FRANCES ESTATES LOT 26

BELLA VISTA

LOOK BOOK



CLOCKWORK DESIGNS

BELLA VISTA - LOT 26

EXTERIOR

This transitional craftsman style home has an exterior that combines brick with soft, neutral siding for a balanced and welcoming look. Light trim highlights the gables and windows, while dark window frames and lantern-style lighting add contrast. The siding introduces a muted pop of color that complements the rest of the palette.





Bronze



Siding: SW Clary Sage



Exterior Lanterns



Trim: Alabaster









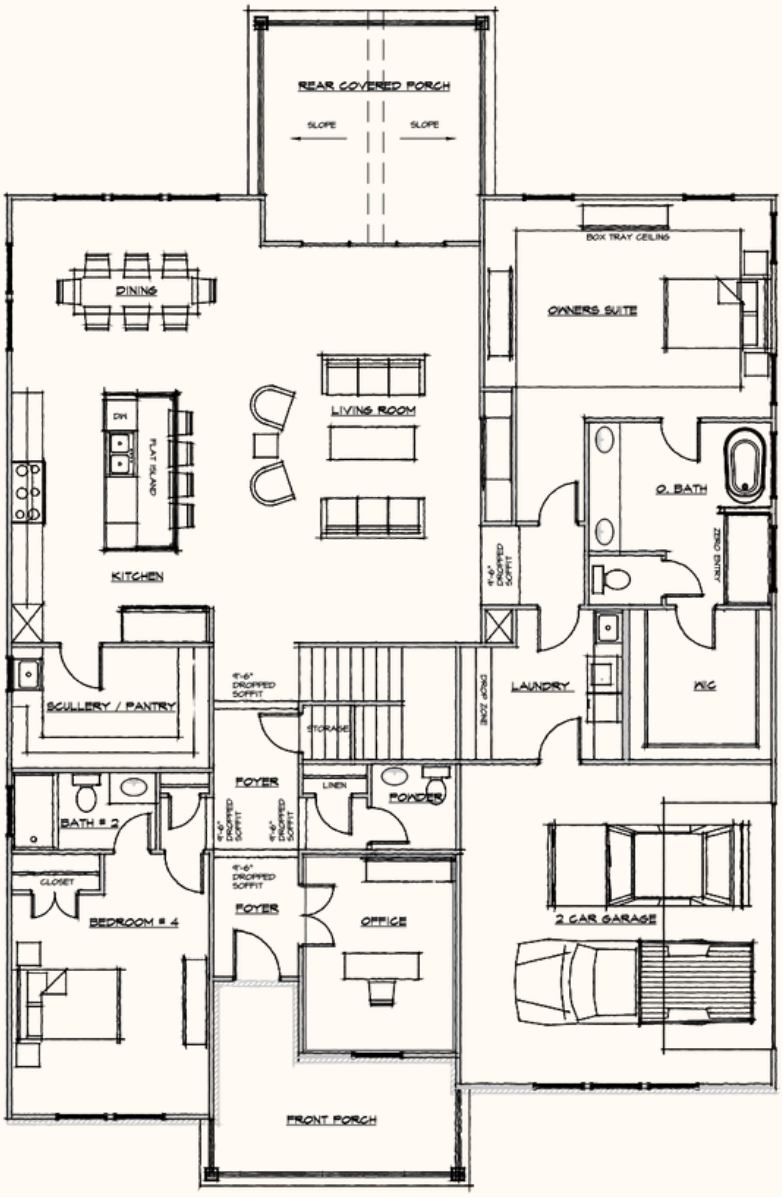
Door: Stained English Chestnut

CLOCKWORK DESIGNS

BELLA VISTA - LOT 26

FIRST FLOOR PLAN

The Bella Vista layout is centered around an open kitchen, dining, and living area with easy access to the rear covered porch. The owner's suite is tucked on the main level, with the office, guest bedroom, scullery/pantry, laundry, and garage entry all placed for convenient everyday flow.

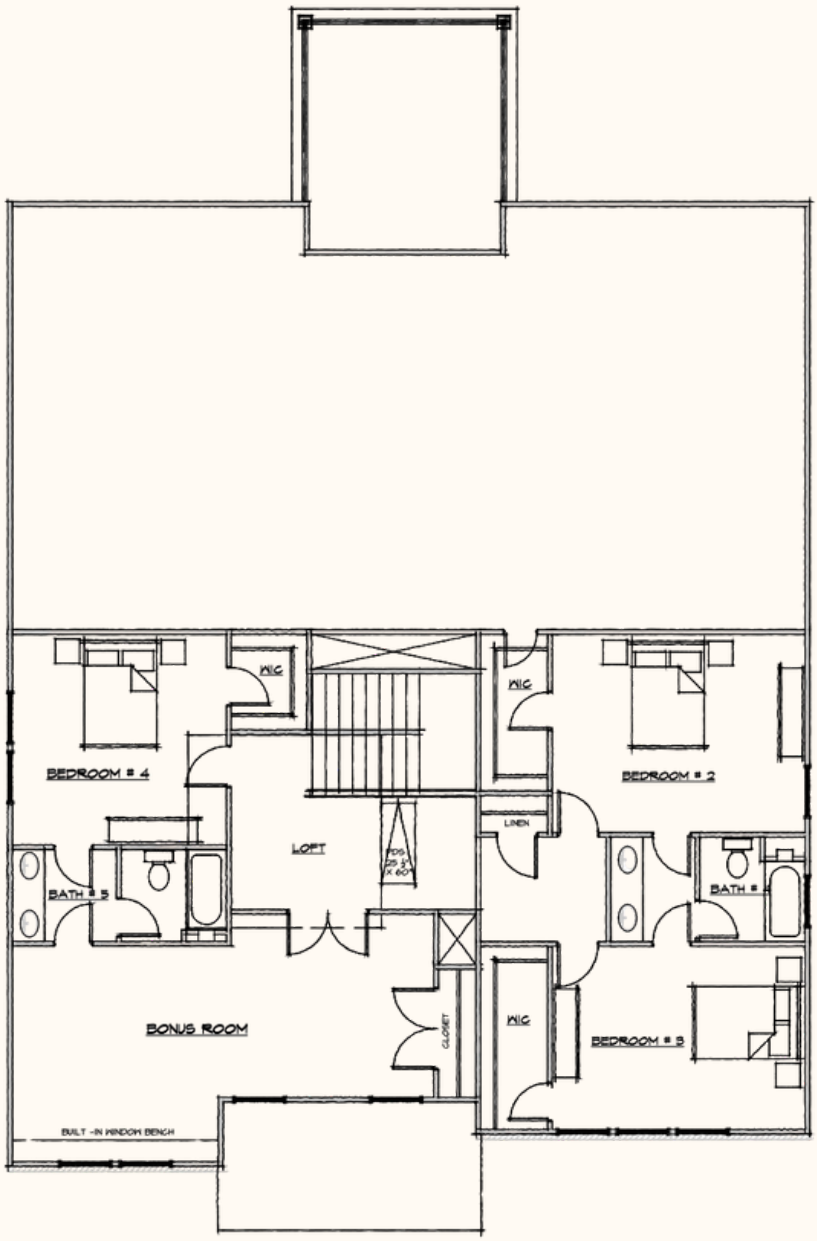


CLOCKWORK DESIGNS

BELLA VISTA - LOT 26

SECOND FLOOR PLAN

Upstairs, the loft, bonus room, and additional bedrooms give the home plenty of flexible space for guests, kids, work, or recreation.



CLOCKWORK DESIGNS

BELLA VISTA - LOT 26

FOYER

The foyer is centered at the front of the home, creating a welcoming first impression. It opens directly off the front porch with the office and powder room to the right and a guest bedroom with a full bath to the left. Straight ahead, the space flows into the living room, keeping the main living areas connected and open.



Inspiration Picture



Sandalwood Oak
Engineered Hardwoods



Foyer Light Fixtures

CLOCKWORK
DESIGNS

BELLA VISTA - LOT 26

KITCHEN

The kitchen is clean and collected with light perimeter cabinets, a darker island, and a wood-stained hood. The island gives the kitchen a strong center point, while the surrounding cabinetry and appliance layout keep the space organized and easy to use.







Kitchen Pendants



Backsplash



Perimeter Cabinets



Island Cabinets



Hood Stain

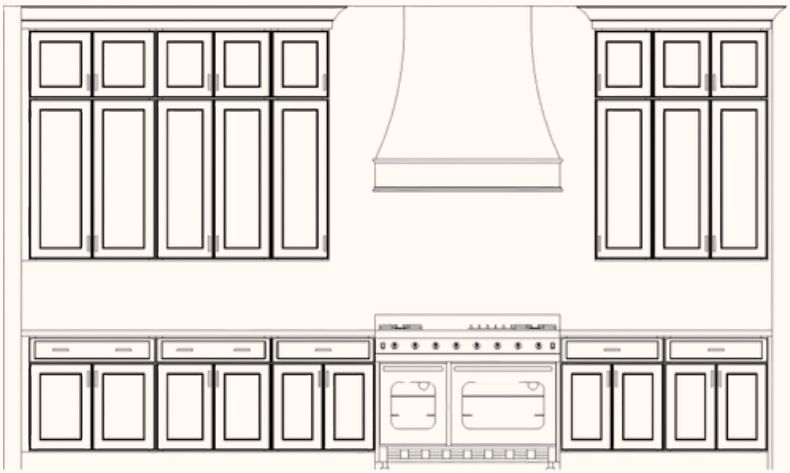


Calacatta Idillio Quartz Countertop

CLOCKWORK DESIGNS

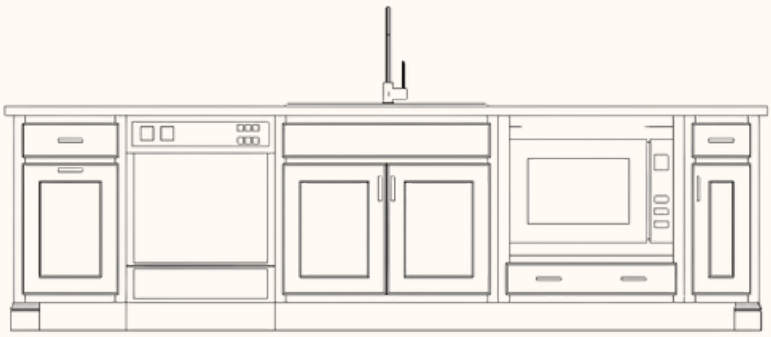
BELLA VISTA - LOT 26

KITCHEN





Refrigerator/Freezer



Inside of Island



3rd Rack Dishwasher



Microwave



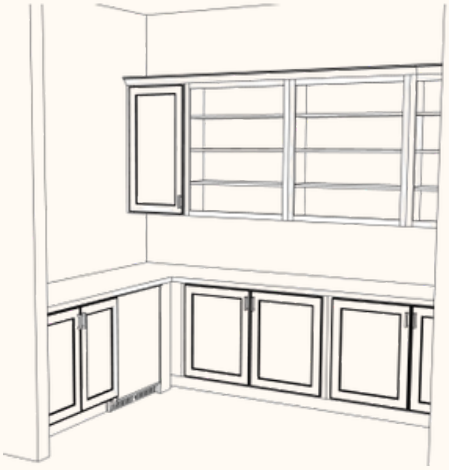
48" Range

CLOCKWORK DESIGNS

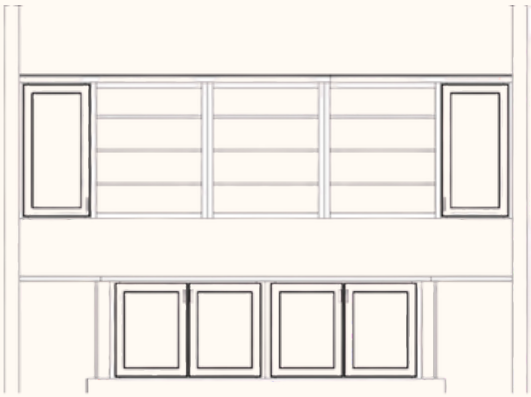
BELLA VISTA - LOT 26

SCULLERY

The scullery sits just off the kitchen, adding extra prep, storage, and cleanup space without being fully on display. Matching cabinetry, countertops, hardware, and finishes keep it connected to the kitchen while giving the home another useful workspace.



Left Corner



Back Wall



Right Corner



Calacatta Idillio Quartz Countertop



Cabinet Color



Backsplash



Wall Color

CLOCKWORK DESIGNS

BELLA VISTA - LOT 26

LIVING ROOM & DINING ROOM

The living and dining room sit at the center of the main level, with the kitchen on one side and the rear covered porch just beyond. The fireplace anchors the living room, while the dining area has its own lighting to help define the space while still keeping it connected to the main living area.



Living Room
Light Fixture



Dining Room
Light Fixture

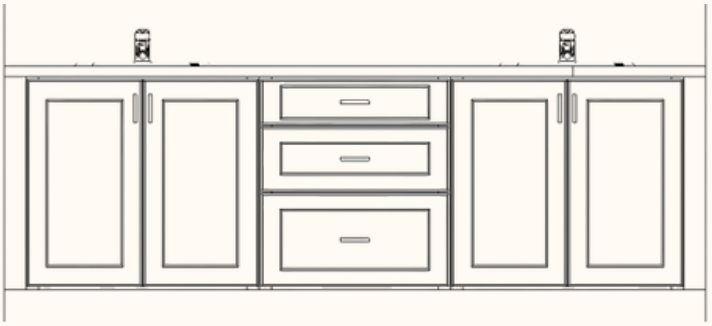


Kenwood Mantel and
Driftwood Marble Surround

CLOCKWORK
DESIGNS

BELLA VISTA - LOT 26

OWNER'S SUITE







Shower Walls Tile

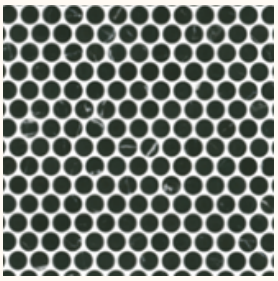


Cabinet Stain



Cashmere Taj
Quartz Countertop





Shower Floor Tile



Floor Tile



Bedroom Light
Fixture



Bedroom Ceiling
Wallpaper Inspiration



CLOCKWORK
DESIGNS

BELLA VISTA - LOT 26

LAUNDRY

Located just off the garage, the laundry room and drop zone create an easy landing spot before entering the main living areas. Built-in storage, counter space, a sink, and patterned floor tile keep the space useful and tied into the rest of the home.



Drop Zone - Left Wall



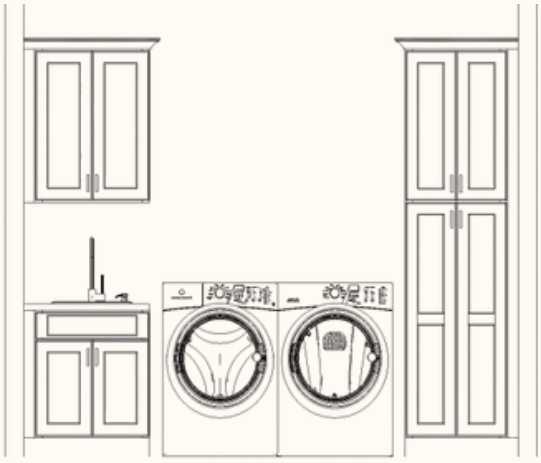
Roma Gold
Quartz Countertop



Laundry
Cabinet Color



Light Fixture



Laundry - Right Wall



Drop Zone
Cabinet Color



Floor Tile



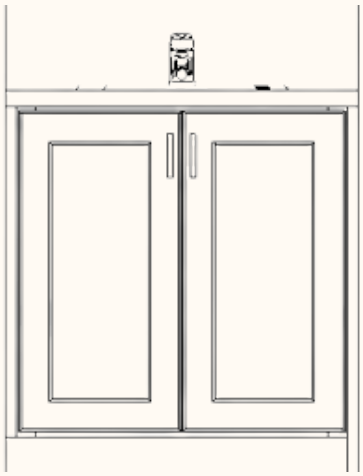
Wall Color

CLOCKWORK
DESIGNS

BELLA VISTA - LOT 26

POWDER

The powder room brings in a more tailored look with the darker vanity, brass fixtures, stone countertop, and wallpaper. It's a nice place to add extra detail while keeping the finishes connected to the rest of the home.





Light Fixture



Wallpaper Inspiration



Vanity Color



Carrara Breve Quartz Countertop

CLOCKWORK DESIGNS

BELLA VISTA - LOT 26

OFFICE

The office sits near the front of the home, just off the foyer, making it easy to access without being in the middle of the main living areas. The wall color, accent wallpaper, and light fixture add a finished look, whether it's used for work, reading, or a quiet study space.





Wall Paint



Accent Wall
Wallpaper Inspiration

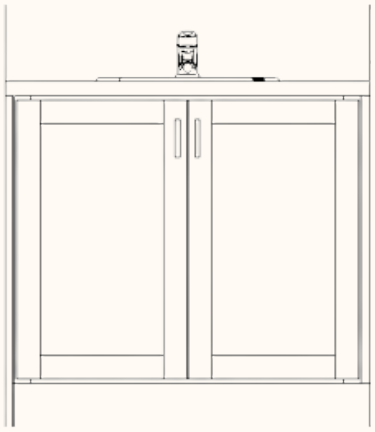


Light Fixture

CLOCKWORK
DESIGNS

BELLA VISTA - LOT 26

BATH 2 (DOWNSTAIRS)







Vanity Color



Calacatta Prado
Quartz Countertop





Shower Walls Tile



Shower Floor Tile



Floor Tile

CLOCKWORK
DESIGNS

BELLA VISTA - LOT 26

SHARED BATH 4, BEDROOM 2 & 3









Cabinet Color



Soapstone Mist
Concrete Countertop



Floor Tile



Shower Wall
Tile

CLOCKWORK
DESIGNS

BELLA VISTA - LOT 26

BATH 5, BEDROOM 4





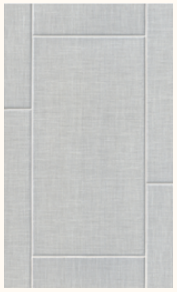




Cabinet Color



Soapstone Mist
Concrete Countertop



Floor Tile



Shower Wall
Tile

CLOCKWORK
DESIGNS

BELLA VISTA - LOT 26

UPSTAIRS BONUS ROOM

The upstairs bonus room sits off the loft, separate from the main bedrooms but still easy to access. It gives the home a flexible second living space for movies, play, homework, or guests, with the built-in window bench and accent wall adding a little more character to the room.



Inspiration



Accent Wallpaper Inspiration



Built-In Window Bench



Light Fixture

CLOCKWORK DESIGNS

THE CLOCKWORK DESIGN DIAL

Turn the dial toward your perfect home.

Every home at Frances Estates begins with a thoughtful foundation. The Clockwork Design Dial allows you to choose from a selection of potential upgrades and fine tune the details, making it entirely your own. From finishes and fixtures to colors and accents, you can fine-tune each detail to match your taste and lifestyle. Explore the options below to see how your home can reflect your personal rhythm, one choice at a time.

Exterior



- Screened in porch
- Extended porch with outdoor kitchen
- Irrigation
- Detached garage
- Fence

Kitchen



- Panel ready package

Misc. Interior



- Blinds
- Elevated closet shelving
- Hardwood flooring throughout, including all bedrooms
- Designer light fixture package
- Two additional paint colors
- Elevated trim package
- Elevated accent wall trim package
  - Wallpaper or decorative floor to ceiling trim on the back wall of the office
  - Wallpaper in powder room
  - Built in bench and accent wallpaper in bonus room
  - Owner's suite main wall to have decorative floor to ceiling trim

CLOCKWORK
DESIGNS