



Spec Sheet

Each Frances residence is designed to maximize space, scale, and its unique positioning with a focus on an exceptionally high finish level.



COMMON

- › European oak plank and herringbone flooring throughout
- › 10 ft ceiling heights | 9 ft glass door heights | 7 ft window heights
- › Rich fluted millwork and mirror-polished brass finishes
- › Restoration Hardware, Eurofase, and select high design lighting
- › Marvin wood-framed windows and custom glass wall doors
- › Zero VOC Sherwin Williams paint finishes
- › Heat & Glo Cosmo gas fireplaces
- › High efficiency Ruud and RheemHVAC systems
- › Noritz on-demand endless hot water systems
- › Honeywell Home Pro T6 smart thermostats
- › LG and Electrolux washer/dryers
- › Private outdoor living slate terraces

KITCHEN

- › Complete entertainer's kitchen with adjacent caterer's prep kitchen in each home
- › Full length custom cabinetry featuring pin stripe glass doors
- › Full height book-matched marble slab backsplash
- › Quartz-topped counters and seating-serving island
- › Built-in SubZero Pro 48" refrigerators with 4 freezer drawers
- › Wolf 6 burner 48" gas range with infrared griddle and double convection ovens
- › Custom finished polished brass Wolf infinite-speed control range hood
- › Two Bosch dishwashers and two sinks in each kitchen
- › Panasonic HomeCHEF 4-in-1 broiler, microwave, air fry, and convection multi-oven
- › Brizo kitchen/wet bar faucets, soap dispensers, and pot-filler

BEDROOMS

- › All bedrooms en-suite
- › Spa-inspired European bathrooms
- › Walk-in and custom designed closets

BATHROOMS

- › European wet room glass enclosed designs with infinity drains
- › Marble vanity counter tops and large-format porcelain tile finishes
- › Pedestal Victoria & Albert and deep soak bathtubs with Brizo fillers
- › Brizo faucets, multi-function showerheads, and hand showers
- › Dual vanity primary bathrooms