

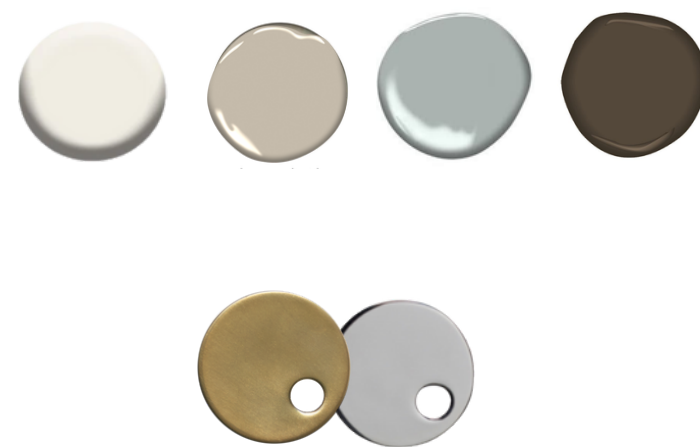


# SIMPLEX

3 BED • 2.1 BA • INTEGRATED OPEN AIR LIVING

*A refined collection of single-level homes  
where effortless flow, layered textures,  
and intentional design elevate everyday  
living.*

*EFFORTLESS. LAYERED. GROUNDED.*



GH





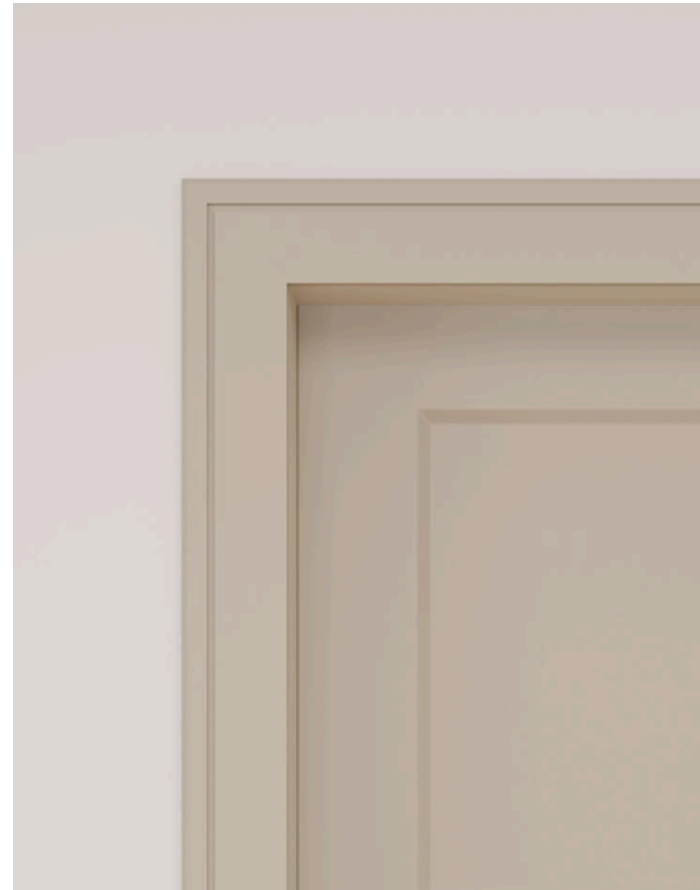
SIMPLEX

# DETAILS

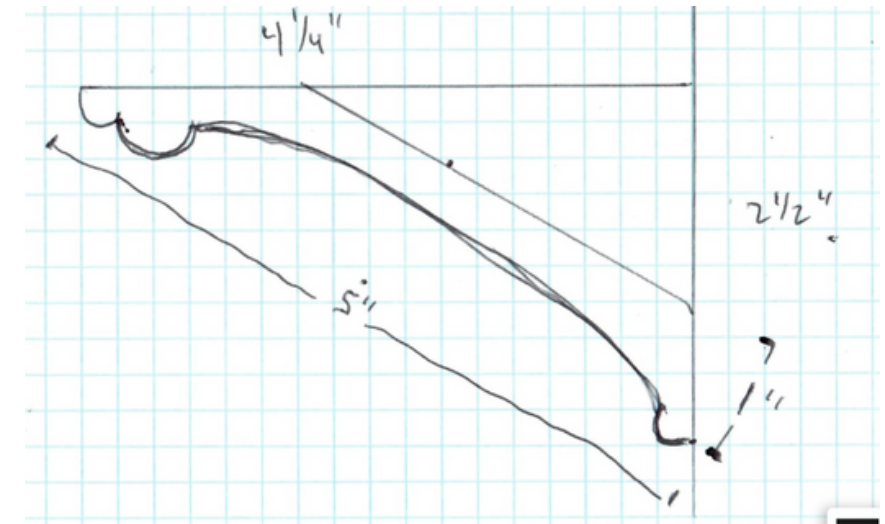
SPECS



Emtek Egg Knob + Rectangular Rosette  
Polished Nickel



Door + Casing



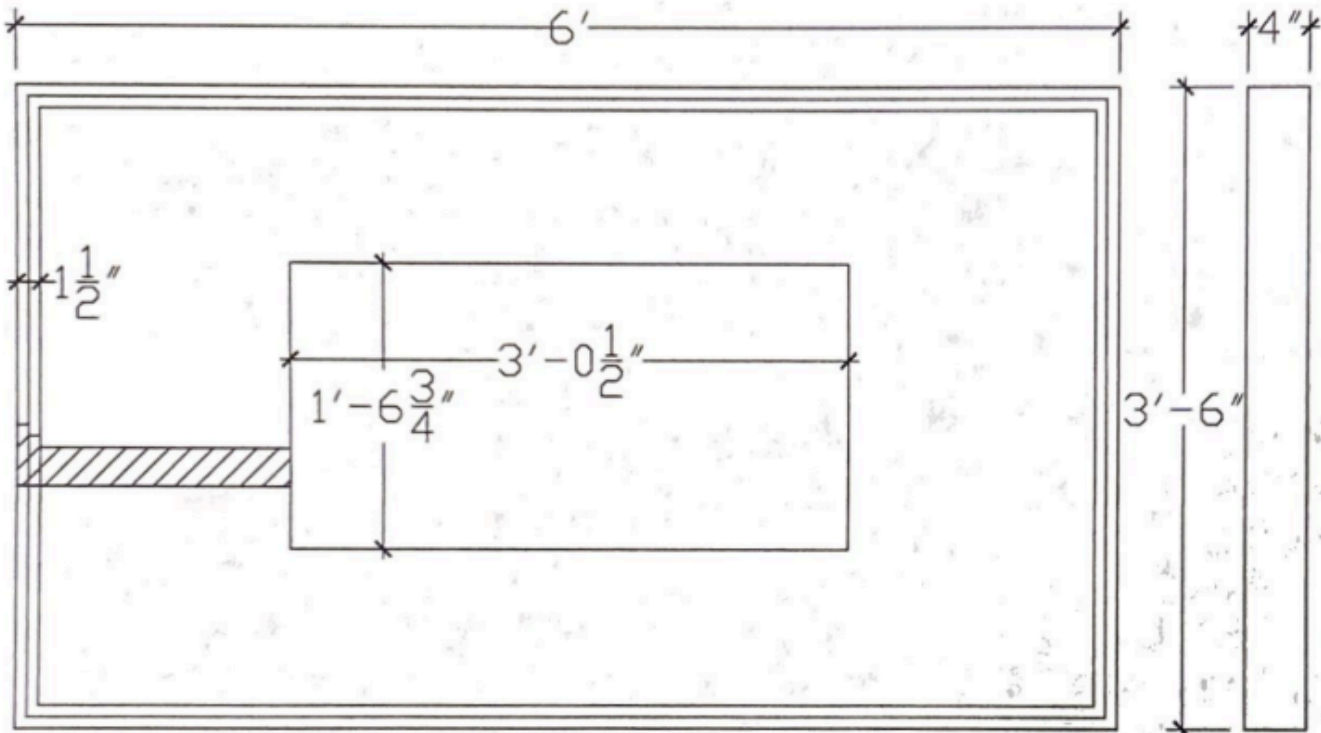
Custom Crown Molding

SIMPLEX  
LIVING

FIREPLACE WALL



Limestone Fireplace: Standard  
\*Marble Upgrade Available\*



Fireplace Design



SIMPLEX  
KITCHEN

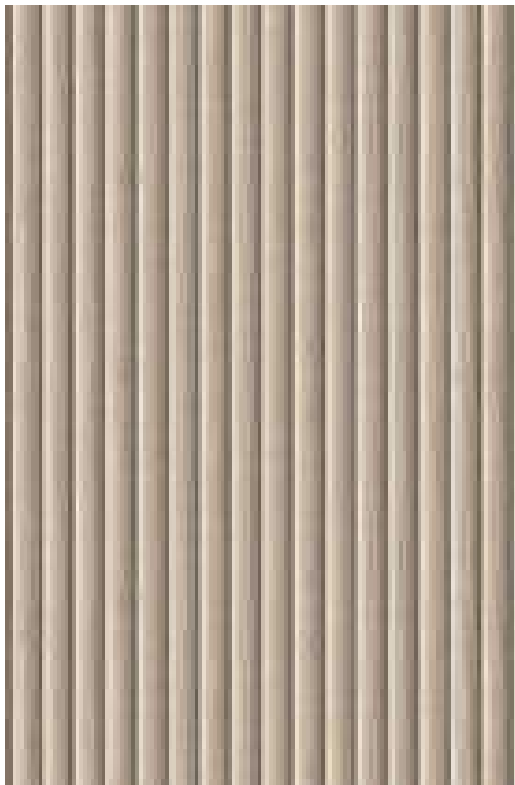
CABINET+COUNTER



Quartzite Countertop//Backsplash



Rift Cut White Oak  
Slim Shaker Cabinetry



Island Side Fluted Detail



Range wall lower cabinets  
Bar wall lower  
Slim shaker cabinets

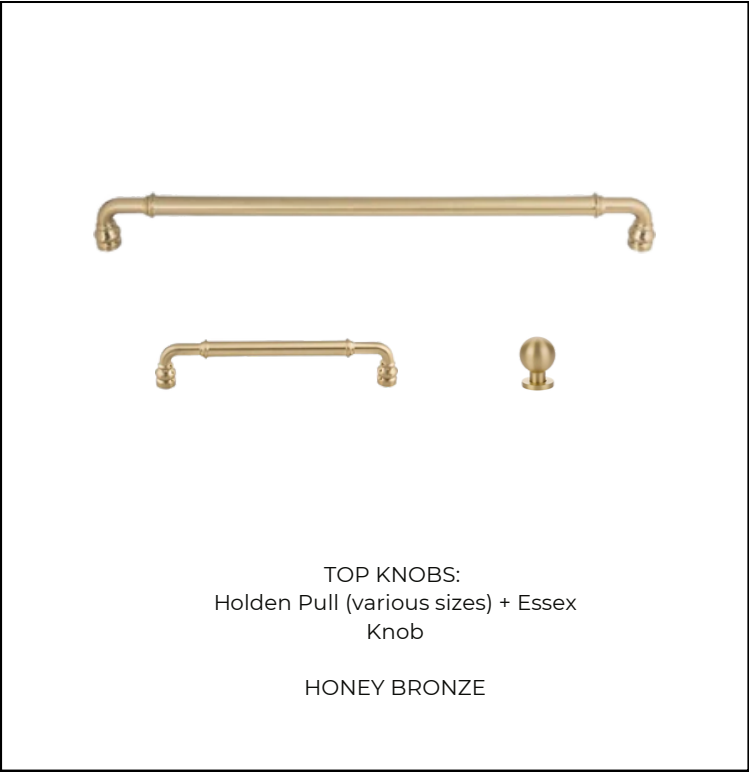
Painted: BM Stone Hearth





SIMPLEX  
KITCHEN

SPECS



SIMPLEX

APPLIANCES

SPECS



Thermador T42IT00NP



Thermador MD24BS



Zephyr PRB24C01CPG



Thermador PRG366WH



Thermador DWHD640EPR



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# PRIMARY BATH

VANITY



Brizo Invari™  
Widespread deck-mounted faucet  
Finish: Luxe Gold  
qty: 2



Brizo Sink Drain  
Finish: Luxe Gold  
qty: 2



Kohler Ladena®  
21" rectangular undermount bathroom sink  
qty: 2



Freya Large  
Vanity Sconce  
4.5"W x 32"H x 3.25"D  
Burnished Brass  
qty: 2



Vanity Cabinet



Top Knobs  
Riverside Pull  
12" + T-bar Honey Bronze



Kartners  
Paris - Bath Accessories  
To match Brizo luxe gold



SIMPLEX

# PRIMARY BATH

SHOWER



Brizo 12" Rain Can  
Shower head + 10" Arm  
  
Ceiling Mounted  
Luxe gold



Brizo Adjustable Arm +  
+ 7" 5-Function Showerhead Featuring H2Okinesis Technology®



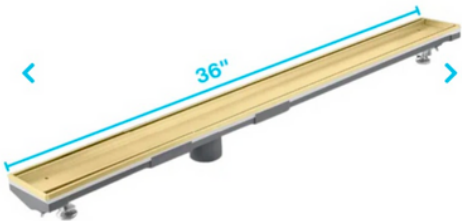
Brizo Invari  
TEMPASSURE® THERMOSTATIC VALVE WITH  
INTEGRATED DIVERTER TRIM



Brizo Invari Handheld Shower  
Luxe gold



Steam Shower



Integrated Linear Shower Drain





SIMPLEX

# PRIMARY BATH

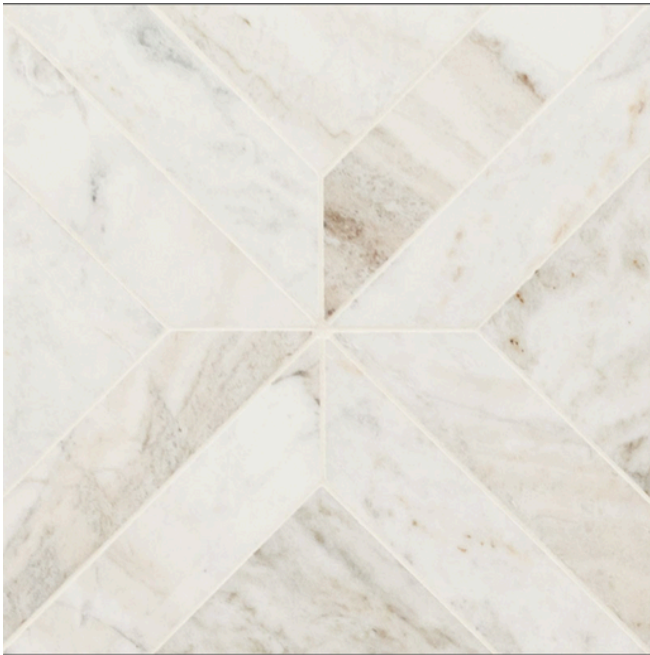
TILE + COUNTERTOP



Quartzite Countertop + Edge Detail



Marble Pencil Tile 3/4"  
to match 12x24 flat tile



Floor Tile



Shower + Wall Tile



SIMPLEX

# JACK & JILL

VANITY



Brizo Invari™  
Finish: Polished Nickel  
qty: 2



Brizo Sink Drain  
Finish: Polished Nickel  
qty: 2



Kohler Ladena®  
21" rectangular undermount bathroom sink  
qty: 2



Cesar Vanity Light  
3"W x 25"H x 2.375"D  
  
Polished Nickel  
qty: 2



Benjamin Moore Boothbay Gray

Vanity Cabinet



Top Knobs  
Riverside Pull  
Polished Nickel



Kartners  
Paris - Bath Accessories  
Polished Nickel



SIMPLEX

# JACK & JILL

PLUMBING



Brizo  
Linear Round H<sub>2</sub>Okinetic® Multi-Function Hydrati® 2|1 Shower



Valve + Diverter Tub Spout



Drop in tub + Polished Nickel Drain





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# JACK & JILL

TILE + COUNTERTOP



Countertop + Niche + Bath Front Detail



Floor Tile



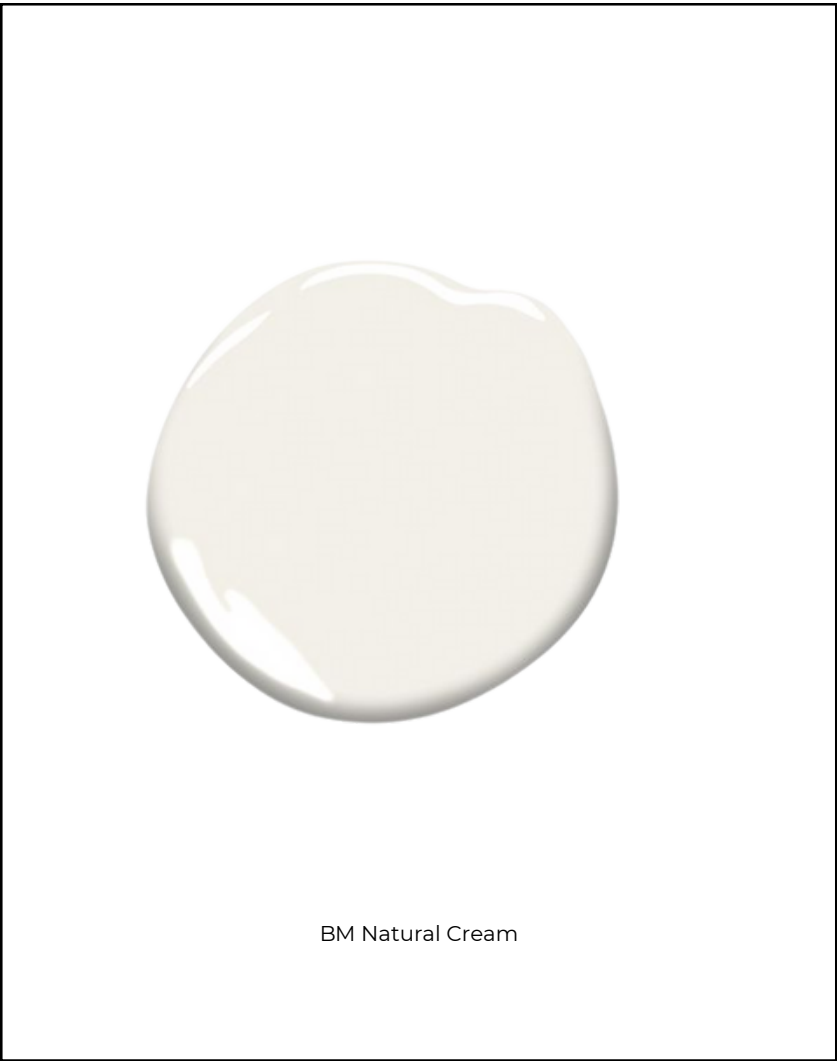
Shower Wall Tile 2x10



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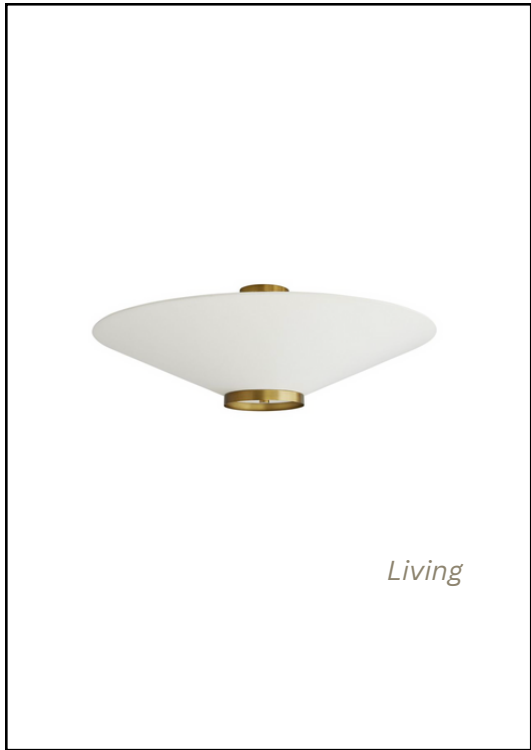
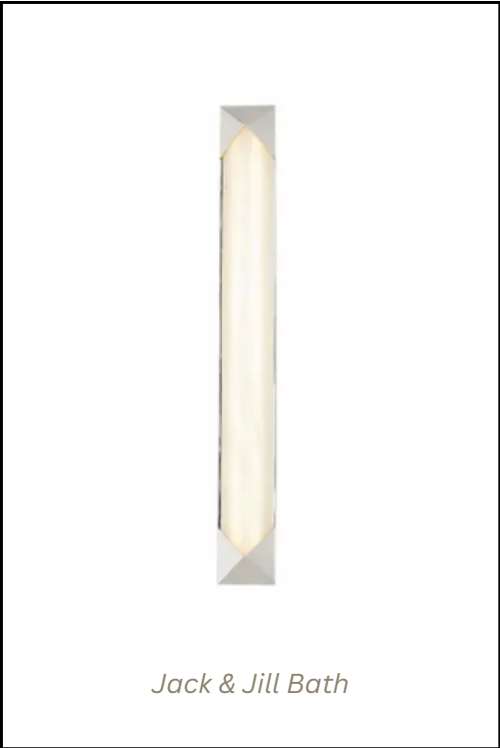
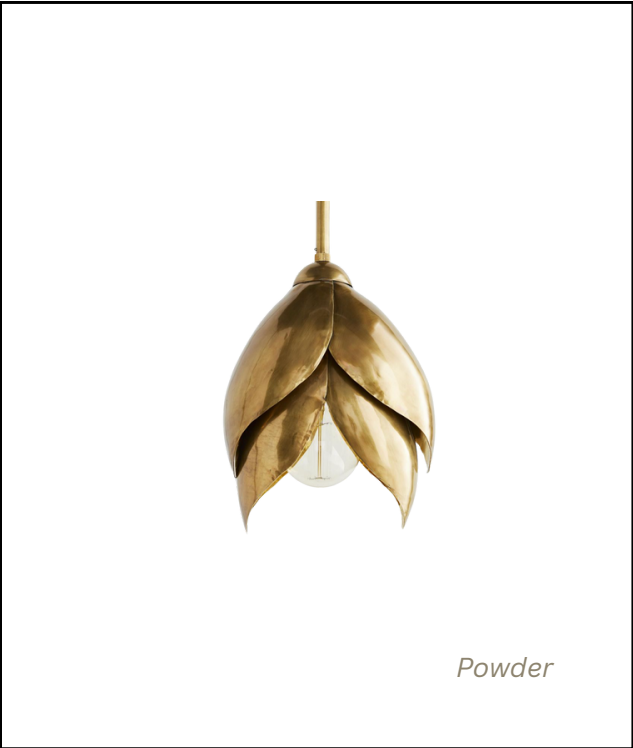
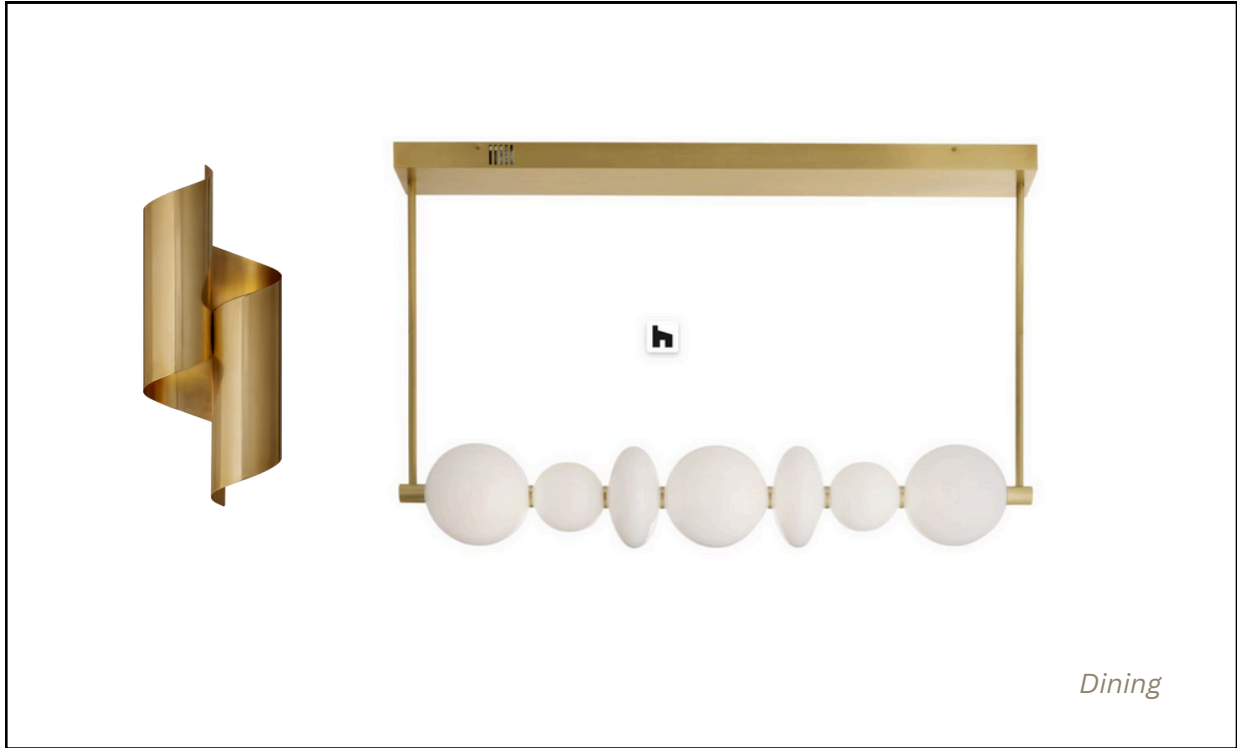
# POWDER

SPECS



SIMPLEX  
LIGHTING

ALL SPECS







Interior Design  
by Gintare Home

BROUGHT TO YOU BY:

BRIZO®

Lightology

EMTEK®

***Thermador***★®



A R T E R I O R S

**TOTO®**

...AND MORE