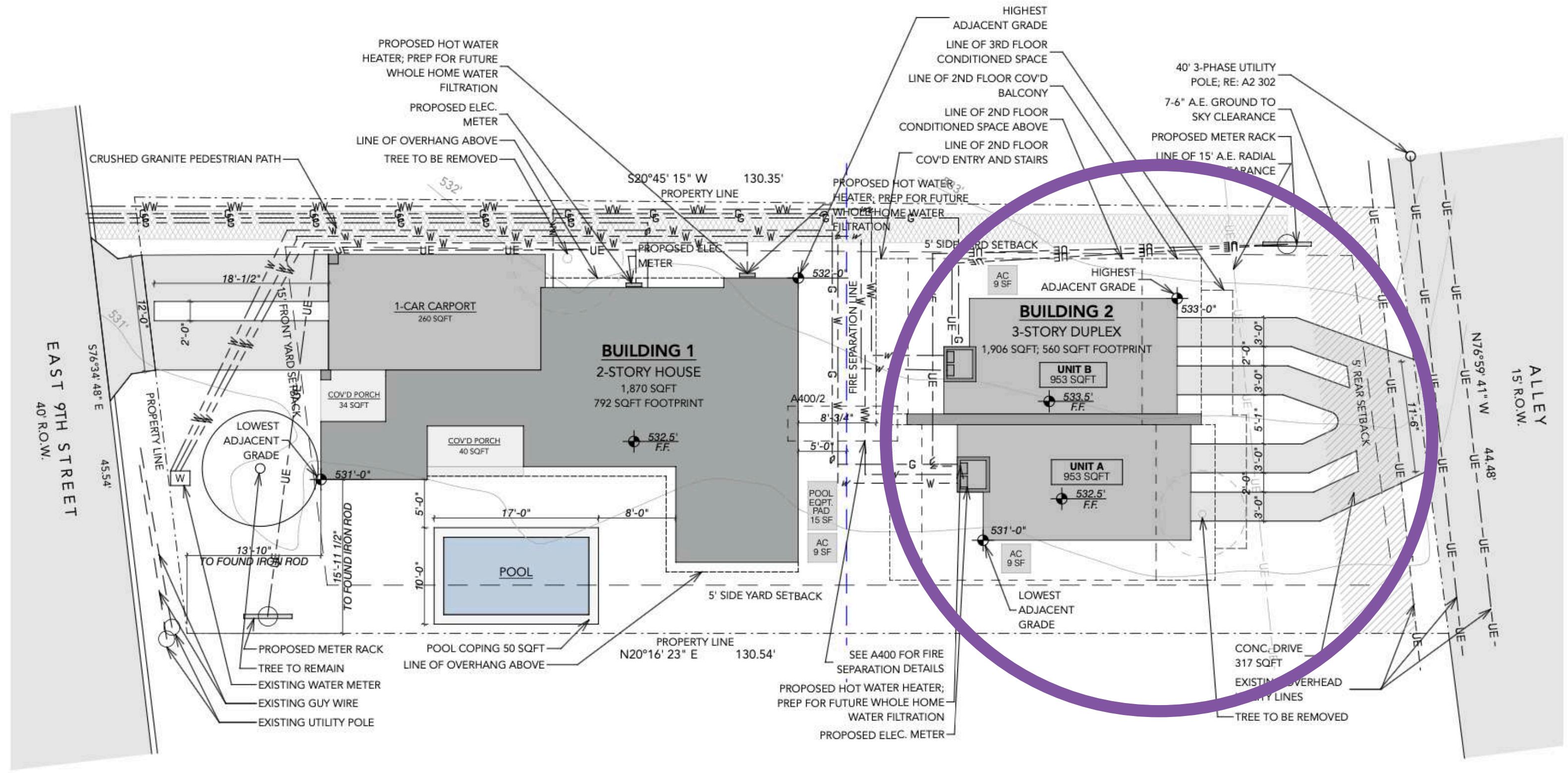




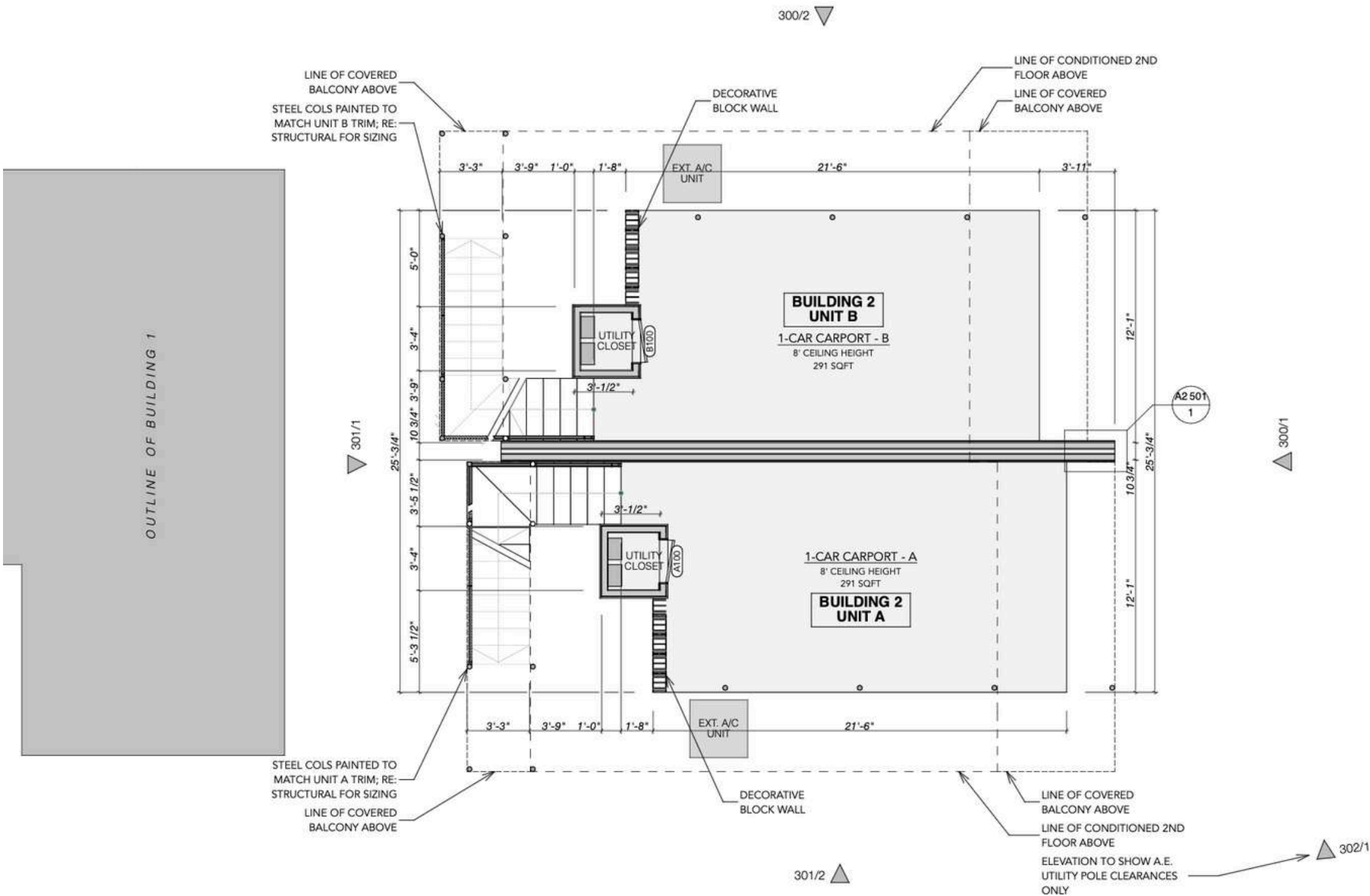
2108 E. 9TH DUPLEX Design Deck

Details are for design vision only and may not reflect the exact on-site results. Actual details may vary and are subject to change.

SITE PLAN



FLOOR PLAN- FIRST FLOOR (CARPORTS)



MOOD BOARD

SW 7008
Alabaster

Sherwin Williams
Peppercorn
SW 7674

Sherwin Williams
Baked clay
(SW 6340)

SW 7004
Snowbound



Lighting



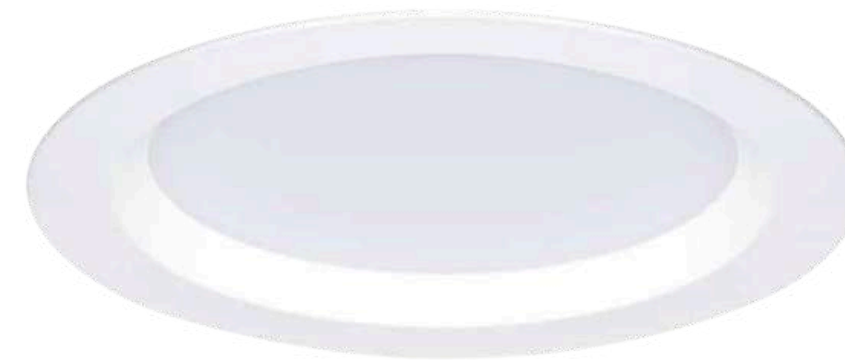
Bath Vanity Light



Exterior Sconces



Kitchen Chandelier



Low Flicker Recessed Lighting

Interior Color Selections

COLORS

-SW Snowbound

- Walls throughout
- Ceilings and trim throughout.

SHEENS

-Walls in flat/matte sheen

-Trim, doors, baths in semi gloss

Better for you - LOW VOC PAINT

- UL Greenguard Certified

-SW ProMar 200

SW 7004
Snowbound



PRODUCT CERTIFIED FOR
LOW CHEMICAL EMISSIONS
UL.COM/GG
UL 2818

Exterior Color Selections

Colors

- Hardi (SD2) in SW Alabaster
- Hardi (SD1) in SW Peppercorn
- Staircases and Trim (TR1) in SW Baked Clay
- Flat Roofs- TPO white

Sheens

- Hardi in satin

SW 7008
Alabaster

Sherwin Williams
Baked clay
(SW 6340)

Sherwin Williams
Peppercorn
SW 7674

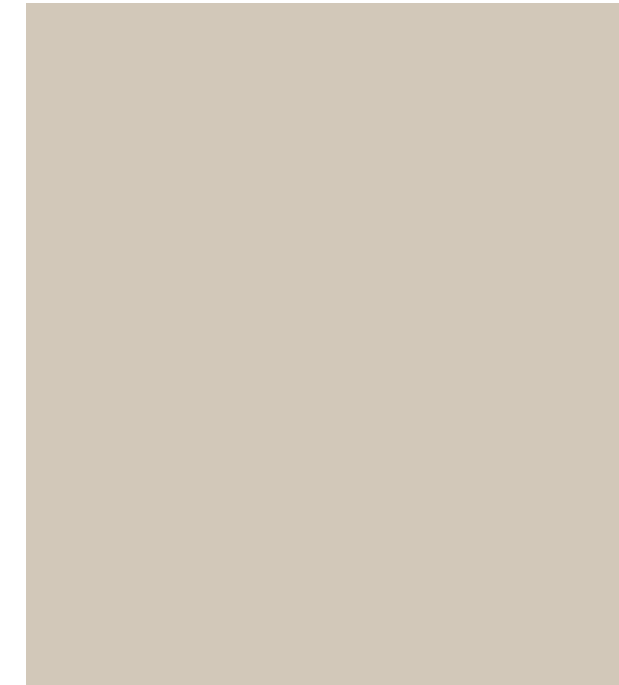
Kitchen



White LED Chandelier Above Island



Astoria White Maestro Quartz
Countertop and Backsplash



Main Cabinetry Material in Taupe Grey



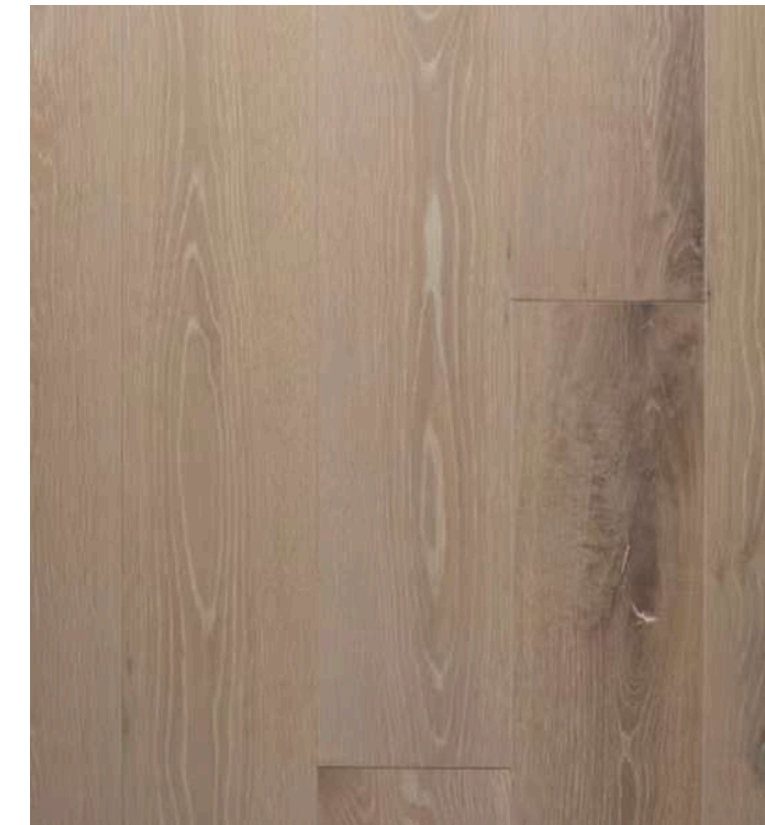
Accent Material in Natural
Halifax Oak - Floating Shelves



Rhiver Brushed Nickel Faucet



Luxart Siligrant Sink in Soft White



Preston White Oak Engineered Wood Flooring

Kitchen Cabinetry

All cabinetry is custom designed and produced in collaboration with Compass Fabrication



Appliances



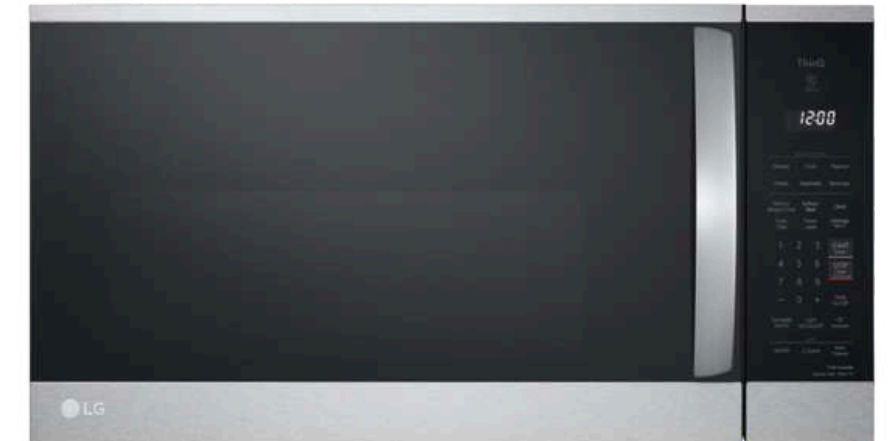
3 Door French Door Refrigerator



Smart Dishwasher with
Stainless Steel Tub



4 Burner Range with SuperBoil Power Burner



Over the Range Smart Microwave

Appliance Perks



Perks from Our Partners at FBS Appliances

- We've partnered with FBS Appliances to help make your move-in as smooth and stress-free as possible. Their team will help you get everything set up, including taking care of warranty registration so it's one less thing on your to-do list. They also offer excellent warranty coverage, giving you added peace of mind as you settle into your new home.
- As a special housewarming gift from us, you'll get to enjoy a personalized chef experience with Chef Justin from Lone Star Chefs. He'll come to your home and cook you a delicious meal using your new appliances—an unforgettable way to break in your kitchen.
- And one more bonus: FBS is also sharing our exclusive builder pricing with you on select washer and dryer packages—just another perk we're excited to pass along! Reach out to Darsh for more details.



Powder Bath



30" Round Mirror



Preston White Oak Engineered Wood Flooring



31 inch Oak Herringbone Vanity
Sink with Engineered Carrara
Marble Top



Lizzie Faucets in Brushed
Nickel



Truman Vanity Light in Brushed
Nickel

Primary Suite



17" Rectangular Mirror



Lizzie Sink and Shower Faucets in
Brushed Nickel



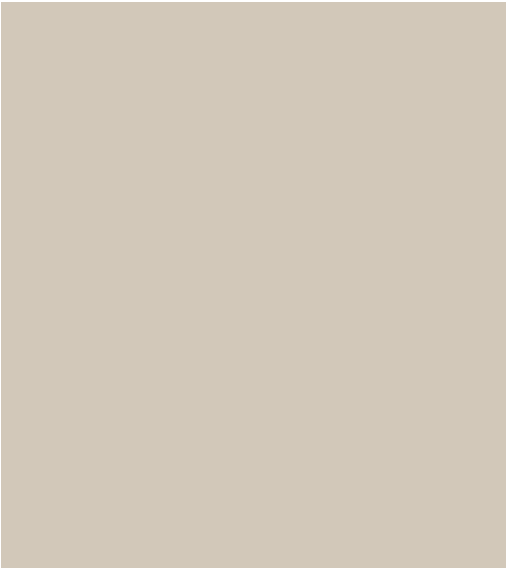
Truman Vanity Light in Brushed Nickel



Vanity Cabinetry- need V2



Artic Ice Porcelain Tile - Bath Floor



Vanity Cabinetry Material in Taupe Grey



Jazz White Quartz Countertop



Matte Porcelain Mosaic Tile-
Shower Floor



Polished Porcelain Tile
Shower Walls

Bath 2



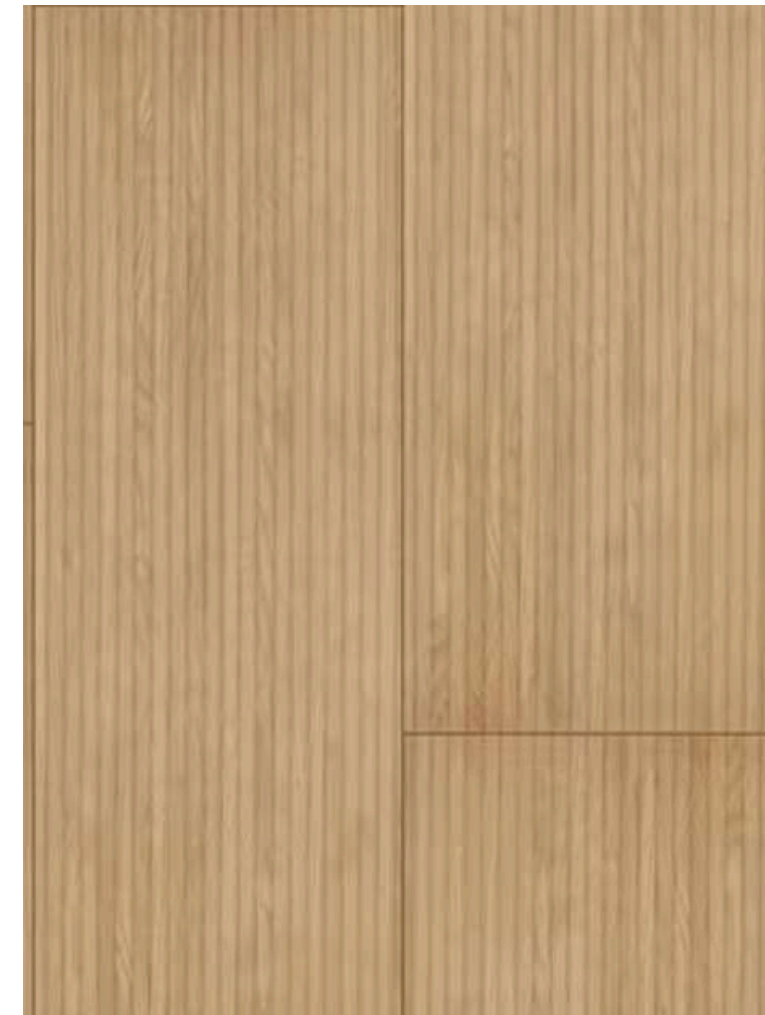
Truman Vanity Light in Brushed Nickel



30" Round Mirror



Lizzie Sink and Shower Faucets in
Brushed Nickel



Wood Look Oak Ceramic Tile - Tub Walls



Venatto Matte Porcelain Tile- Bath Floor



Jetta Acrylic Skirted
Tub



31 inch Oak Finish Vanity Cabinetry with
Engineered Stone Top

Outdoor Living



Dark stain- fencing
Protek Ebony



Stoval Grey Grip Porcelain Tile floor on Balconies and
Roof Deck



White Integrated LED Exterior
sconces



Address numbers

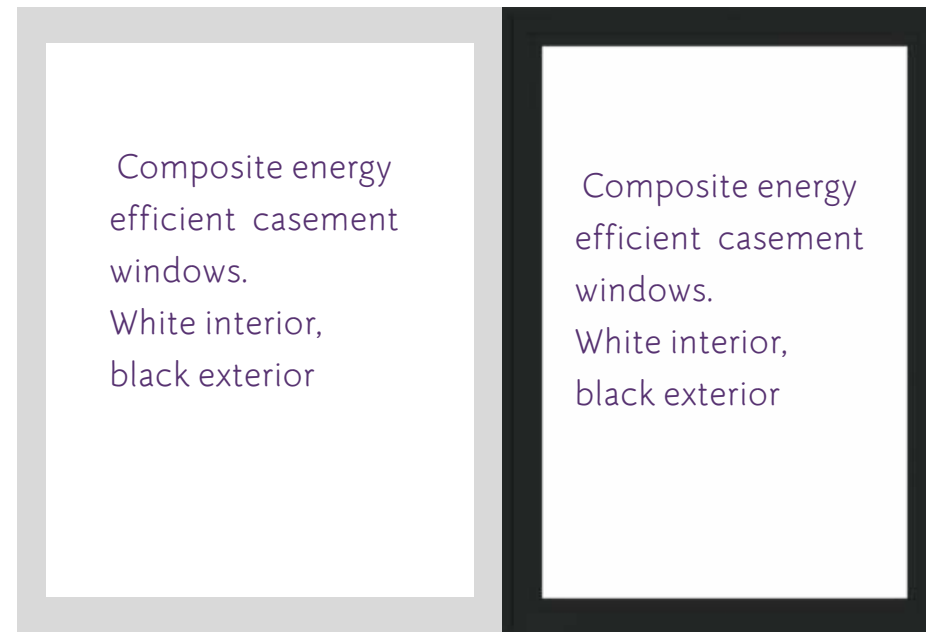
Windows and Doors

Interior Doors- solid core flush slab, brushed nickel hardware

Shower Doors - glass with brushed nickel hardware

Exterior doors- solid black with full lite glass panel

Windows- composite energy efficient casement windows.
Black exterior, white interior



Windows



Interior Doors



Sliding glass shower doors



Exterior doors

Accessories



Bath Mirrors in various designs -
brushed nickel



Cabinet Hardware in Brushed Nickle



Bath Accessories in Brushed Nickel



Durable Brushed Nickel Hardware



Energy Efficient Ceiling fans

Tech Features



Ring doorbell



Digital Thermostats



Digital Irrigation
System



Smart Home
Appliances



USB-C Outlets in key areas



Ethernet ports installed with hardwire
bundle kit for a low-EMF environment.