

# The Frank





# Get to know **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, detailed on a separate page, extensions to increase the Owner's Suite or Living and Breakfast nooks, and the conversion of either downstairs bedroom into a flex room / study or formal dining.



**FRANK**  
1867 SQ. FT.

\* All dimensions are approximate. 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.

**FIRST FLOOR**

The **FRANK** can be adapted easily to accommodate your lifestyle and space needs.

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

Bedroom 3 can be converted to a flex room, study or dining room, with or without French Doors to separate it from the living space.

For the maximum number of bedrooms, use both downstairs rooms by deleting the dining room and you can have two bedrooms in the upstairs loft area, for a total of five including the Owner's Suite.

You can also select from these structural options to expand your living space further:

Morning Room	81 to 194 sq. ft.
Sitting Room	154 sq. ft.
Rear extensions	84 to 244 sq. ft.

#### Popular Options Shown at Right:

5'7" extension on Owner's Suite  
Deluxe Kitchen Option  
Garage Extension

## FRANK WITH POPULAR OPTIONS



# FIRST FLOOR WITH OPTIONS





The **FRANK** has additional second floor living space which can be configured for more bedrooms. The large loft on the Frank floor plan totals 970 square feet of flex space, including a bathroom and large bedroom suite.

Another option adds a door to convenient walk-in storage of 11 x 24 feet with a plywood floor.



## SECOND FLOOR LOFT OPTIONS





*Standard Kitchen*

## great kitchens

The Standard Kitchen for the Frank model, pictured at left, includes a large island, pantry and plenty of cabinet space.



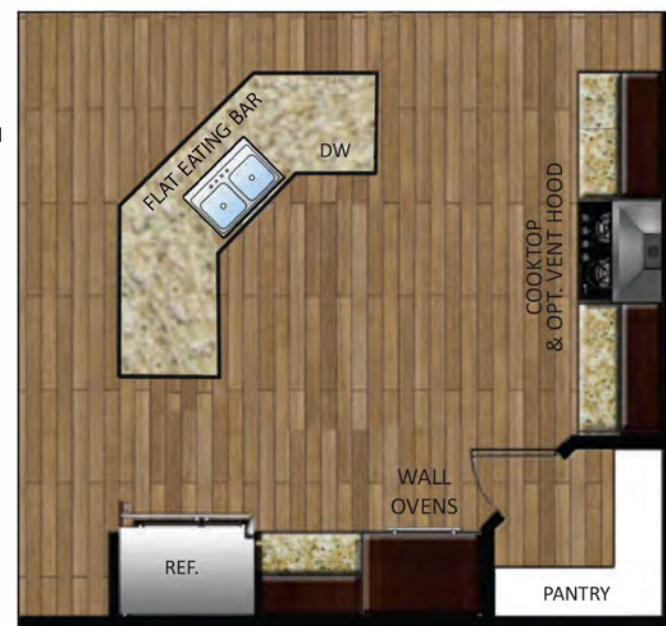
go for **gourmet**



*Optional Deluxe Kitchen, with Island*

The Deluxe Kitchen for the Frank model, pictured at left, is perfect for entertaining. With a unique shape that allows for plenty of room to work, you can prepare food and circulate the room with ease. A complete Energy Star appliance package with side-by-side refrigerator with ice and water in the door, dishwasher, range and microwave / vent hood combination is included.

The Gourmet kitchen option, pictured at right, replaces the slide-in range with a gas or glass cooktop and dual wall ovens next to the pantry. A vent hood option is also available.



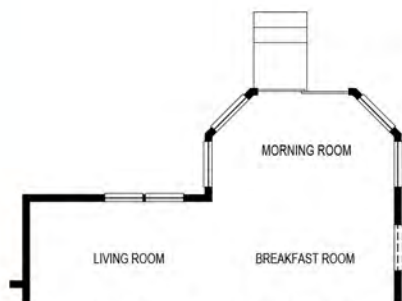




## OPTIONAL MORNING ROOMS

One of our most popular structural options, the Morning Room is available in multiple configurations, some with squared corners and others with angled corners, depending on your preference and in some case, local codes. All options include Insight Homes' high performance Super Low-E windows and doors which reduce heat transfer, making this a room you'll enjoy year-round.

You can opt for an accompanying composite deck or expand your living space outdoors with a choice of multiple affordably priced hardscape designs.



**MORNING ROOM 1 ANGLED**  
12'0" x 7'0"



**MORNING ROOM 2 ANGLED**  
12'0" x 15'0"



**MORNING ROOM 1 SQUARE**  
12'0" x 12'0"



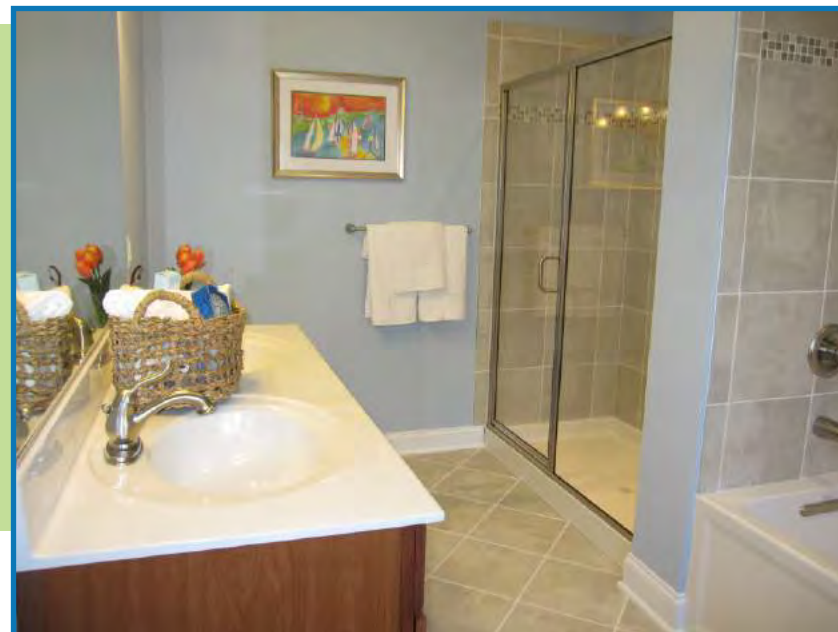
**MORNING ROOM 2 SQUARE**  
12'0" x 15'0"

# MORNING ROOM OPTIONS





The standard bath, shown left, includes a 60" cultured marble vanity and separate linen closet. The tub has a fiberglass shower surround.



Go from good to  
**super**



The Frank has a few different options for a Super Bath upgrade, with the two most common detailed here. Super Bath #1 includes a 60-inch vanity with dual sinks, a fiberglass soaking tub, tile-surround shower with bypass shower door, and a commode.

Super Bath #2 includes a 60-inch vanity with dual sinks, a 7-foot tile shower with seat and mosaic tile floor, semi-frameless shower door, linen closet and commode.



## OWNER'S BATH OPTIONS





**5**  
distinct  
exterior options  
are available



## FRANK EXTERIOR OPTIONS



16255 Sussex Highway  
Bridgeville, DE 19933  
302-337-0400

[itsjustabetterhouse.com](http://itsjustabetterhouse.com)

Updated 04/16/2019