

The Mulberry

Parade Home

3,048 Sq. Ft. 4 Bedrooms - 3.5 Baths - 2 Car Garage

The Mulberry offers open-concept comfort with thoughtful, high-function spaces. The first floor welcomes you with 10 ft. ceilings, a bright foyer and flex room, perfect for a home office or quiet retreat, before opening into a spacious great room that flows seamlessly into the kitchen and dining area. Additionally, the walk-in pantry keeps everyday living organized and effortless.

Step outside to enjoy a screened in deck, extending your living space for three seasons.

Upstairs, the private primary bedroom features a cathedral ceiling, a generous walk-in closet and a well-appointed bath with a large walk-in shower.

Two additional bedrooms, a hall bath and conveniently located laundry room complete the second floor.

The finished lower level adds even more versatility with a large entertainment room, a built-in bar, a fourth bedroom, a full bath and ample storage. The lower level is ideal for hosting, relaxing, or creating a personalized space for guests or hobbies.

A spacious two-car garage with an additional 4' bump offers extra room for storage, tools, outdoor gear, or everyday organization.

As Wisconsin's leading high performance homebuilder, Tim O'Brien Homes constructs single-family homes in Madison and Milwaukee with a focus on positively impacting lives. Our dedicated team works hand-in-hand with homeowners to create dream homes, prioritizing open communication, thorough education throughout the process, and unwavering attention to detail.

Tim O'Brien Homes has established itself as the go-to homebuilder for an extraordinary experience, delivering high performance homes that excel in energy efficiency and indoor air quality. We have received the Housing Innovation Award from the U.S. Department of Energy for seven consecutive years, recognizing our leadership in these areas. This commitment has earned us a ranking among the **top 1% of builders nationwide**, certified by the U.S. Department of Energy.



The Mulberry is a two-story Craftsman with a standout screened deck and a floor plan built for everyday life, at Redtail Ridge in Middleton.



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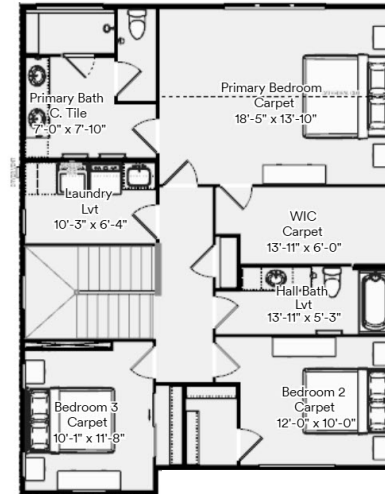
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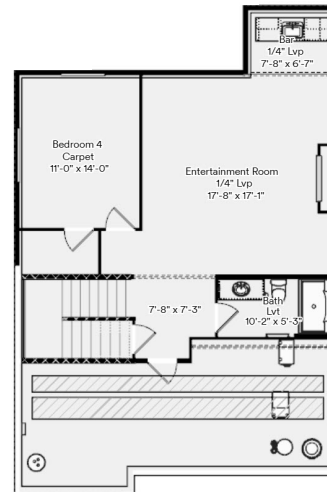
The 2026 Mulberry Parade Model is showcased with a mix of preplanned options and personalized features.



First Floor
1,186 sq. ft.



Second Floor
1,132 sq. ft.



Basement
730 sq. ft.

The Tim O'Brien Homes Difference:

- The knowledge and passion of our dedicated team members that provide an EXTRAordinary Experience
- The building science that creates the best in efficiency and comfort
- A design team that creates award-winning homes
- A fully-equipped Design Studio where you can choose your dream finishes

High Performance Details Always Included:

- Complete Duct Cleaning & Aeroseal® Duct Sealing for Superior Indoor Air Quality
- EPA Indoor airPLUS® Certified
- ENERGY STAR® Certified
- Total wall R-value (R-26.9)
- R-50 blown-in batt attic insulation
- Active radon venting
- ERV: Fresh Air System
- Hybrid electric water heater
- 100% of our homes are 3rd party tested and certified ensuring a sound investment now and in the future
- 1-Year complete workmanship and material warranty
- 5-Year Energy Guarantee
- 10-Year Limited transferable warranty, adding to your home's resale value
- Closed cell foam in the basement box sill and attic penetrations creating an air-tight seal where 70% of a home's energy can escape
- Improved Indoor Air Quality with direct vent exhaust fans in kitchen and full baths



Enjoy a Healthier, More Comfortable Home.
Each home proudly holds EPA Indoor airPLUS & Energy Star certifications.
Your smart choice for superior indoor air quality and energy efficiency.



Our Core Purpose
**Positively Impacting
People's Lives**



COLOR SHEET

Neighborhood: Redtail Ridge

Home Plan: Mulberry

Design Professional: Kelly Blanchar

ROOFING	PRODUCT	COLOR	OTHER DETAILS
Shingles	Owens Corning - Duration Shingles	Onyx Black	

SIDING AND TRIM	PRODUCT	COLOR	OTHER DETAILS
Siding - Main Exterior	Mastic Carvedwood 44 Vinyl Siding	Brunswick	Side and Back Elevations
Siding - Gable Vertical Accents	LP Expert Finish Hardboard 8 Lap Siding	Midnight Shadow	Front Elevation
Siding - Horizontal Accent	LP Expert Finish Shake Siding	Midnight Shadow	Front Elevation
Fascia	Aluminum Fascia	Black	
Soffits	Aluminum Soffit	Black	
Gutters	Alcoa	Black	
Exterior Window Trim	Painted Bracket	Kaffee SW6104	
Exterior Corner Trim	Hardboard Window Trim	Abyss Black	Front Elevation Only
Exterior Porch Post Trim	Hardboard Corner Trim	Abyss Black	Hardboard Corners Front Elevation Only; Vinyl Corner for Rear and Side Elevations
Exterior Porch Post Trim	Fypon with Trim Board Craftsman	Tricorn Black SW6258 (Black)	

WINDOWS/PATIO DOOR	PRODUCT	COLOR	GRILLES	LOCATION/DETAILS
Windows	Alliance Vinyl Windows	Black Exterior - White Interior	3 over 1	Front Elevation
Patio Door	Alliance Vinyl Windows	Black Exterior - White Interior		

EXTERIOR FEATURES	PRODUCT	COLOR	OTHER DETAILS
Deck, Stairs & Railing	Trex Composite	Transcend - Jasper	
Screen Porch Windows	Cascading Window	Black	
Screen Porch Floor, Stairs & Railing	Trex Composite	Transcend - Jasper	Railing Color: Black
Screen Porch Ceiling	Alum Soffit	Black	
Screen Porch Included Door	Included Screen Door	Black	Handle Style: Straight; Handle Finish Black

EXTERIOR MASONRY	PRODUCT	COLOR	OTHER DETAILS
Stone Selection	Natural Stone	Eden MCV (L1)	Bedford Sill Cap

EXTERIOR DOORS	PRODUCT	EXTERIOR COLOR	INTERIOR COLOR	GLASS OPTION
Front Entry Door	NSO S04W - 4 Panel Stained	SW Stain Riverwood SW3518	SW Stain Riverwood SW3518	Clear Glass Included
Great Room to Screened Porch	1 Lite Glass Door	SW Stain Riverwood SW3520	SW Stain Riverwood SW3520	
Rear Foyer to Deck	1 Lite Glass Door	SW Stain Riverwood SW3521	SW Stain Riverwood SW3521	
Garage Entry Door (Firedoor)	33F 3 Panel Fire Rated Door L2	Pure White SW7005	Pure White SW7005	
Overhead Garage Doors	NSO 610CP 18x8 Windows All Sections	English Oak	Pure White SW7005	Bronze & Frosted Plain Window Style
Epoxy Floor	NSO Epoxy Flake	Stoney Creek 1/4" FR-806		

FIREPLACE	PRODUCT	COLOR	OTHER DETAILS
Great Room Fireplace Unit	55" Electric Scion Fireplace	Black	Electric: Remote Operated Clear Glass Crystals & Driftwood Logs
Great Room Fireplace Face Selection	Profit Stone Drystack	Arizona Drystack - Dutch Quality	Scion stone to ceiling w/returns -bump in
Fireplace Paneling Detail - Great Room	Box Mantel	Flint	
Fireplace Unit - Basement	55" Electric Scion Fireplace	Black	Electric: Remote Operated Clear Glass Crystals & Driftwood Logs
Fireplace Face Selection - Basement	Finished Drywall with NSO Trim Detail		See Plan Detail
Fireplace Mantel Detail - Basement	Box Mantel	Flint	

DRYWALL & PAINT	TYPE	COLOR	OTHER DETAILS
Drywall Texture	Orange Peel		
Ceiling and Wall Paint Color	Flat Paint	Alabaster SW7008	
Texture or Paint Notes	No Texture Smooth Finish		Location: Flex Room Walls & Ceiling
Texture or Paint Notes	No Texture Smooth Finish		Location: Basement Fireplace Surround
Interior Trim Paint/Stain	Painted Trim	Pure White SW7005	
Basement Fireplace Surround Finish	Painted Trim w/Smooth Drywall Finish on Wall	Restoration SW9578	Basement Fireplace: See Detail: Drywall with trim
Painted Walls: Flex Room	Satin Paint - Walls	Black Fox SW7020	trim detail: ceiling, walls and trim to be the same color - color drench
Woodwork Staining/Paint; Flex Room	Flex Room - Ceiling Detail	Black Fox SW7020	Flex Room
Woodwork Staining/Paint; Flex Room	Crown Molding - Held Tight to Ceiling - Crown Mac- 51 (3/4" x 3 1/4")	Black Fox SW7020	Flex Room
Painted Walls: Primary Bedroom	Satin Paint	Mt. Etna SW 7625	Walls
Accent Painted Walls Bedroom 2	Satin Paint	Quartersawn Oak SW2836	Accent Wall
Painted Walls: Bedroom 3	Satin Flat Paint	Alabaster SW7008	Walls
Painted Walls Bedroom 4-Basement	Satin Paint	Taupe of the Morning - SW9590	Walls Only
Accent Painted Wall: Bedroom 4	Satin Paint	Amazing Gray SW 7004	Accent Wall
Painted Walls Basement Bathroom	Flat Paint	Alabaster SW7008	
Entertainment Room - Basement	Satin Flat Paint	Taupe of the Morning - SW9590	Walls

INTERIOR TRIM & HARDWARE	PRODUCT	Style	Color	Other Details
Interior Doors	Solid Core Stained	3 Equal Panel	Flint	
Pantry Doors	Solid Core Stained	3 Equal Panel	Flint	
Flex Room Door	Double Lited Door Stained	1 Lite Clear Glass	Flint	
Interior Trim Package	Painted MDF Trim	Casing- #432J Flat Profile (9/16" x 3 1/2") Base- REB430MDF (1/2" x 4 1/4") (L3A)	Pure White SW7005	
Interior Window trim	Drywall Returns on 3 Sides with Sill and Apron	Painted		1/8" radius eased edge
Stair Railing/Half Wall/Newwell Post	LJ 4091 Large Box 6 1/2"	Stained Poplar	Flint	
Stair Railing Balusters	Wrought Iron	Wrought Iron	Satin Black	Pattern: T-01 and LIH-HOL166344-LSB
Handrail	Stained Poplar	6770 Flat Handrail	Flint	
Stair Skirt Boards	Painted Poplar		Pure White SW7005	
Interior Door Hardware	Schlage	Bowery Knob (L2) with Collins Trim	Matte Black	
Front Door Hardware	Schlage	Century Decorative Front Door Handle	Matte Black	Century Encode Smart Deadbolt
Shoe Molding	Shoe Molding	Square (coordinates with Flat Profile)	Pure White SW7005	
Beam Wrap Basement	Trim Wrapped Beam	Stained Wood	Flint	Lower Level Bar

COUNTERTOPS	PRODUCT	COLOR	EDGE	BACKSPLASH NOTES
Kitchen Countertops	Quartz Countertop	Freedom Calacatta (L5)	1/4" Round	Full height counterotp splash under all upper cabinets and up to bottom of range hood with small shelf
Kitchen Island Countertop	Quartz Countertop	Freedom Calacatta (L5)	1/4" Round	
Kitchen Island Overhang	Flush 10 inch Quartz Overhang	Freedom Calacatta (L5)	1/4" Round	
Butlers Pantry Countertop	Quartz Countertop	Middlebury / Soapstone Metropolis Conc(L5)	1/4" Round	Eliminate Backsplash
Primary Bath Vanity Top	Quartz Bath Vanity	Carrara Pisa (L2)	1/4" Round	4" Backsplash
Main Hall Bath Vanity Top	Cultured Marble	White on White - Matte	Ogee Edge	4" Marble Backsplash
Basement Bath Vanity Top	Cultured Marble Granite Look	Arctic Fox - Matte	Flat Edge	4" Marble Backsplash
Laundry Countertop	Quartz Countertop	Oriole/Carrara Miksa (L2)	1/4" Round	4" Backsplash
Lower Level Bar	Quartz Countertop	Nero Mist Honed (L3)	1/4" Round	Eliminate 4" Backsplash

SHOWER DOOR	DOOR STYLE	HARDWARE COLOR	GLASS TYPE	HEIGHT
Primary Bath Shower Door	Elite Frameless Swinging Door	Matte Black	Clear Glass	80" Tall
Basement Bath Shower Door	Bi-Pass Sliding Shower Door	Matte Black	Clear Glass	70" Tall

TILE	PRODUCT	COLOR	GROUT COLOR	DETAILS/TILE PATTERN
Primary Bath Shower Large Wall Tile	Daltile - Attache Lavish (L2)	Pearl Arabesque - Matte	Ash 642	Tile Installed 30/70 Horizontal
Primary Bath Shower Small Wall Tile	Intermate X Tech Piano (L4)	White	Ash 642	Tile Installed Non Staggered Vertical
Primary Bath Shower Floor	Daltile - Attache Lavish 2x2 Mosaic Sheet (L1)	Pearl Arabesque - Matte	Ash 642	
Metal Edge	Schluter Metal Edge	Greige		
Hall Bath Small Format Wall Tile	Daltile Revalia Remix Ripple (L3)	Ripple White	Ash 642	Tile Installed 50/50 Horizontal
Metal Edge	Schluter Metal Edge	Matte White	Ash 642	

TILE CONTINUED	PRODUCT	COLOR	GROUT COLOR	DETAILS/TILE PATTERN
Butlers Pantry Backsplash	Daltile Indoterra(L2)	White Desert 2x9"	Ash 642	Tile Installed 50/50 Horizontal
Metal Edge	Schluter Metal Edge	Greige		
Basement Bar Backsplash	WSD -1/4 Antiqued on Clear Glass			

CABINETS & VANITIES	PRODUCT	COLOR	DOOR STYLE	CROWN MOLDING	HARDWARE
Laundry Drop In Sink Cabinets	Countryside Maple Cabinets	Smokey Taupe	Newport MFO (L3)		TKH21HB (L3)
Laundry 30" Upper Cabinets	Countryside Maple Cabinets	Smokey Taupe	Newport MFO (L3)	SCRWN3 (shaker)	TKH21HB (L3)
Laundry Tower Cabinet	Countryside Maple Cabinets - Panels	Smokey Taupe		SCRWN3 (shaker)	TKH21HB (L3)
Laundry Tall Dryaway Cabinet	CountrySide Maple Cabinets	Smokey Taupe		SCRWN3 (shaker)	Dryaway System Cabinet
Laundry Dryaway Racks	Countryside/Nonn's	Bamboo			Dryaway Rack
Laundry Floating Shelves	Countryside Maple Cabinets	Flint			Stained Floating Shelf
Decorative End Panels	Yes - Finish & Style to Match Cabinetry		All 3 sides of kitchen island		
Decorative Legs on Island	Yes - Finish & Style to Match Cabinetry	Leg style 1 - Hickory - stained Flint			
Kitchen Upper Cabinets	Countryside Hickory Stacked Uppers	Flint	Lancaster MFO (L2)	SCRWN3 (shaker)	L3: Spice pull out & utensil: TK703HB All other doors/drawers: TK704HB
Kitchen Lower Cabinets	Countryside Hickory Lowers	Flint	Lancaster MFO (L2)		L3: Spice pull out & utensil: TK703HB All other doors/drawers: TK704HB
Kitchen Island Cabinets	Countryside Hickory Lowers	Flint	Lancaster MFO (L2)		L3: Spice pull out & utensil: TK703HB All other doors/drawers: TK704HB
Kitchen hood	Countryside Painted Maple	Bisque	Lancaster MFO (L2)	SCRWN3 (shaker)	
Butlers Pantry Cabinets	Countryside Maple Cabinets	Bisque	Lancaster MFO (L2)	SCRWN3 (shaker)	TK821HB (L1) & TK822HB (L1)
Primary Bath Vanity	Countryside Hickory Raised Height	Flint	Lancaster MFO (L2)		TK703MB (L3)
Main Hall Bath Vanity	Countryside Hickory Standard Height	Flint	Lancaster MFO (L2)		752-19MB (L1)
Basement Bath Vanity	Countryside Hickory Standard Height	Java	Lancaster MFO (L2)		264-128SBZ (L2)
Basement Bar Cabinets	Auburn Ridge	Hickory Smoke	April - reeded		Provided by Auburn Ridge
Basement Bar Shelving	Iron Adobe	Brushed Bass			Glass Provided by Iron Adobe
Locker Package Cabinets	Countside Hickory Cabinets	Flint	Lancaster MFO (L2)	SCRWN3 (shaker)	

Plumbing Fixtures	PRODUCT	FINISH	OTHER DETAILS
Kitchen Faucet	Kohler Riff 23830	Matte Black (L3)	
RO Faucet	Graze Beverage Faucet K-24134-BL	Matte Black	
Kitchen Sink	Neoroc Single Bowl 8206	CM7-Matte Graphite	
Disposal Air Switch		Matte Black	
Air Gap	High Loop Undermount		
Laundry Faucet	Simplice_22035	Moderne Brass	
Laundry Sink	Mustee 10 Drop In	White	
Butlers Pantry Faucet	NSO K-28356-2MB - EdayIn by Studio McGee	Moderne Brass	Bridge Style with Sprayer
Butlers Pantry Sink	K-5665-0 Whitehaven 23 1/2" Farmhouse	White	
LL Wet Bar Faucet	K-22975 Cru Bar Faucet	PL-3044-White	
LL Wet Bar Sink	Neoroc 8223	CM1-Matte Black	
Primary Bath Fixtures	Riff Double Handle	Matte Black (L6)	
Primary Bath Accessory Pkg	Triva	Matte Black	
Primary Bath Vanity Sinks	Kohler Caxton Rectangle Sink 20000	White	Double Bowl Vanity
Primary Bath Toilet	Kohler Wellworth Elongated Standard Height	White	Elongated - Soft Close
Primary Bath Shower Unit	Tiled Shower with Tiled Bench &Half Wall Ledge		Tiled Shower Floor
Primary Bath Shower Extras	Body Sprays - Square	Matte Black	
Main Hall Bath Fixtures	Riff Double Handle	Matte Black (L6)	
Main Hall Bath Accessories	Triva	Matte Black (L6)	
Main Hall Bath Vanity Sinks	Cultured Marble Wave Sink	White on White - Matte	
Main Hall Bath Toilet	Kohler Wellworth Elongated Standard	White	Elongated - Soft Close
Main Hall Bath Shower/Tub Unit	Fiberglass Tub with Tiled Walls	White	Adjustable Curved Shower Rod
Powder Room Fixtures	Riff Double Handle	Matte Black (L6)	
Powder Room Accessories	Triva	Matte Black	
Powder Room Vanity Sinks	Archer Pedestal Sink	White	Single Bowl Vanity
Powder Room Toilet	Kohler Wellworth Elongated Standard Height	White	Elongated Soft Close
Basement Bath Fixtures	Riff Double Handle	White	
Basement Bath Accessories	Triva	Matte Black	
Basement Bath Vanity Sinks	Cultured Marble Wave Sink	Artic Fox - Matte	Single Bowl Vanity
Basement Bath Toilet	Kohler Wellworth Elongated Standard Height	White	Elongated - Soft Close
Basement Bath Shower Unit	5ft Sterling Medley Fiberglass Shower Unit	White	

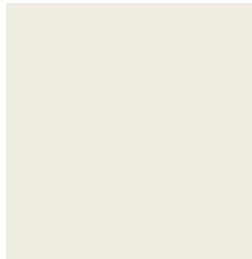
Flooring	PRODUCT	COLOR	GROUT COLOR	DETAILS/TILE PATTERN
Flooring Registers	Floor Register	Brown		
Foyer	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
Flex Room	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
Great Room	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
Kitchen	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
Dinette	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
Butlers Panty	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
WIC Pantry	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
1st Floor Hall	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
Powder Bathroom	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
Laundry Room - 2nd Floor	Adura Rigid 18x18 LVT (L2)	Baltic Stone Storm		Installed Diagonally
Rear Foyer	Sea Perfection 10mm Laminate L2	Emerald		Float Installation
Primary Bathroom	Daltile Indoterra 12x24 (3)	Riverbed	Driftwood 543	Tile Installed 30/70
Main Hall Bathroom	Daltile Bee Hive Medley Tile L4	Ash Grey	Ash 642	LVT Installed 50/50
Primary Bedroom	SW Select 8744 Davos II	8130 Bray		8# Carpet Pad
Bedroom #2	SW Select 8744 Davos II	8131 Bray		8# Carpet Pad
Bedroom #3	SW Select 8744 Davos II	8132 Bray		8# Carpet Pad
Stairs to 2nd Floor	SW Select 8744 Davos II	8135 Bray	Ash 642	8# Carpet Pad
Stairs to Basement	SW Select 8744 Davos II	8136 Bray		8# Carpet Pad
Rec Room	Alba Reserve Shaw Flooring LVP (L1)	02029 South Bay		Glue Down
Basement Bar	Alba Reserve Shaw Flooring LVP (L1)	02029 South Bay		Installation
Bedroom #4 & WIC	Shaw Elevated 1 Comfort Fields 1_Carpet_L2	Canvas		8# Carpet Pad
Basement Bathroom	Pylon LVT 12x24 L1	Carrara White		LVT installed 50/50
Flooring Notes	All LVT Flooring is 5.5mm (1/4")			

Appliances	TYPE
Microwave - Pantry	CWL112P2RS1
Dishwasher	CDT858P2VS1
Refrigerator	CJE23DO2WS1
Induction Range	CHS900P2MS1 - EL
Basement Fridge	CCP06BP2PS1
Laundry	PTW600BPRDG - TL WASHER
Laundry	PTD60EBPRDG - DRYER



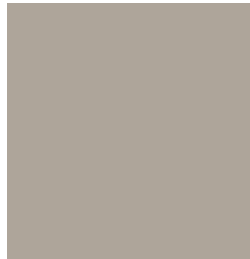
2026 REDTAIL RIDGE MULBERRY PARADE HOME

Main Wall/Ceiling/Closets Color:



Alabaster
SW7008

Basement Fireplace Surround:



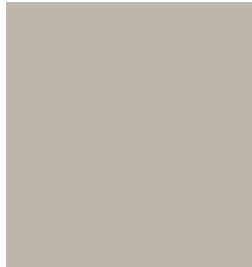
Restoration
SW9578

Entertainment Area in Basement:



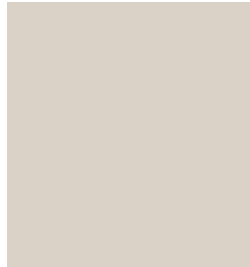
Taupe of The Morning
SW9579

Bedroom 4: Accent Wall



Amazing Gray
SW7044

Bedroom 4: Main Wall



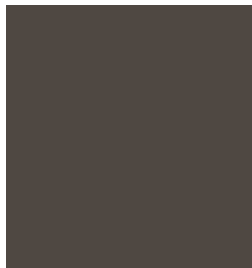
Taupe of The Morning
SW9579

Primary Bedroom



Mt. Etna
SW7625

Flex Room: Color Drench - trim, ceiling, walls



Black Fox
SW7020

Bedroom 2: Accent Wall



Quartersawn Oak
SW2836