

# The Frank

*At Cloverleaf*



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6 Bed - 3.5 Bath

2964 sqft

**Exterior:**

High Quality Exterior  
Low Maintenance Hardie Lap & Masonry Brick  
30-Year Dimensional Architectural Roof Shingles  
Covered Back Porch with vented vinyl ceiling  
Exposed Rafter Tails  
Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows  
Sodded Lot using Bermuda Grass & 2 zone of irrigation included  
2 Car Garage  
6x6 Rough Sawn Columns on Back Porch

**Building Standards:**

Slab on Grade Concrete Foundation  
Traditional Stick Framing Methods  
Framed "Green Corners" for higher Energy Efficiency

**Interior Features:**

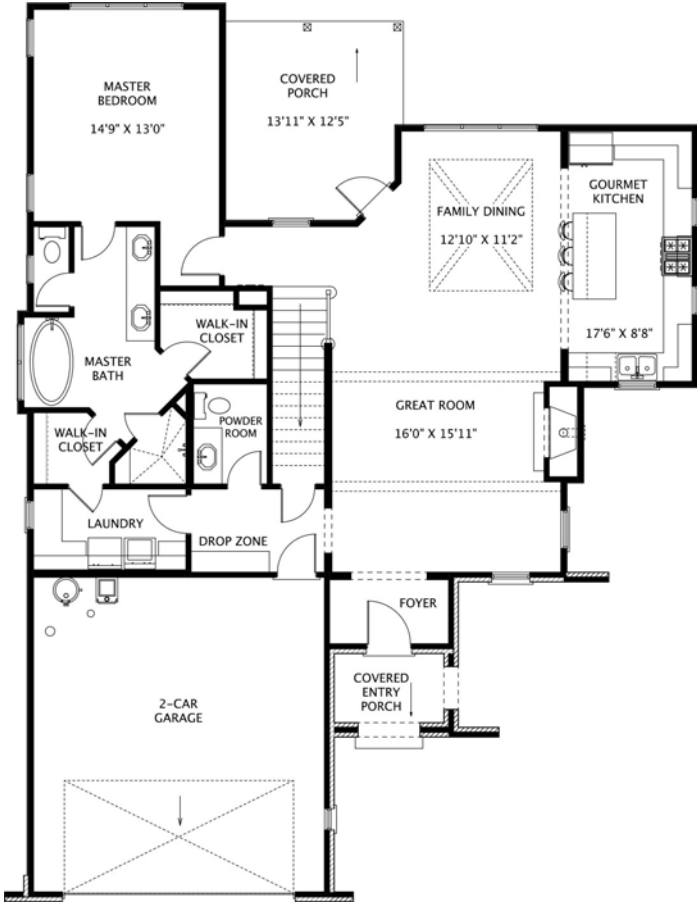
10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor  
Traditional R13 Batt/Fiberglass Insulation  
Open Cell R20 Spray Foam Installed on Roof Deck  
Tankless Gas Water Heater  
Energy Efficient 14 SEER Electric Heat Pump

**Interior Finishes:**

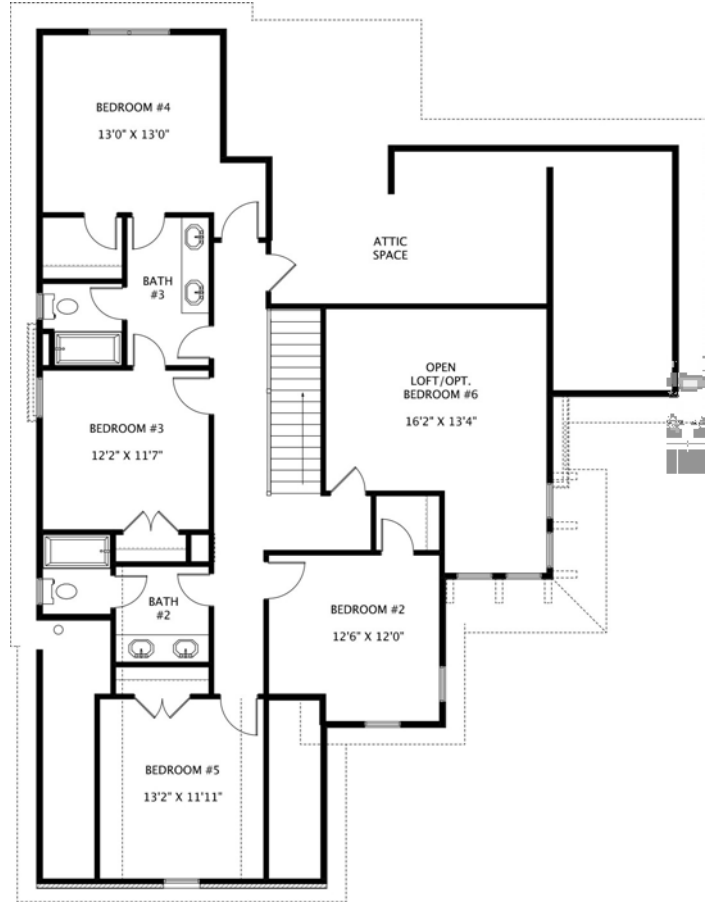
5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor  
Carpet in all Bedrooms  
Ceramic tile in all Full Bathrooms  
Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
Quartz countertops throughout  
Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range & Microwave  
Delta® Kitchen and Bath Fixtures  
Fireclay, Apron Farm Sink in Kitchen  
Double Vanity in Master Bathroom with Under-mount sinks  
Vanity Mirrors  
Schluter Shower system with Delta fixtures & full tile surround with a frameless glass shower door in Master Bathroom  
12x20 Niche in Master Shower  
Freestanding Tub with Deck Mount Faucet in Master Bathroom  
Steel Tub with Tile Surround in Main Level Guest  
Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms  
Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom  
Wire Shelving installed in all Closets, Pantry, & Laundry Areas  
Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color  
6" Baseboards throughout  
Ventless Gas Fireplace  
Two options for 5' tall brick surround and hearth with a Shaker Style mantle. 1x6 shiplap will extend from mantel to ceiling.  
Judges Paneling in the Dining Room & Foyer  
Tray Ceiling with beam detail in Dining Room

**Upgraded Finish Options:**

Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	Per plans
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$450 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers and one zone amp with wireless remote control via smart phone or tablet app, requires WiFi)	
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request



Main Level



Upper Level



"Building Reputations"

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