

The background is a rustic wooden surface with horizontal planks. The top edge is decorated with a row of autumn leaves in various colors including brown, green, purple, and red. The text is centered on the wooden planks.

# Design *Presentation*

Lot 45 Rustic Modern Farmhouse

Meta Craft *custom* Designs

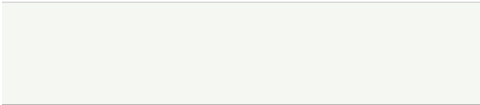




*content:*

- Throughout
- Foyer/Stairs
- Kitchen
- Dining/Family Room
- Mudroom/Powder Room
- 2<sup>nd</sup> floor Bath
- Ensuite/WIC
- Laundry

# Design board-*throughout*



Interior Door Style  
Flat Panel - Primed



Door Hardware  
Weiser Halifax Square Rose  
Matte Black



Hardwood Flooring



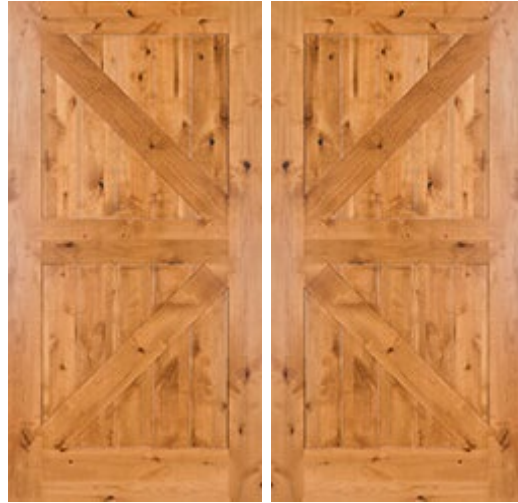
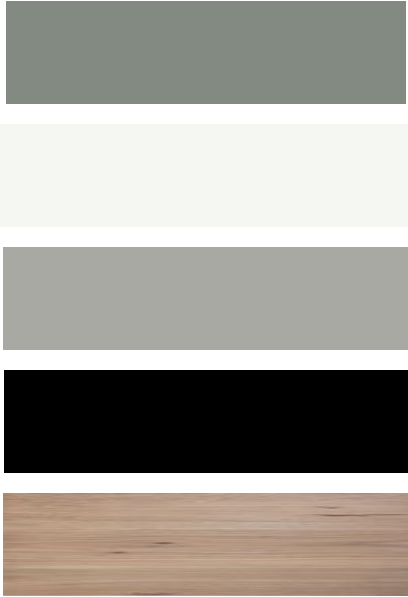
Carpet

Baseboard:  
5" High Flat Stock  
Casing - Windows & Doors:  
3" Wide Flat Stock

Closet/Pantry Shelving  
Wire shelving - Pewter  
or similar



# Design board - *foyer* and stairs



Den Sliding Barn Doors  
2 @ 2'6"  
Match Faux Beam Finish  
Black Hardware



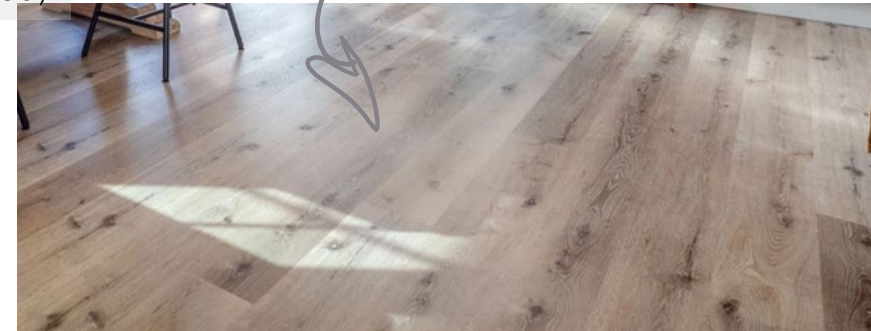
Handrails  
Newels  
Balusters (Square, Vertical, Black Laquered Wood)



Hardwood Flooring



Painted MDF  
Shiplap Stair Wall

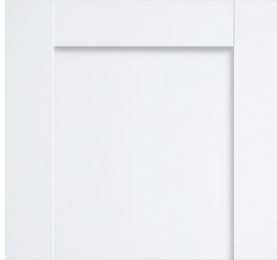


# Design board-*kitchen*



Pot Filler

*Paint code*



Perimeter Cabinetry  
Upper and Lower



Perimeter Countertop - Medium  
- Dark Grey Soapstone Look



Backsplash

- All Cabinetry Up to Ceiling
- 5 Piece Flat Panel Doors
- Under Cabinet LED Strip Lighting at Back of Cabinet

Pantry Door  
Flat Panel,  
Black  
Mullions  
Same  
Finish as  
Den Barn  
Door



Faucet



Hardware



Glass Door  
Cabinetry Framing  
Range Hood  
(Roughly 4' per  
side) Same finish  
as perimeter  
Cabinetry



Farmhouse Sink  
Kohler - K-6488-0



Island, Range Hood Section  
Upper and Lower Cabinetry  
& Open Shelving



Island Countertop



Open Shelving for  
remaining Range wall. Same  
finish as Island



Faux Beams



# Design board- *dining* / family room

Paint code



Fireplace Mantle & Faux Beams



Faux Beams:

- 5 Equally Spaced in Kitchen, Dining area & Great Room



Hardwood Flooring



Fireplace Stone

# Design board - *mudroom* / powder room

Paint code



Powder Room Vanity  
to be same width  
and depth of sink. 1  
Large open shelf



Vanity Mirror



Wallpaper



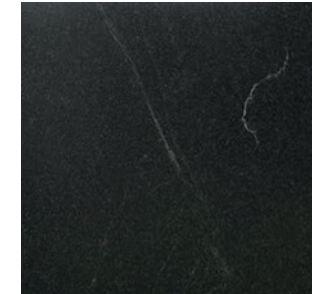
Square Matte  
Black Pocket  
Door Hardware



Mud Room/Powder Room Floor



Powder Room  
Lavatory  
Acritec # 36424



Mudroom Arborite Bench Top



Mudroom  
Hardware



Painted  
Wood  
Paneling  
on Lower  
Half of  
wall



Powder Room  
Vanity/ Mudroom  
Cabinetry (Same as  
Kitchen Island)



Matte Black  
Towel and  
Paper Holder



Lavatory  
Faucet  
Matte  
Black

# Design board - 2<sup>nd</sup> floor bathroom

Paint code



Riobel Momenti  
Fixtures



Square Matte Black  
Towel/Paper  
Holders



Quartz Countertops



Vanity Textured  
Melamine

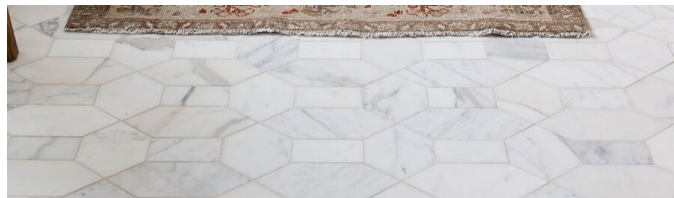


Hardware



Backsplash

White Brick Shower  
Tile with 2' Built-in  
Niche



White Calacatta Mosaic Vinyl Tile  
Flooring  
(Grouted)  
12x 24



- Frameless Mirror
- White Rectangular Undermount Lavatories

Shower/Tub Trim



Drop-in Tub



# Design board - *ensuite*/WIC

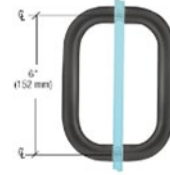
*Paint code*



Ensuite Vanity Mirror x2  
Canarm  
SKU#: RT1MBK2842

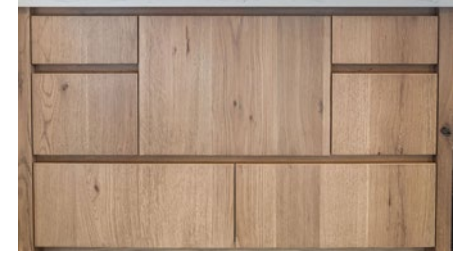


Square Matte Black  
Towel/Paper  
Holders



Shower Door  
Hardware  
Matte Black

Shower  
Glass to be  
Black  
Framed  
with all  
Black  
Hardware



WIC Built In Shelving  
Textured Melamine



Quartz  
Countertop



Kohler Vox  
Vessel Lavatories



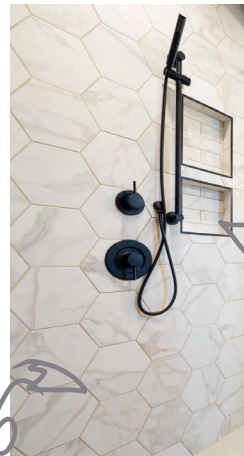
Hardware



Vanity



Ensuite Tile Floor



White Calacutta  
Hexagon Shower  
Walls

White Calacatta  
Hexagon Mosaic  
Shower Floor Tile

White Calacutta  
Subway Tile  
Shower Ceiling &  
Niche (4'  
Horizontal Niche  
With Black  
Schluter)



Riobel Momenti  
Fixtures



Maax Elina  
Freestanding  
Tub

# Design board - *laundry*

*Paint code*



Wood Finish  
Arborite  
Countertops

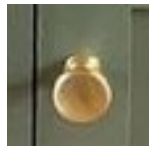


Textured Melamine or  
Arborite Wood finish  
Open Shelves



Cabinetry  
Benjamin Moore Intrigue or  
similar

5 Piece Flat Panel Doors



Door Hardware



White Brick Backsplash  
Same as 2<sup>nd</sup> Floor Bath



White Calacatta Mosaic  
Vinyl Tile Flooring (Grouted)  
12 x 24



# Design board - *lighting*

*Paint code*



Foyer



Pantry: Avista  
Lighting - METRO  
A7033BK



Dining



Kitchen Island Pendant  
x 3



Laundry



Ensuite  
Vanity x 3



Powder Room  
Single Vanity  
Or Pendant



Master Bedroom  
Wall Sconce



Bedroom #2 & #3



Den



2<sup>nd</sup> Floor Bath  
x 2



Freestanding  
Tub Fixture



Master Bedroom



Master WIC



Bedroom #3 WIC