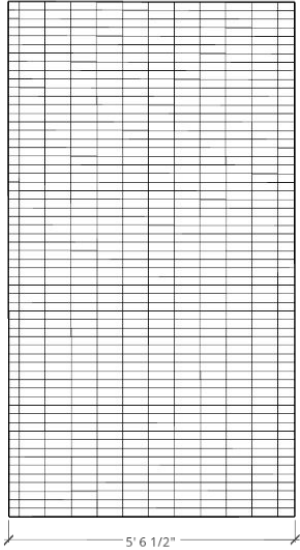
Bedrosians 2x6 Celine matte porcelain  
Straight lay

**Shower floor:**  
4x4 Celine white matte porcelain  
Straight lay

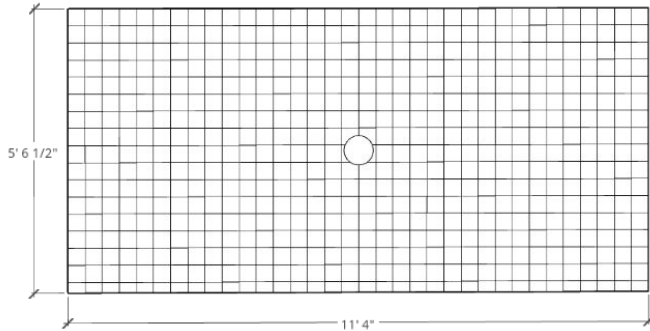
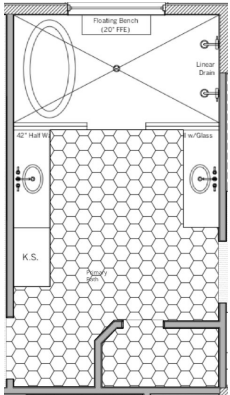
\*builder is adding a partial plumb wall  
Bump out behind tub/ tub will be a drop in.

Full glass frameless walls





**Shower walls/ tub deck and face/ plumb wall shelf:**  
Bedrosians 2x6 Celine matte porcelain  
Straight lay

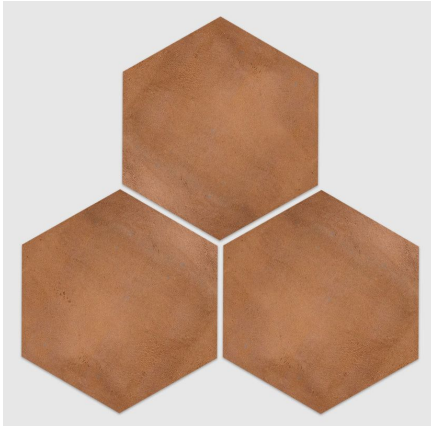


**Shower floor:**  
4x4 Celine white matte porcelain  
Straight lay



# Lighting

Vanity light x 2

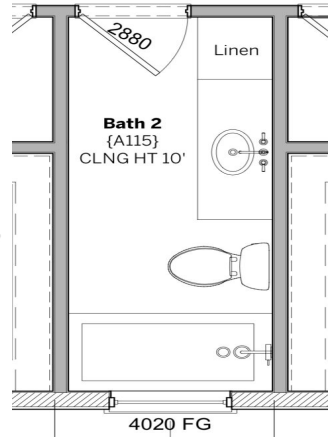


# Bath 2

*KD*



*KD*

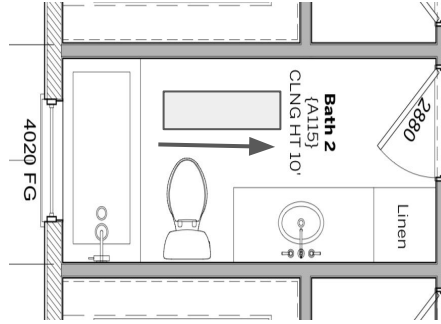






*KD*

# Tile



## Bathroom floor:

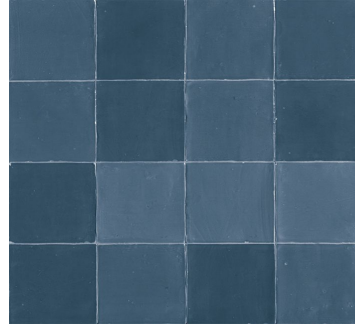
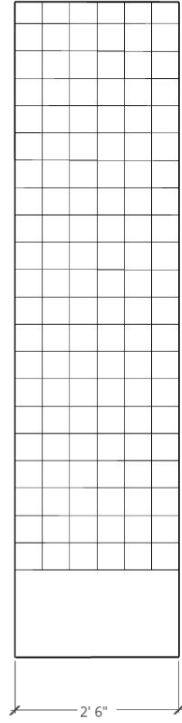
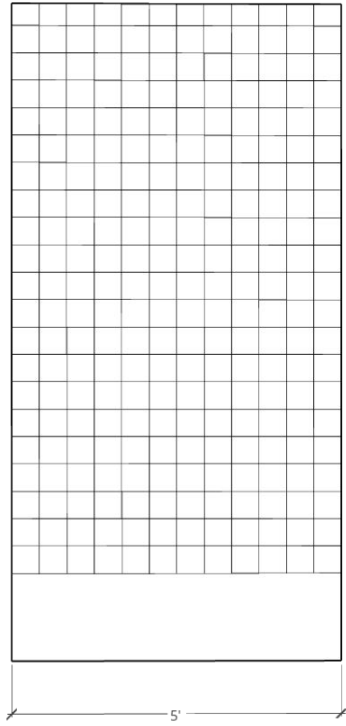
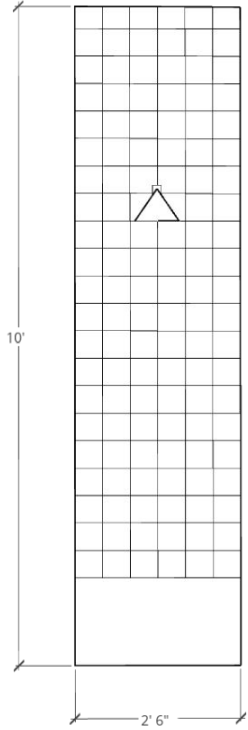
Athena white 12x24 offset joint  
On the floor



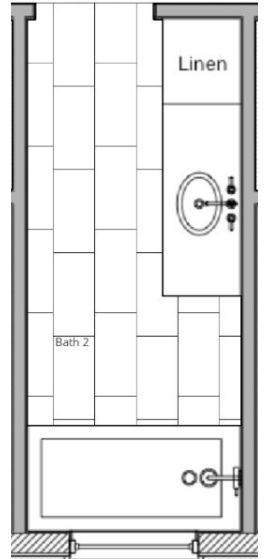
## Tub wall:

Porcelanosa Yazari  
Nadida 5x5  
Straight lay





**Tub wall:**  
 Porcelanosa Yazari  
 Nadida 5x5  
 Straight lay



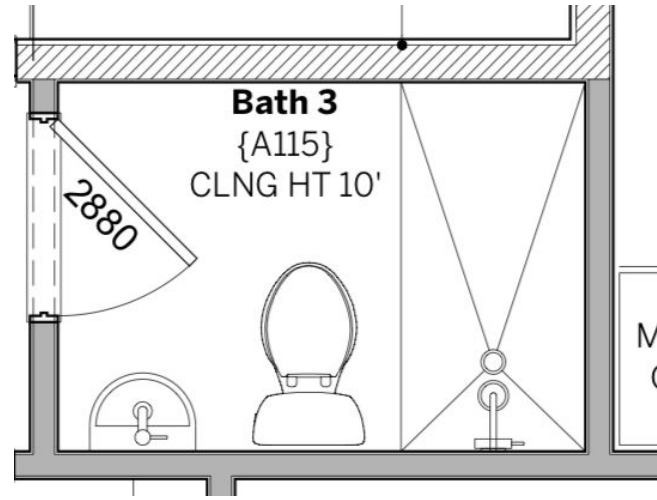
# Bath 3

## POOL BATH

*KD*



Replace with 2 in 1 shower



*KD*

Pedestal sink option 2



*KD*

# Tile

## Shower wall tile:

Bedrosians Cloe- baby blue 2x8  
Stagger joints/ Run 8" vertically  
Finish returns with matching 8" trim



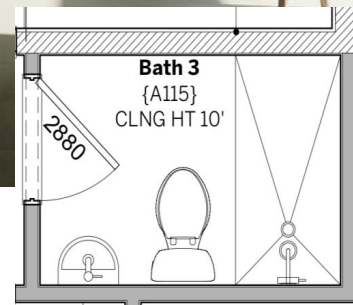
## Bathroom floor:

Arizona tile Athena white 12x24  
Offset joint

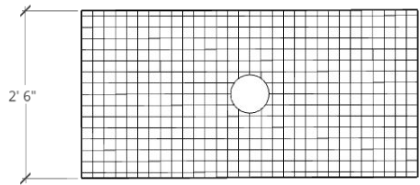
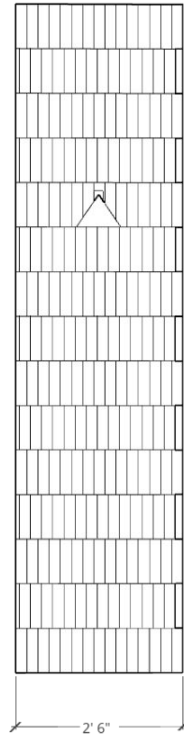
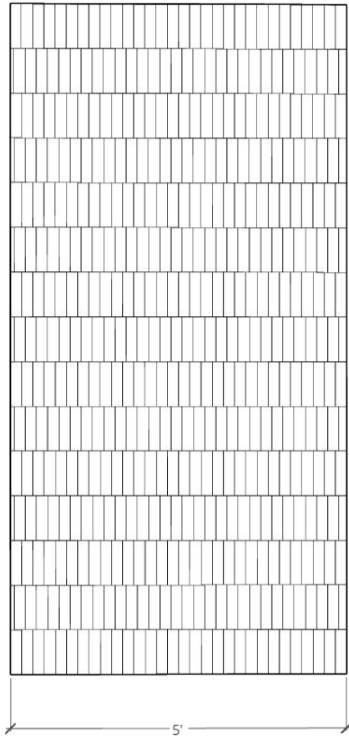
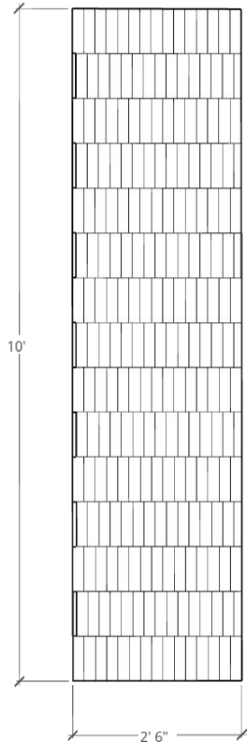


## Shower floor:

AT Athena white 2x2





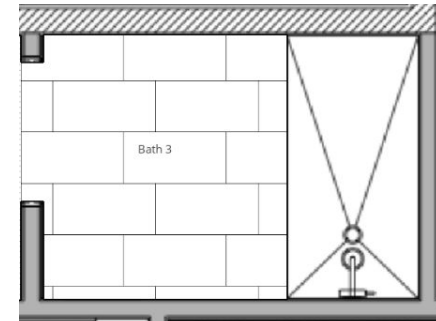


**Shower floor:**  
AT Athena white 2x2



**Shower wall tile:**

Bedrosians Cloe- baby blue 2x8  
Stagger joints/ Run 8" vertically  
Finish returns with matching 8" trim



Bath 4

*KD*



Kohler underscore alcove tub





Alcove tub/ tall flat skirt

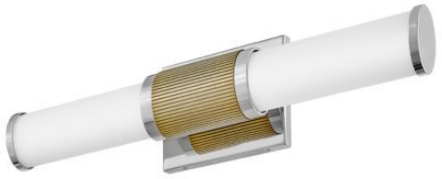
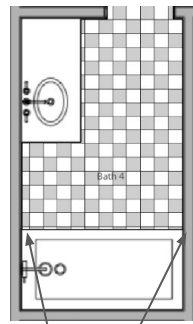
*KD*

Tile



**Floor:**

Checkerboard 50/50 blend  
Bedrosians: Cloe - Grey and white 5x5  
Straight lay

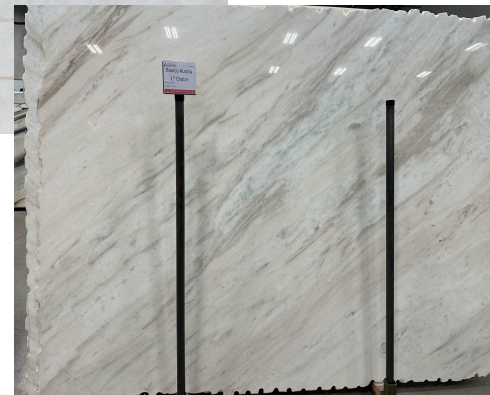


**Tub wall tile:**

Bedrosians: Cloe-grey 2x8  
Straight lay/ run 8" side horizontally  
Use matching 8" trim for return walls



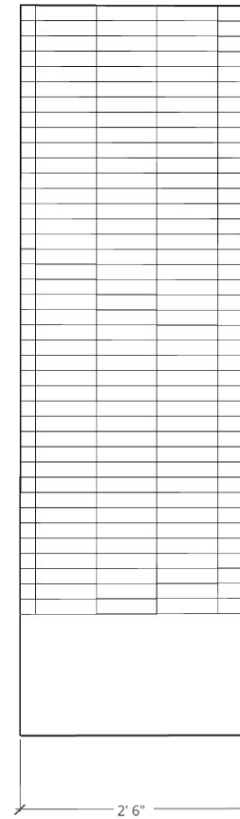
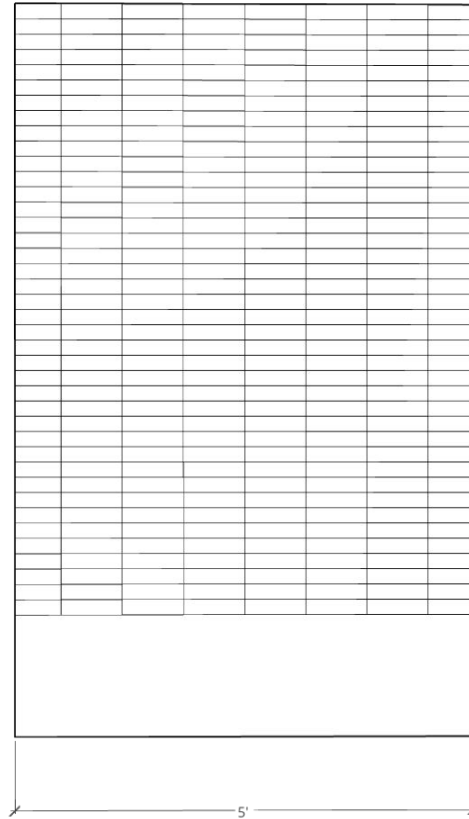
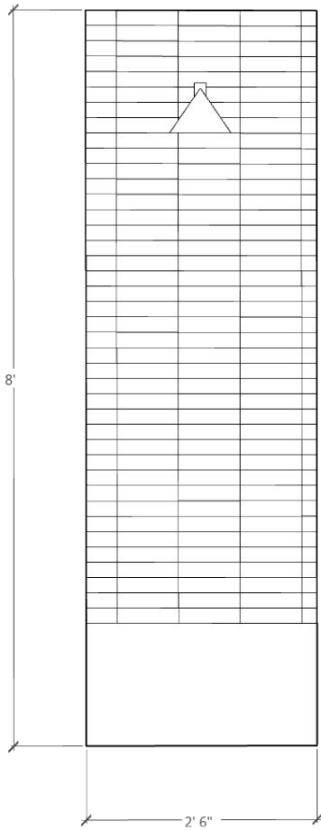
**Countertop:**  
Bianco aurora



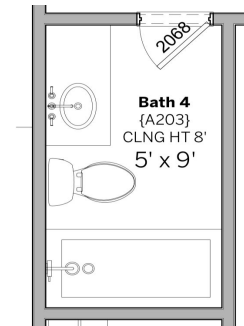
Carrara countertops  
And backsplash



Painted cabinets- SW natural choice semi-gloss



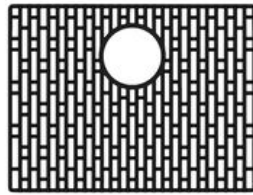
**Tub wall tile:**  
 Bedrosians: Cloe-grey  
 2x8  
 Straight lay/ run 8" side  
 horizontally  
 Use matching 8" trim for  
 return walls



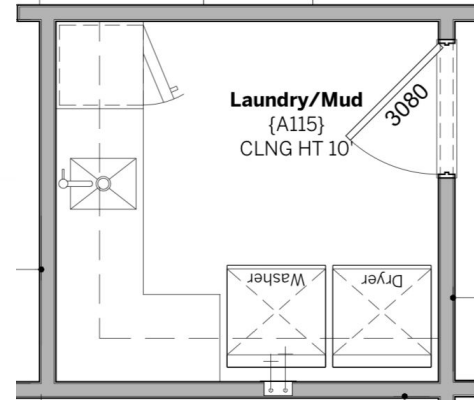
Laundry

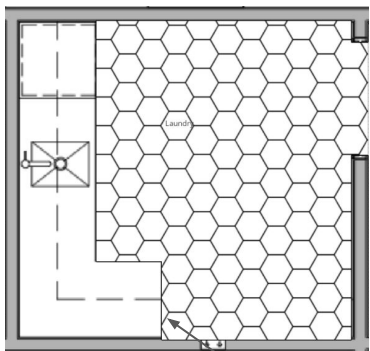
*KD*





*KD*





**Floor tile:**

Clay imports- cotto color umber  
13x13x1/2" straight lay

**Color story**



**Countertop:**

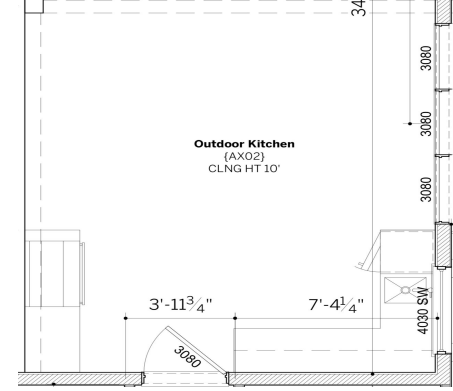
Aurora marble countertop

**Backsplash:**

Bedrosians green 2x8 offset joint.  
Use matching 8" trim to finish  
returns.

# Outdoor Kitchen

*KD*



*KD*

# Improver budget

Budget for Material Selections  
2601 Improver Rd.

|                       |          |          |
|-----------------------|----------|----------|
| Appliances            | \$40,000 |          |
| Plumbing Fixtures     | \$15,000 |          |
| Lighting Fixtures     | \$20,000 |          |
| Cabinets              | \$95,000 |          |
| Countertops           | \$25,000 | \$19,975 |
| Wood Flooring         | \$36,000 |          |
| Carpeting             | \$2,250  |          |
| Tile (floor and wall) | \$25,000 |          |