

*Toll Brothers*  
AMERICA'S LUXURY HOME BUILDER®



NEWBROOK - CYPRESS COLLECTION



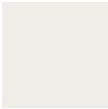

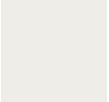
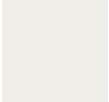
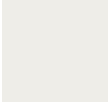

# Osprey Carolina

HOME SITE 197 | 290 BEDFORD TERRACE | ST. AUGUSTINE, FL 32092

# Designer Appointed Features | EXTERIOR SELECTIONS

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.



- |   |   |  |   |   |   |   |  |  |   |   |  |
|---|---|--|---|---|---|---|--|--|---|---|--|
| 1 |  | <b>PRIMARY</b><br>Alpaca<br>SW 7022          | 3 |  | <b>FRONT DOOR</b><br>Mount Etna<br>SW 7625  | 5 |  | <b>BRACKETS</b><br>Pure White<br>SW 7005 | 7 |  | <b>ROOF</b><br>Charcoal<br>GAF                     |
| 2 |  | <b>TRIM/SOFFITS</b><br>Pure White<br>SW 7005 | 4 |  | <b>GARAGE DOOR</b><br>Pure White<br>SW 7005 | 6 |  | <b>CORBELS</b><br>Pure White<br>SW 7005  | 8 |  | <b>PAVERS</b><br>Napoli - Holland Stone<br>Belgard |

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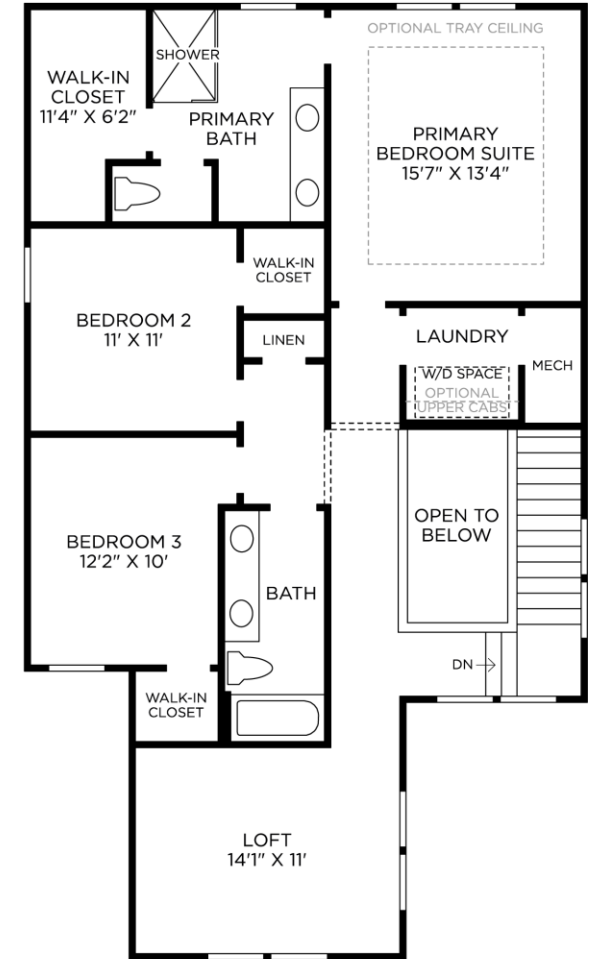
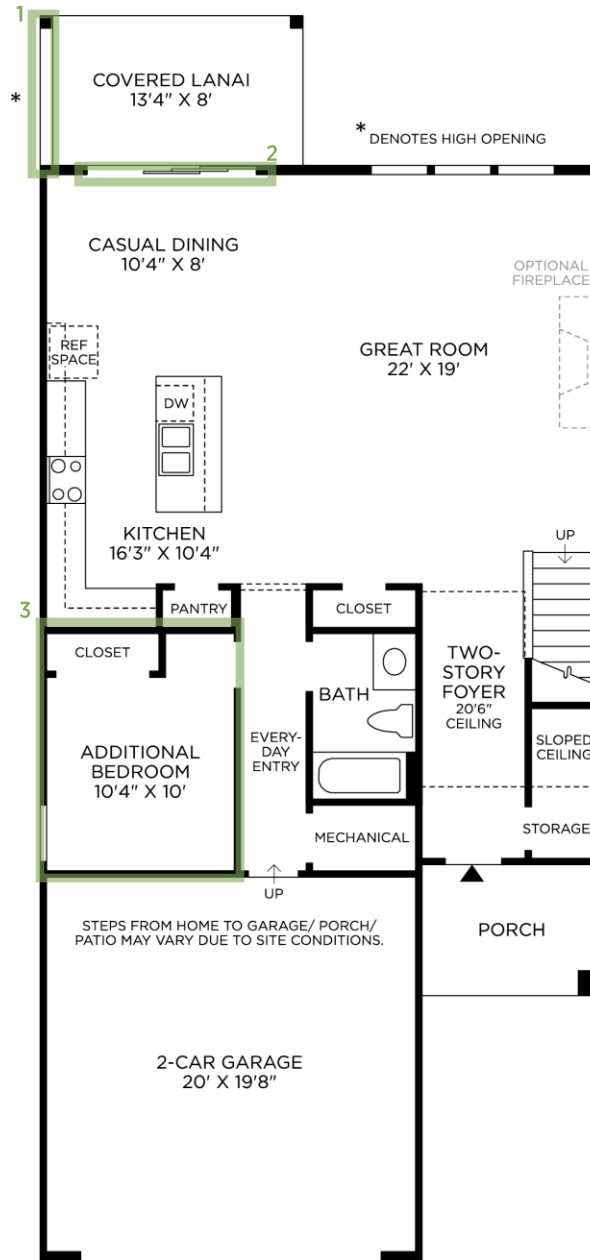
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# Designer Appointed Features | STRUCTURAL OPTIONS

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- 1 EXTERIOR PRIVACY WALL AT LANAI
- 2 MULTI-SLIDE STACKED DOOR
- 3 ADDITIONAL BEDROOM ILO FLEX ROOM
- 4 OAK MAIN STAIRS  
(not shown)
- 5 2-PANEL CRAFTSMAN DOOR  
(not shown)
- 6 OPEN STAIR RAILING  
(not shown)



# Designer Appointed Features | INTERIOR SELECTIONS

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## 1 INTERIOR CARPENTRY

### Traditional Trim

5 ¼" F Baseboards & 3 ¼"  
Door Casing | White

## 2 INTERIOR DOORS

### Two-Panel Square

White | Hollow Core

## 3 INTERIOR DOOR HANDLES

### Kwikset San Clemente/Halifax

Matte Black

## 4 FLOORING-CARPET

### Shaw Enchantment

Natural Wood

## 5 FLOORING- LVP

### Shaw Homestead

7302 Wingback Brown | Random Offset

## 6 INTERIOR PAINT

### Sherwin Williams Gossamer Veil

SW9165 | Flat

## 7 DINING LIGHTING

### Progress Cherish

Antique Bronze | Chandelier

## 8 FOYER LIGHTING

### Progress Kellwyn

Matte Black | 9 light Pendant

## 9 STAIR RAILING & OAK TREADS

### Contemporary Newel Post Oak Treads with Painted White Risers

Toasted Barrel



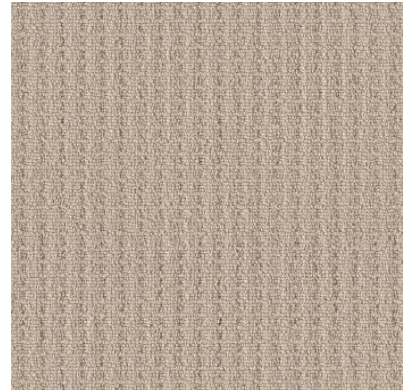
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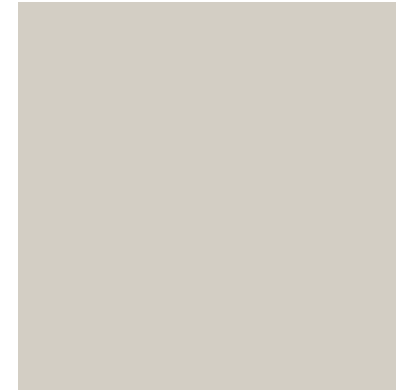
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# Designer Appointed Features | KITCHEN

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.

## 1 CABINETS

### Aristokraft Winstead

Perimeter Burlap  
Island White: White | Shaker

## 2 HARDWARE

### Drawer & Door Pulls

Matte Black

## 3 COUNTERTOP-ISLAND & PERIMETER

### MSI Quartz

Calacatta Elysio

## 4 BACKSPLASH

### Dal Mesmerist

Trance | 3x12 horizontal offset

## 5 FLOORING- LVP

### Shaw Homestead

7302 Wingback Brown | Random Offset

## 6 FAUCET

### Kohler Graze

Matte Black | Pull Down

## 7 SINK

### Kohler Vault

Stainless Steel | Single Basin Undermount

## 8 LIGHTING-ISLAND

### Progress Kellwyn

Matte Black | Pendant



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# Designer Appointed Features | KITCHEN APPLIANCES

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.

## 1 COOKTOP

**Whirlpool**

Stainless Steel | 5-Burner Gas

## 2 VENT HOOD

**Whirlpool**

Stainless Steel | Under Cabinet

## 3 MICROWAVE/OVEN COMBO

**Whirlpool**

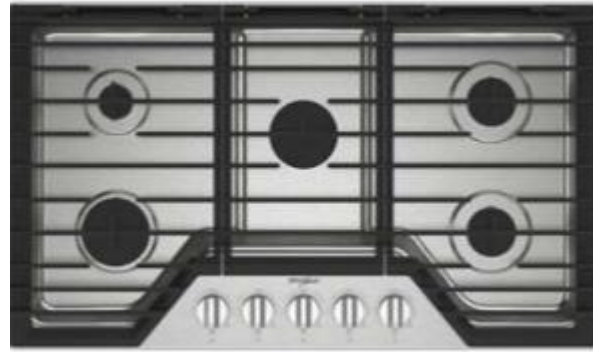
Stainless Steel | Built-In

## 4 DISHWASHER

**Whirlpool**

Stainless Steel

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# Designer Appointed Features | PRIMARY BATHROOM

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.

## 1 VANITY CABINETS

### Aristokraft Winstead

Burlap | Shaker

## 2 HARDWARE

### Drawer & Door Pulls

Matte Black

## 3 COUNTERTOP

### MSI Quartz

Calacatta Elysio

## 4 FAUCET

### Kohler Venza

Matte Black | Widespread

## 5 TILE FLOOR

### Daltile Moroccan Concrete

Off white | 12x24 Offset

## 6 SHOWER TILE—WALLS

### Daltile Famed

Diamond Polished | 12x24 Horizontal offset

## 7 SHOWER TILE—FLOOR

### Daltile famed

Diamond matte | Penny round

## 8 SHOWER FIXTURES

### Kohler Venza

Matte Black

## 9 TOILET

### Sterling Windham

White | Standard Height

## 10 SINK

### Kohler Verticyl

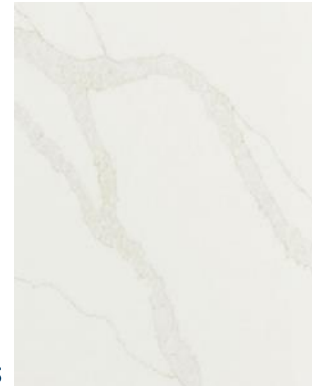
White | Rectangular Undermount



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# Designer Appointed Features | SECONDARY BATH WITH TUB

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## 1 VANITY CABINETS

**Aristokraft Winstead**  
Burlap | Shaker

## 2 HARDWARE

**Drawer & Door Pulls**  
Matte Black

## 3 COUNTERTOP

**MSI Quartz**  
Calacatta Elysio

## 4 FAUCET

**Kohler Venza**  
Matte Black | Widespread

## 5 TILE FLOOR

**Daltile Moroccan Concrete**  
Off white | 12x24 Offset

## 6 SHOWER TILE—WALLS

**Dal Mesmerist**  
Trance | 3x12 horizontal offset

## 7 BATHTUB

**Sterling Ensemble**  
Vikrell

## 8 SHOWER FIXTURES

**Kohler Venza**  
Matte Black

## 9 TOILET

**Sterling Windham**  
White | Standard Height

## 10 SINK

**Kohler Verticyl**  
White | Rectangular Undermount



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