Insight Homes

THE FRANK

The Frank Coastal Elevation

2,572 – 3,010 Sq. Ft. | 4 – 5 BR | 3 BA | 2 Story

THE FRANK

FIRST FLOOR PLAN

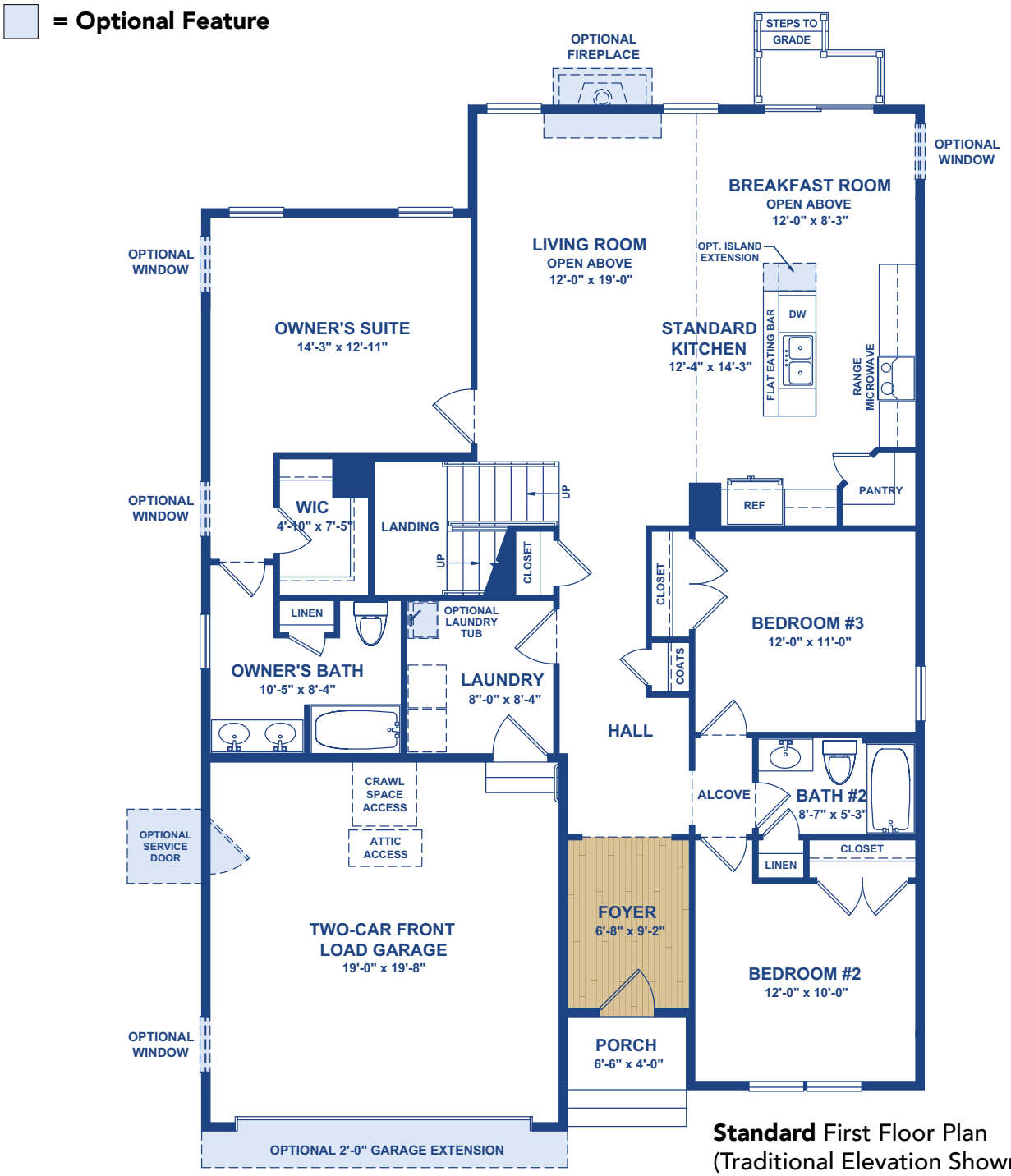
Welcome Home To The Frank

With soaring ceilings and a perfect open concept plan for entertaining and enjoying, The Frank is a floor plan available for a narrow lot that doesn't sacrifice living space.

This home is just under 40-feet in width, while being a plan that is elegant, comfortable and adaptable to your needs. A variety of options have been designed to personalize your home to your tastes.

Selected options include a variety of Morning Rooms, extensions to increase the Owner's Suite or Living and Breakfast Rooms, and the conversion of Bedroom #3 into a Study or formal Dining Room. ■

All dimensions are approximate and subject to variation. Floor plans are artist's conception and may vary slightly from precise and most current blue prints and specifications. Plans and elevations may show options not included in the base price. Details subject to change without notice.



Standard First Floor Plan
(Traditional Elevation Shown)

THE FRANK

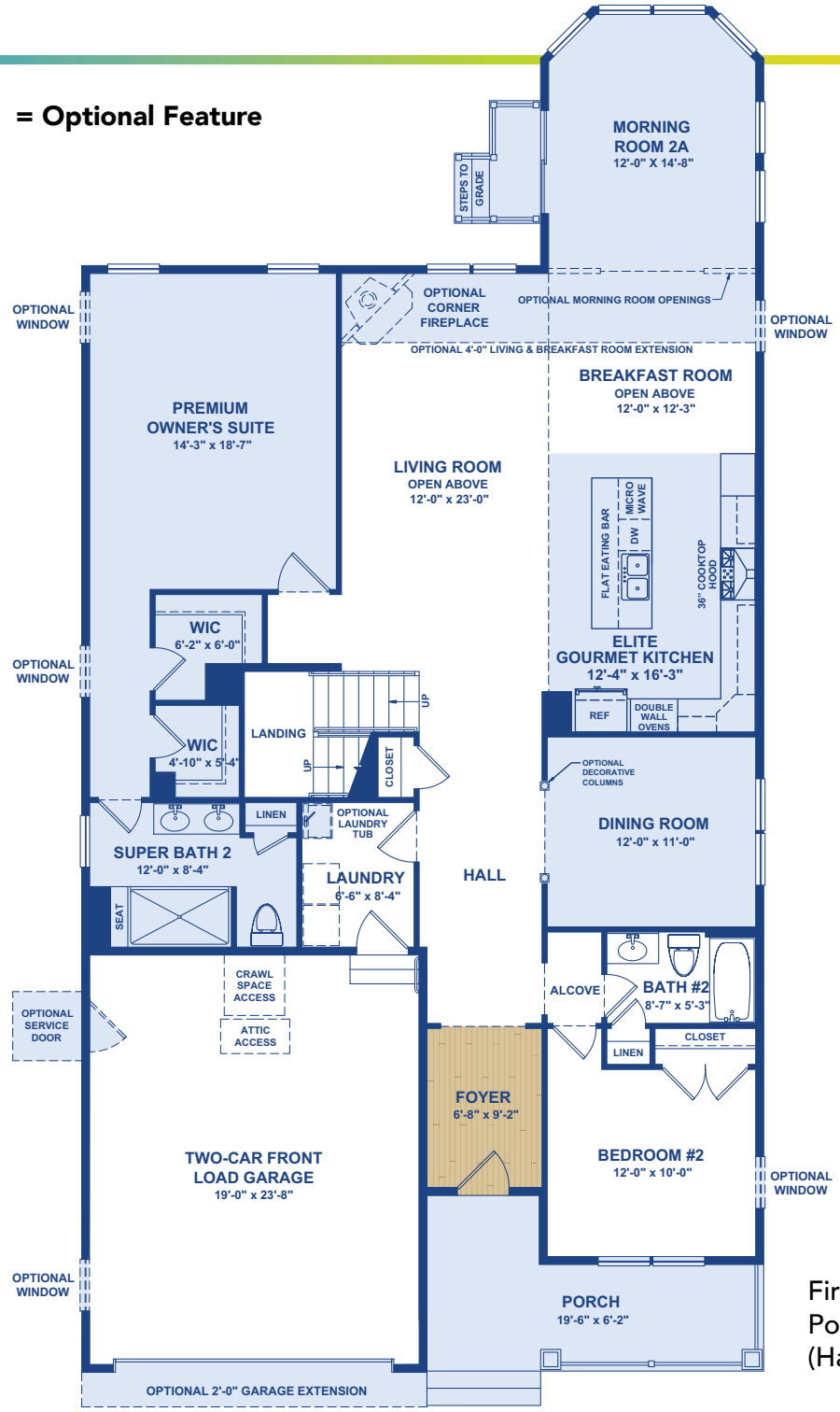
The FRANK Can Easily Be Adapted To Accommodate Your Lifestyle And Space Needs.

The Frank floor plan has several versatile options to allow the space to work with how you live.

Bedroom #3 can be converted to a Dining Room or Study with or without double doors to separate it from the living space.

For the maximum number of bedrooms, use both downstairs rooms with two bedrooms in the upstairs loft area, for a total of five including the owner's suite.

= Optional Feature



POPULAR FIRST FLOOR OPTIONS

Popular Options Shown:

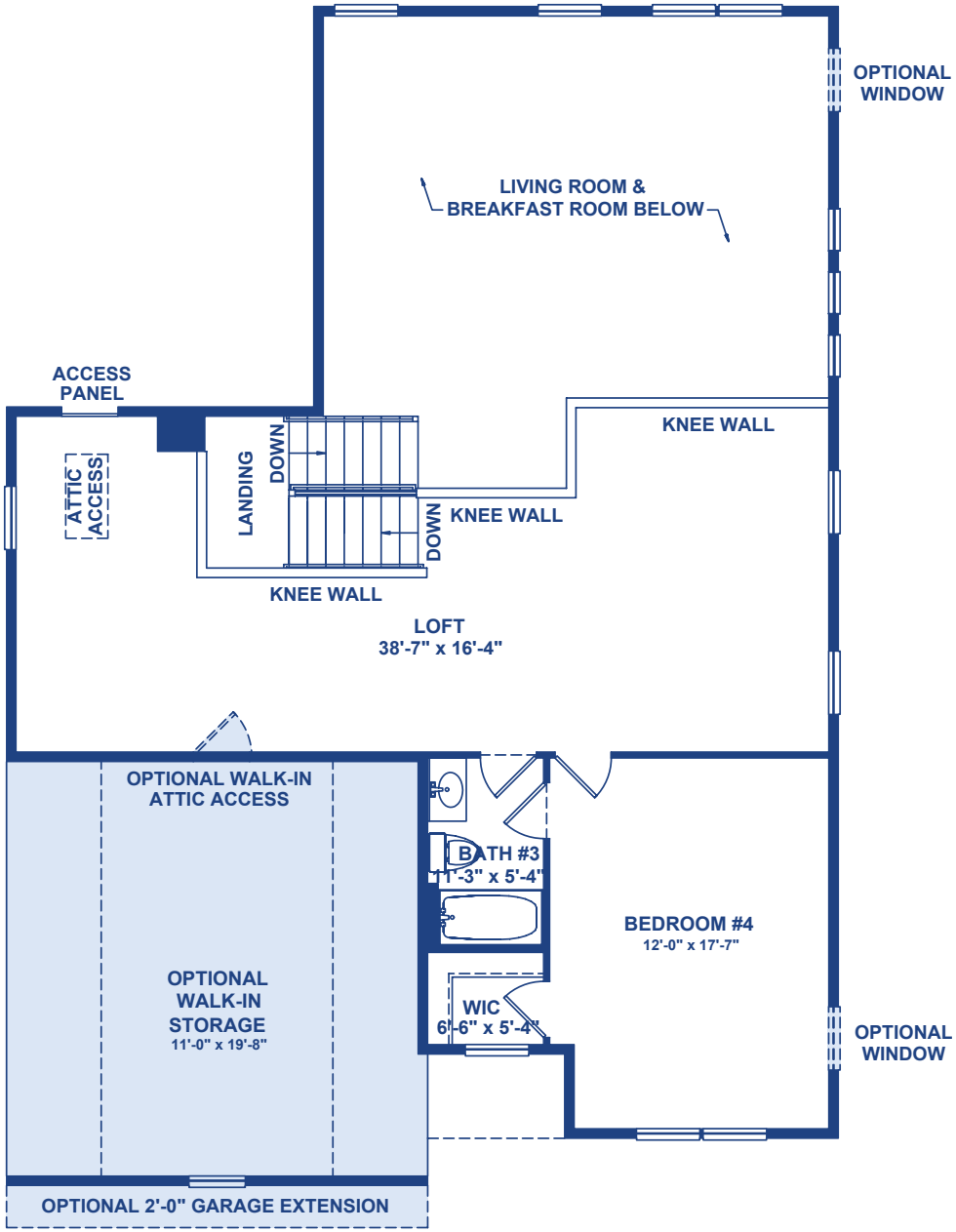
- Hampton Elevation Porch
- 4' Living Room & Breakfast Room Extension
- Premium Owner's Suite
- Angled Morning Room 2A
- Elite Gourmet Kitchen
- Dining Room (or Study) in lieu of Bedroom #3
- Corner Fireplace
- Super Bath 2
- 2' Garage Extension
- Service Door in Garage

First Floor Plan With Popular **Options** (Hampton Elevation Shown)

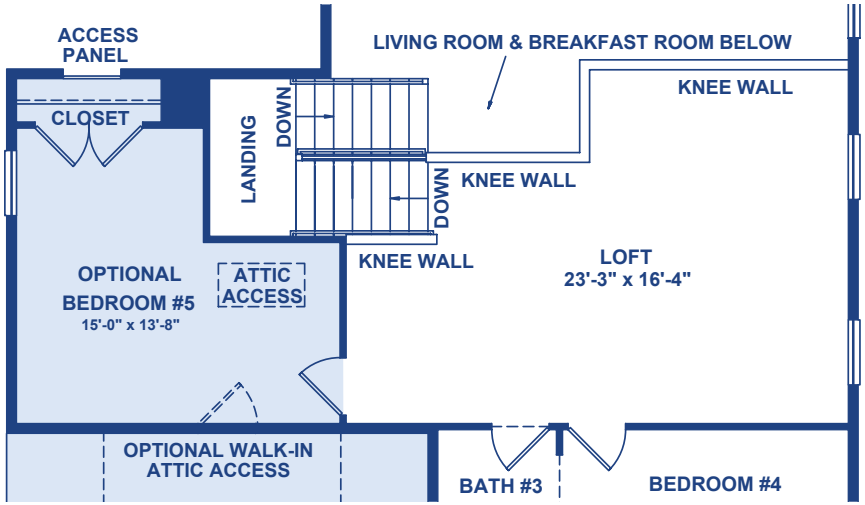
THE FRANK

SECOND FLOOR PLAN

= Optional Feature



Standard Second Floor Plan



Optional Bedroom #5

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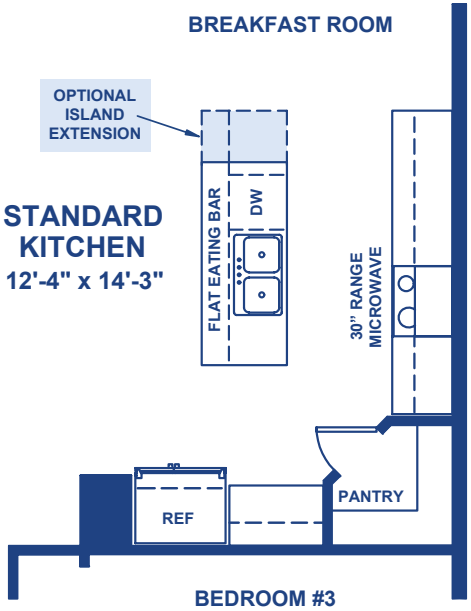
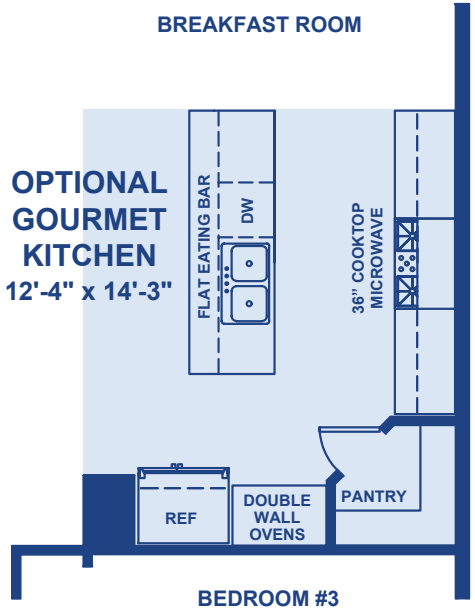
GOURMET KITCHEN OPTIONS

= **Optional Feature**



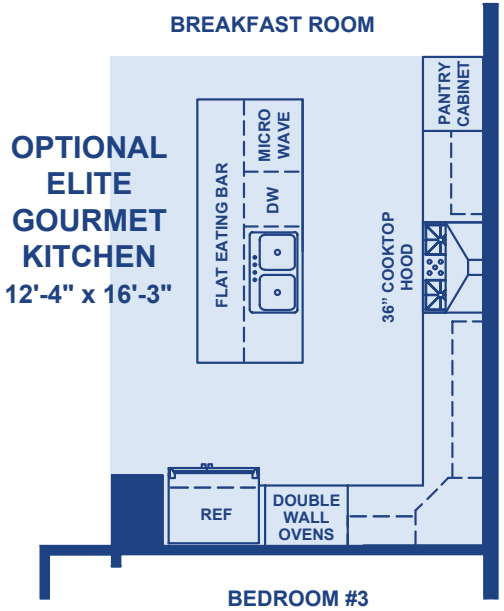
Standard Kitchen

The **Standard** Kitchen includes standard appliance package with microwave above a 30" range and island with sink and dishwasher.
An optional 18" island extension for additional storage and counter space =is also available.



Optional Gourmet Kitchen

The **Optional** Gourmet Kitchen replaces the 30" range with a 36" cooktop with microwave above, adds double wall ovens next to the pantry and a **larger** island with sink and dishwasher, plus 42" wall cabinets. Also available is a 36" hood over the range with microwave in lieu of one of the double wall ovens.



Optional Elite Gourmet Kitchen

The **Optional** Elite Gourmet Kitchen includes an upgraded stainless steel appliance package, replaces the 30" range with a 36" cooktop and chimney range hood, and adds double wall ovens next to the refrigerator. Also included are wall cabinets with selected glass accents, cabinet end panels, dovetail drawers with soft close, a pantry cabinet to provide more countertop space and a **larger** island with sink, dishwasher and microwave.

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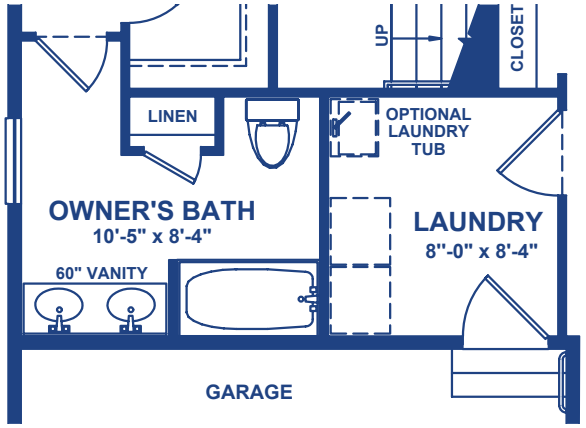
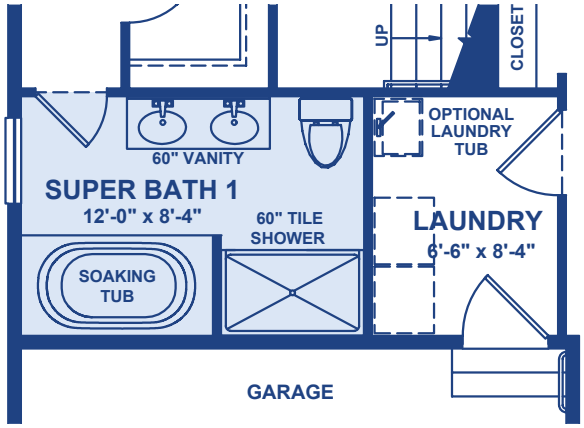
OWNER'S BATH OPTIONS

= **Optional Feature**



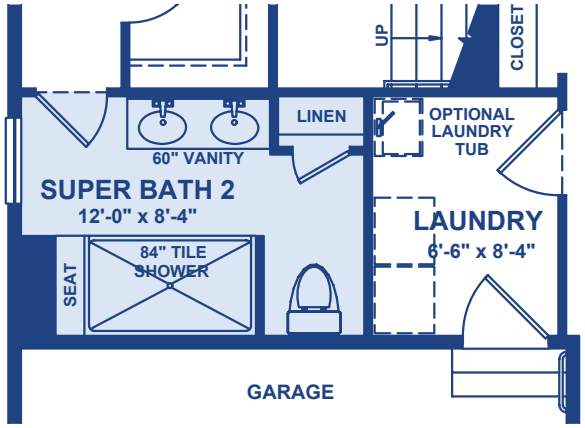
Standard Owner's Bath

The **Standard** Owner's Bath includes a 60" cultured marble vanity with dual sinks and fiberglass tub/shower combination.



Optional Super Bath 1

Optional Super Bath 1 includes a 60" tile-surround shower with glass bypass shower door and separate soaking tub with tile deck.
A freestanding tub, a mosaic tiled shower floor and a frameless shower door may be added as additional options.



Optional Super Bath 2

Optional Super Bath 2 replaces the standard tub with a 7-foot shower tiled-to-ceiling with bench seat, mosaic tiled shower floor, semi-frameless glass shower door, and a recessed light over the shower.

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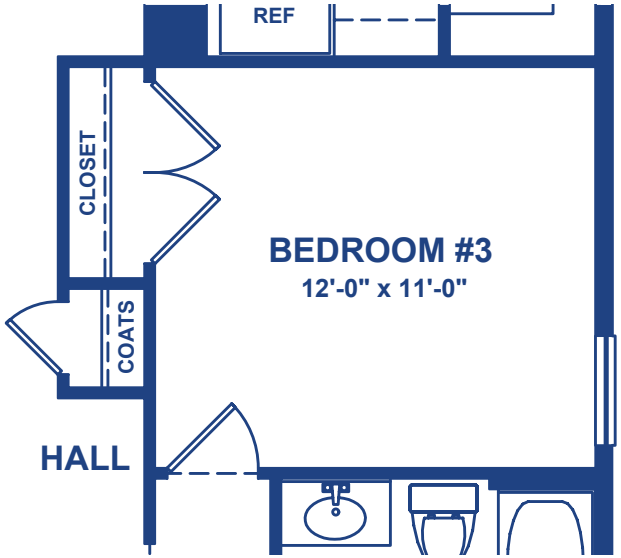
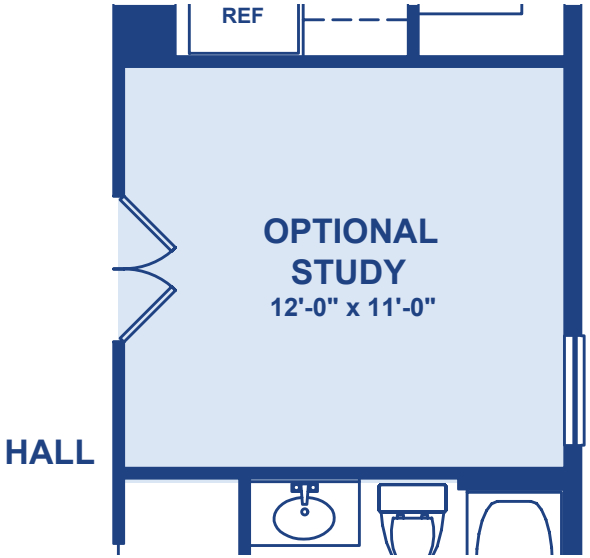
BEDROOM #3 CONVERSION OPTIONS

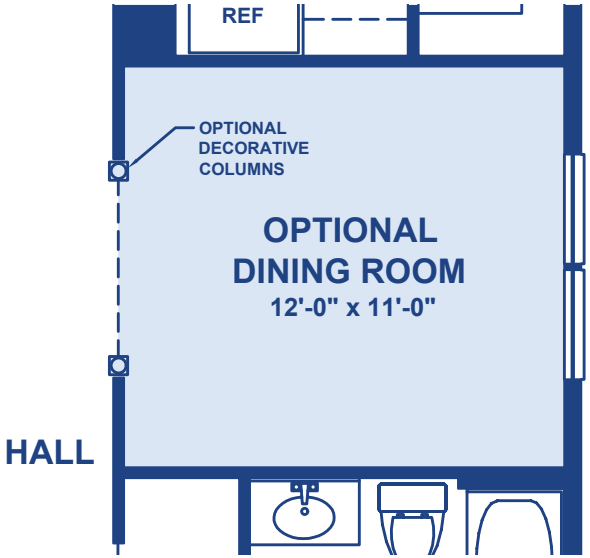
= **Optional Feature**



Standard Bedroom #3



Optional Study
(in lieu of Bedroom 3)



Optional Dining Room
(in lieu of Bedroom 3)

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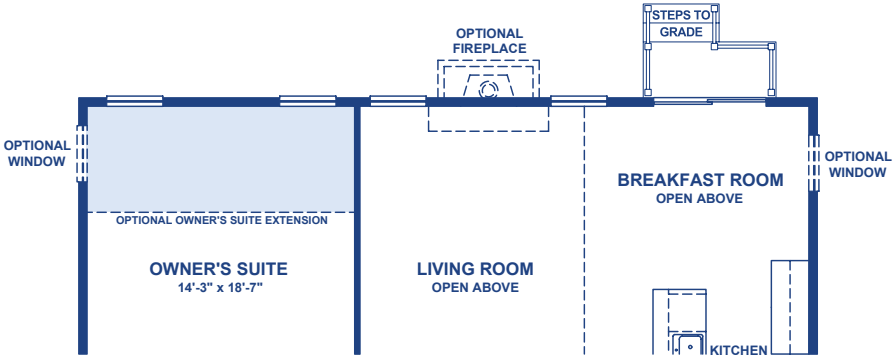
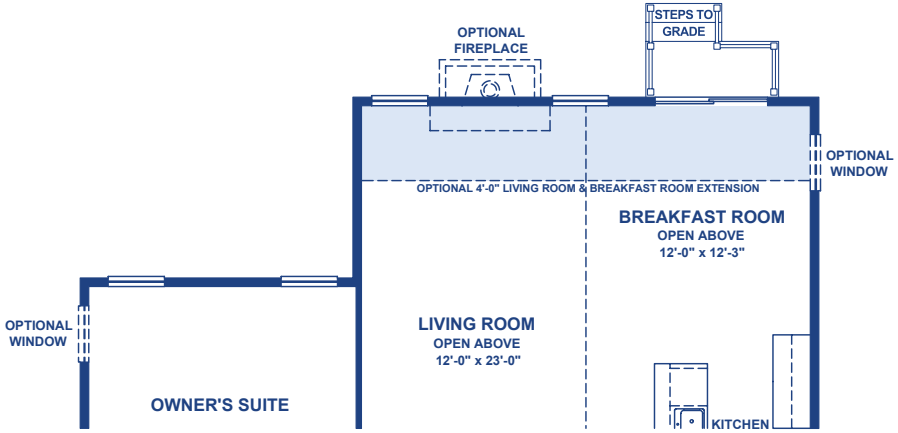
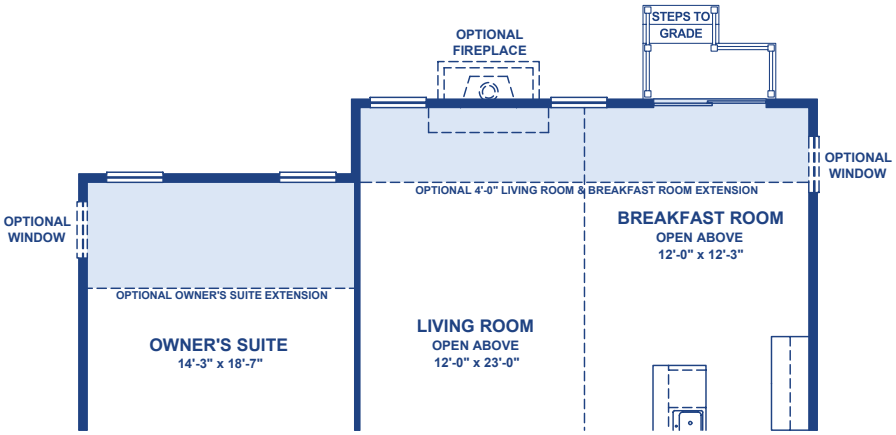
Optional Extensions



Optional Owner's Suite Extension

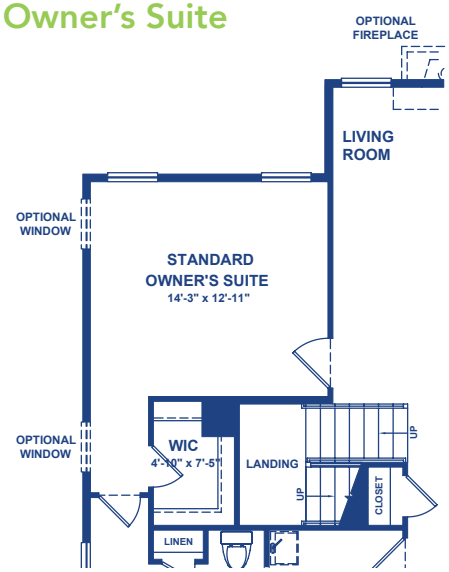


Optional 4' Living Room & Breakfast Room Extension

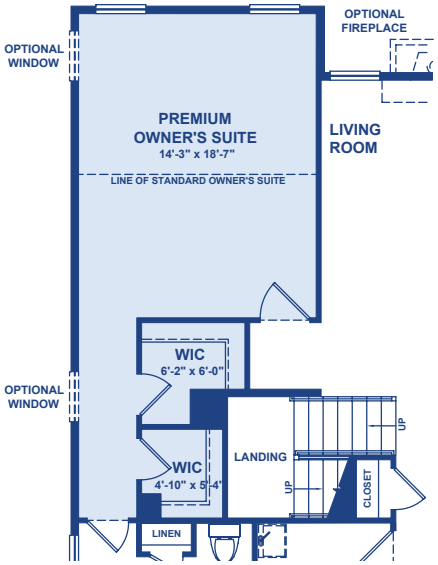


Optional 4' Living Room & Breakfast Room Extension with **Optional** Owner's Suite Extension

Optional Premium Owner's Suite



Standard Owner's Suite



Optional Premium Owner's Suite

= **Optional Feature**

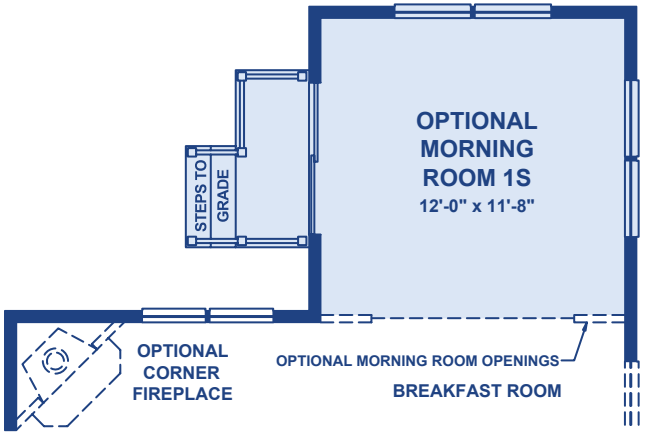
THE FRANK

MORNING ROOM OPTIONS

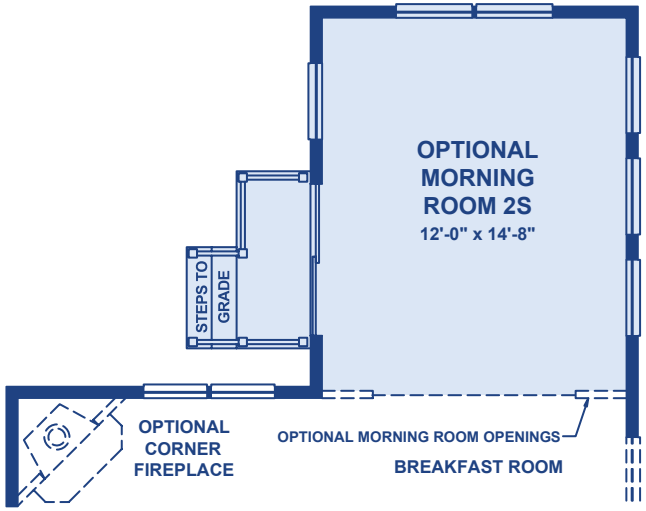
Rise And Shine In This Glorious, Light-Filled Morning Room!

The Frank Morning Room offers additional light and airy space off the Breakfast Room. It includes a sliding glass door and many windows, yet is comfortable year-round due to superior insulation and super Low-E windows. ■

Square Morning Room Plans

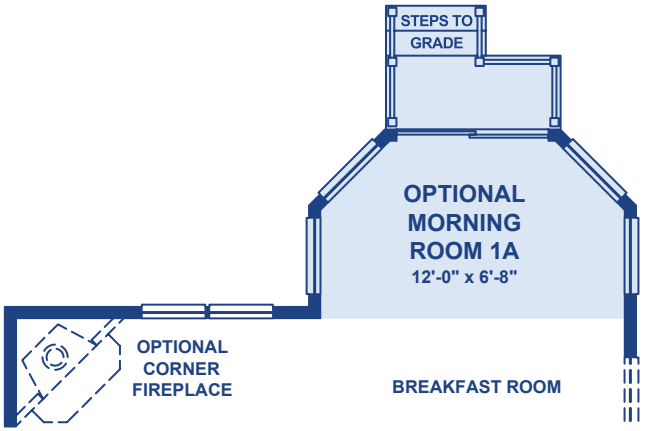


Optional Morning Room 1S

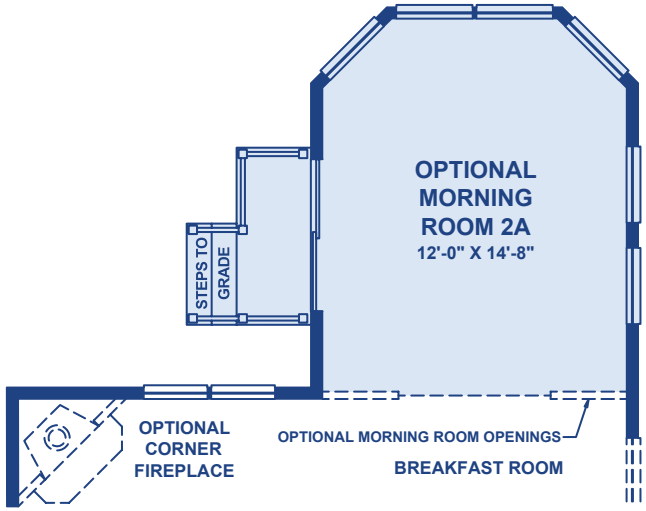


Optional Morning Room 2S

Angled Morning Room Plans

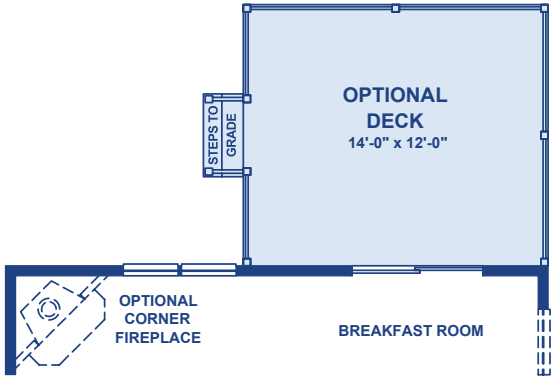


Optional Morning Room 1A



Optional Morning Room 2A

= Optional Feature

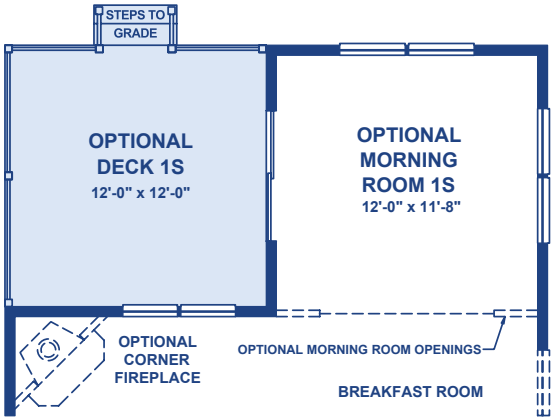


Optional Deck

Shown here is a stand-alone **Optional** Deck.

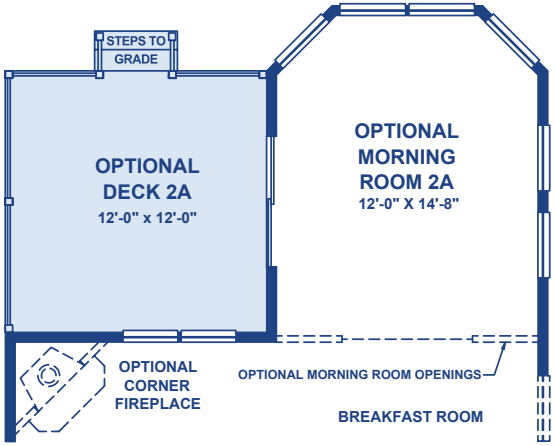
The plans to the right show the **Optional** Deck configuration when combined with other available floorplan options.

Additional Deck Configurations



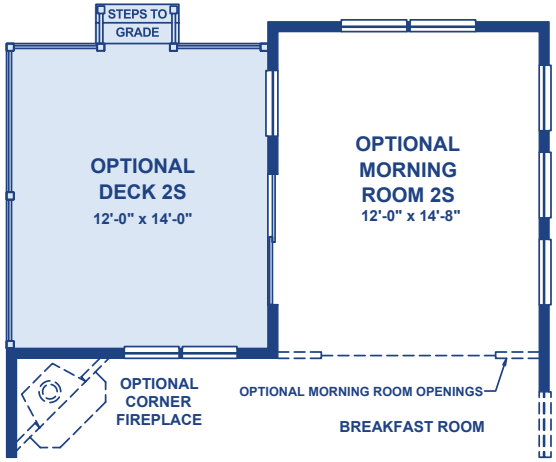
Optional Deck 1S

(shown with Morning Room 1S)



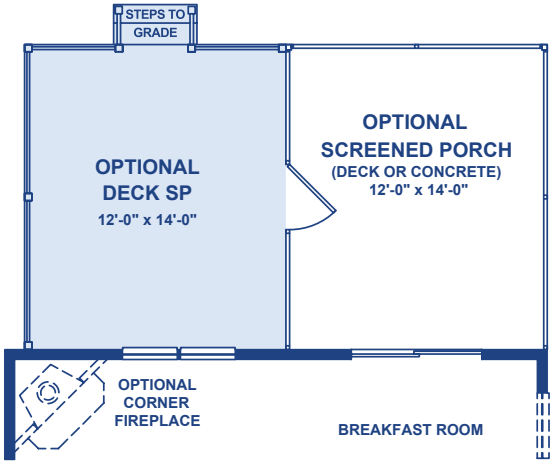
Optional Deck 2A

(shown with Morning Room 2A)



Optional Deck 2S

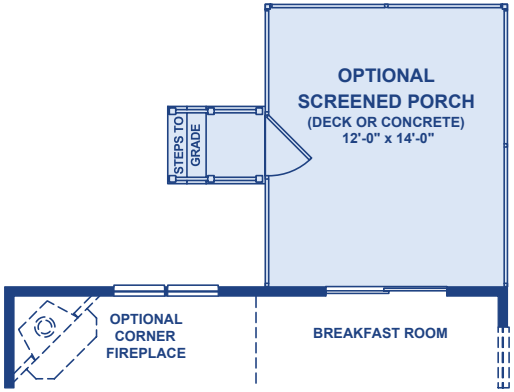
(shown with Morning Room 2S)



Optional Deck SP

(shown with Screened Porch)

= **Optional Feature**

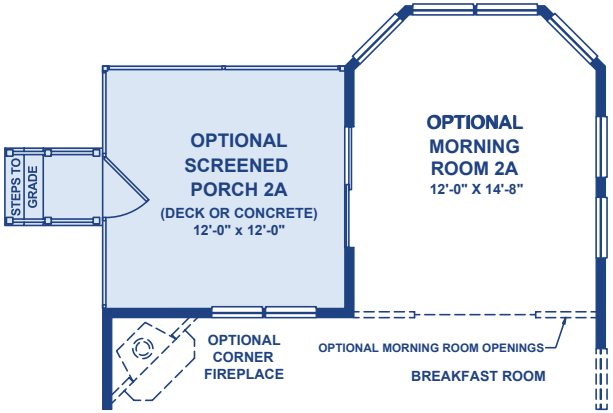


Optional Screened Porch

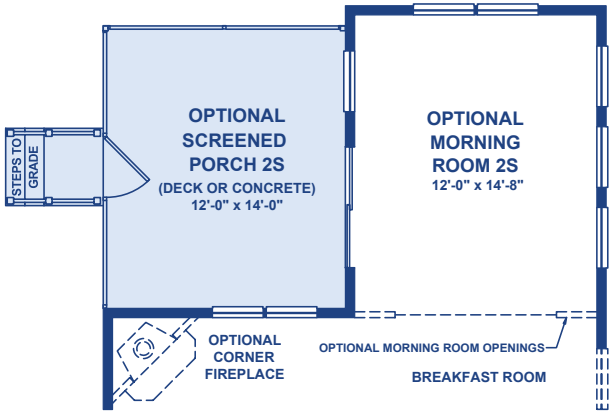
Shown here is a stand-alone **Optional** Screened Porch.

The plans to the right show the **Optional** Screened Porch configuration when combined with other available floorplan options.

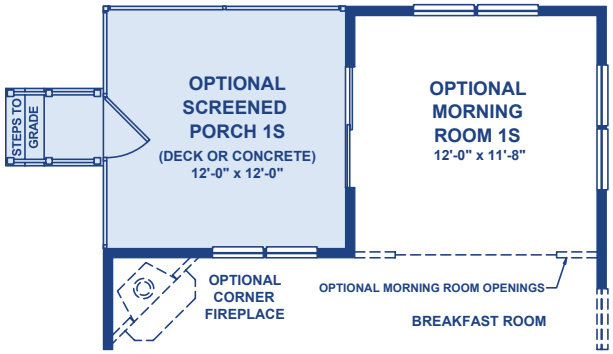
Additional Screened Porch Configurations



Optional Screened Porch 1S
(shown with Morning Room 1S)



Optional Screened Porch 2A
(shown with Morning Room 2A)



Optional Screened Porch 2S
(shown with Morning Room 2S)

= **Optional Feature**

THE FRANK

EXTERIOR OPTIONS

Choose Your Favorite From These Five Distinctive Exterior Styles

NOTE: Plans, specifications and features are regularly updated. Please be sure to view the **LATEST** version of this information at:

aBetterHouse.com

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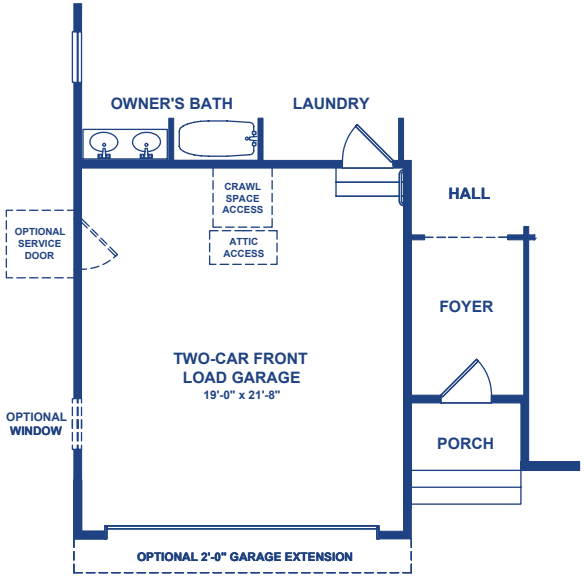
Note: Elevations are artist's conception and may vary slightly from precise and most current blue prints and specifications. Elevations shown contain optional features and upgrades. See your New Home Sales Advisor for details on standard features for the Frank. Not all elevations are available in all communities. **4/24/2025**

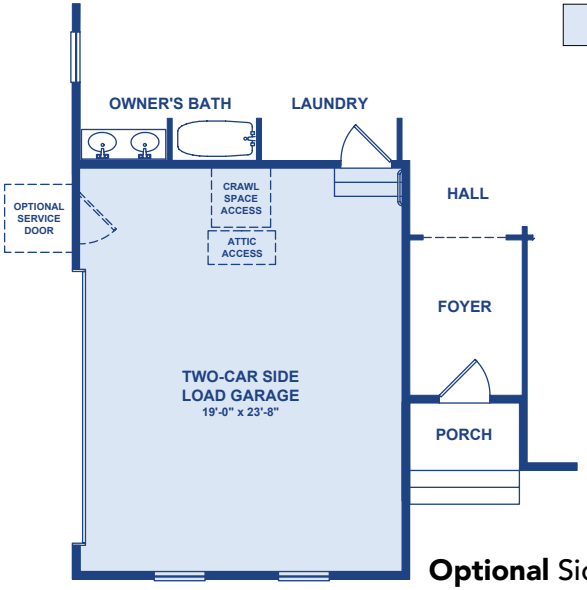
THE FRANK

GARAGE OPTIONS

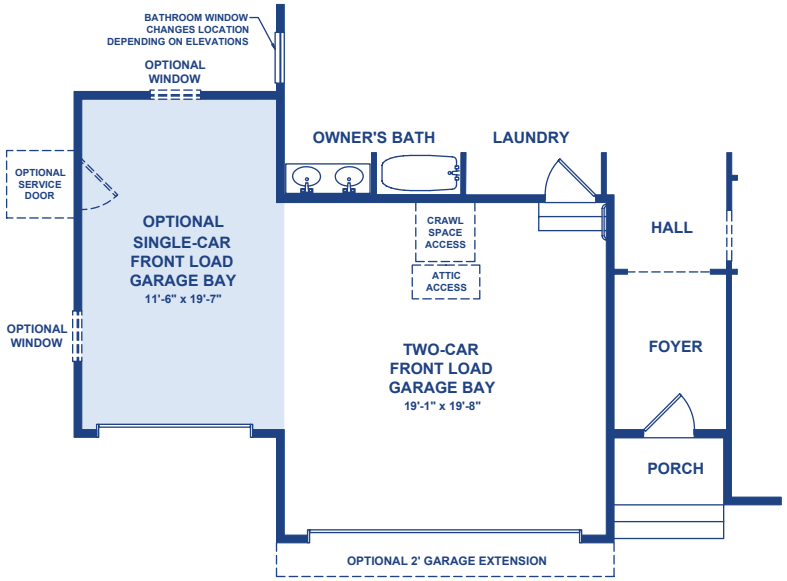
= Optional Feature



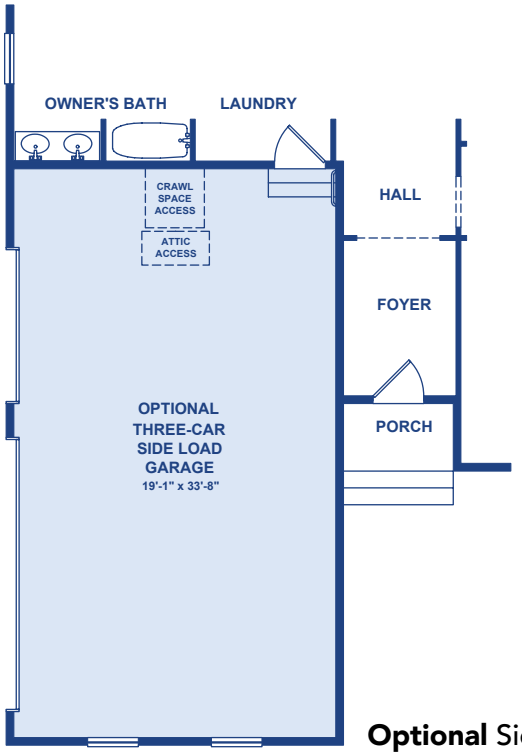
Standard Front Load 2-Car Garage



Optional Side Load 2-Car Garage



Optional Front Load 3-Car Garage



Optional Side Load 3-Car Garage