

NEWBROOK – RIVER BIRCH COLLECTION

Karsen Modern Coastal

HOME SITE 244 | 233 BISMARCK PALM RD | 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 **BODY/ SIDING/ BOARD & BATTEN**
Olympus White
SW 6253

2 **TRIM/ SOFFFITS**
Pure White
SW 7005

3 **FRONT DOOR**
Cyberspace
SW 7076

4 **GARAGE DOOR**
Pure White
SW 7005

5 **ROOF**
Charcoal
GAF

6 **PAVERS**
Napoli
Belgard

7 **CORBELS/ BRACKETS**
Pure White
SW 7005

8 **WINDOWS**
White

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Designer Appointed Features | STRUCTURAL OPTIONS

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1 OFFICE REPLACES FLEX ROOM

2 BEDROOM AND BATH ADDITION

3 VENTLESS FIREPLACE 42" ARTISAN

4 SEC BATH – SHOWER STALL W/ TILE FLOOR
(not shown)

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Designer Appointed Features | INTERIOR SELECTIONS

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1 INTERIOR CARPENTRY
Traditional Trim
5 ¼" Baseboards & 3 ¼"
Door Casing | White

2 INTERIOR DOORS
Two-Panel Square
White | Hollow Core

3 INTERIOR DOOR HANDLES
Kwikset San Clemente/Halifax
Chrome

4 FLOORING–CARPET
Shaw Wildwood Valley
Fossil

5 FLOORING–LUXURY VINYL PLANK
Shaw Homestead
Shell Taupe| Random Offset

6 INTERIOR PAINT
Sherwin Williams
Crushed Ice | Flat

7 FOYER LIGHTING
Kichler Abbotswell
Polished Nickel

8 DINING LIGHTING
Kichler Madden
Polished Nickel | 6 Light

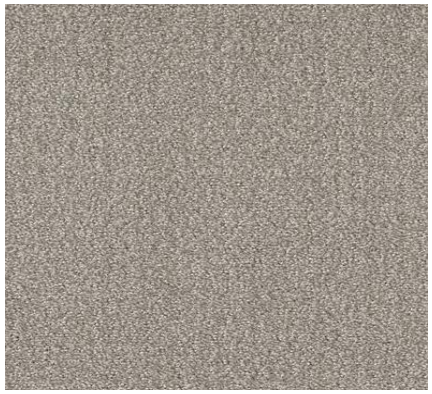
9 STAIR RAILING & OAK TREADS
Coastal Newel Post
Oak Treads with Painted White Risers
Classic Grey | 271 LVP

ONLY APPLICABLE IF OAK TREADS AND OPEN RAILING ARE SOLD AT SALES AT TIME OF AGREEEMENT


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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

Diamond Vibe Bryant
Perimeter: White | Shaker
Island: Regatta | Shaker

2 HARDWARE

Drawer & Door Pulls
Chrome

3 COUNTERTOP–ISLAND& PERIMETER

Silestone Quartz
Ethereal Dusk | High Variation

4 BACKSPLASH

Daltile Miramo Picket
Sand | Vertical

5 FLOORING–LUXURY VINYL PLANK

Shaw Homestead
Shell Taupe| Random Offset

6 FAUCET

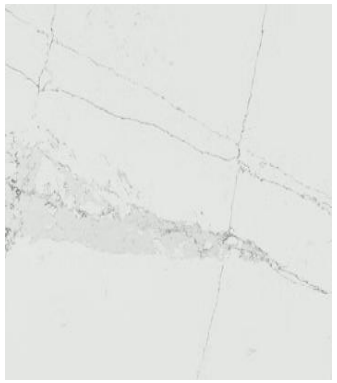
Kohler Crue
Chrome | Pull Down

7 SINK

Kohler Vault
Stainless Steel | Single Basin Undermount


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Designer Appointed Features | KITCHEN APPLIANCES

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1 COOKTOP
KitchenAid
Stainless Steel | 5-Burner Gas

2 VENT HOOD
KitchenAid
Stainless Steel | Under Cabinet

3 MICROWAVE/OVEN COMBO
KitchenAid
Stainless Steel | Built-In

4 DISHWASHER
KitchenAid
Stainless Steel

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Designer Appointed Features | POWDER ROOM

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1 PEDESTAL SINK

Kohler Archer
White

2 FAUCET

Kohler Elate
Chrome | Widespread

3 TOILET

Kohler Highline
White | Comfort Height

4 FLOORING–LUXURY VINYL PLANK

Shaw Homestead
Shell Taupe| Random Offset

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Designer Appointed Features | PRIMARY BATHROOM (SHOWER & TUB)

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1 **VANITY CABINETS**
Diamond Vibe Bryant
White | Shaker

2 **HARDWARE**
Drawer & Door Pulls
Polished Chrome

3 **COUNTERTOP**
Silestone Quartz
Ethereal Dusk | High Variation

4 **FAUCET**
Kohler Elate
Chrome | Widespread

5 **TILE FLOOR**
Daltile Scripter
Oracle | 12x24 Offset

6 **SHOWER TILE—WALLS**
Daltile Scripter and Dal Miramo
Side Walls: Oracle | 12x24 Horizontal Offset
Miramo Sand | Picket Vertical

7 **TUB**
Kohler Stargaze
Freestanding | White

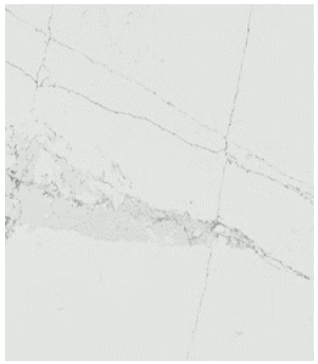
8 **SHOWER FIXTURES**
Kohler Elate
Chrome

9 **TOILET**
Kohler Highline
White | Comfort Height

10 **SINK**
Kohler Caxton
White | Oval Undermount

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Designer Appointed Features | SECONDARY BATHROOM (TUB)

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1 **VANITY CABINETS**
Aristokraft Winstead
White | Shaker

2 **HARDWARE**
Drawer & Door Pulls
Polished Chrome

3 **COUNTERTOP**
Silestone Quartz 2CM
Blanco Maple | Low Variation

4 **FAUCET**
Kohler Buckley
Chrome | 4" Center set

5 **TILE FLOOR**
Daltile Scripter
Oracle | 12x24 Offset

6 **SHOWER TILE—WALLS**
Daltile Scripter
Oracle | 12x24 Offset

7 **TUB**
Sterling Ensemble
White | Viickrell

8 **SHOWER FIXTURES**
Kohler Buckley
Chrome

9 **TOILET**
Kohler Highline
White | Comfort Height

10 **SINK**
Kohler Caxton
White | Oval Undermount

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Designer Appointed Features | SECONDARY 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
White | Shaker

2 HARDWARE
Drawer & Door Pulls
Polished Chrome

3 COUNTERTOP
Silestone Quartz
Ethereal Dusk | High Variation

4 FAUCET
Kohler Elate
Chrome | Widespread

5 TILE FLOOR
Daltile Scripter
Oracle | 12x24 Offset

6 SHOWER TILE—WALLS
Daltile Scripter
Oracle | 12x24 Offset

7 SHOWER TILE—FLOOR
Dal Moroccan Concrete
Gray | Hexagon Mosaic

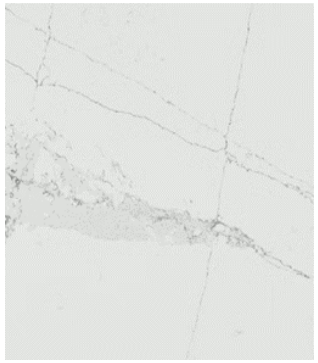
8 SHOWER FIXTURES
Kohler Elate
Chrome

9 TOILET
Kohler Highline
White | Comfort Height

10 SINK
Kohler Caxton
White | Oval Undermount

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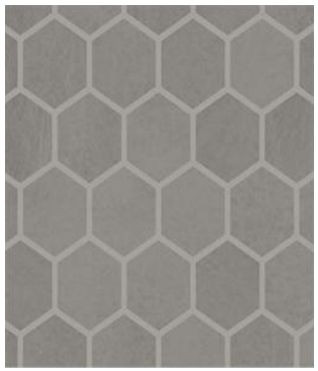

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Designer Appointed Features | LAUNDRY ROOM

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1 CABINETS

Aristokraft Winstead
White | Shaker

2 HARDWARE

Drawer & Door Pulls
Chrome

3 COUNTERTOP

Silestone Quartz 2CM
Blanco Maple | Low Variation

4 FAUCET

Kohler Jolt
Chrome | 4" Center Set

5 FLOORING–LUXURY VINYL PLANK

Shaw Homestead
Shell Taupe| Random Offset

6 SINK

Sterling Latitude
White | Vikrell Undermount

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Designer Appointed Features | LINEAR FIREPLACE

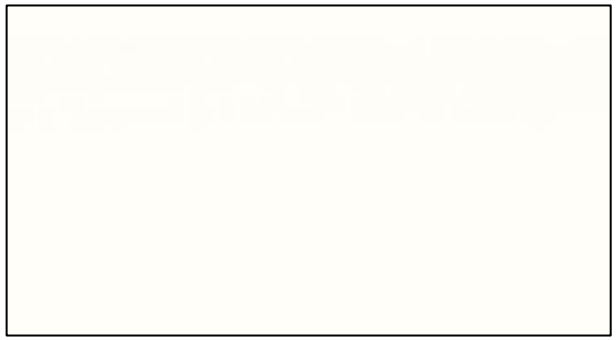
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1. **LINEAR FIREPLACE**
   42” Artisan
   Black Frame

2 **FIREPLACE – WALL TILE**
   Dal Multitude Origami
   White Flat | 12x24 Horizontal Stack



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