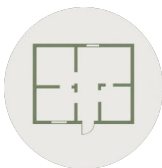
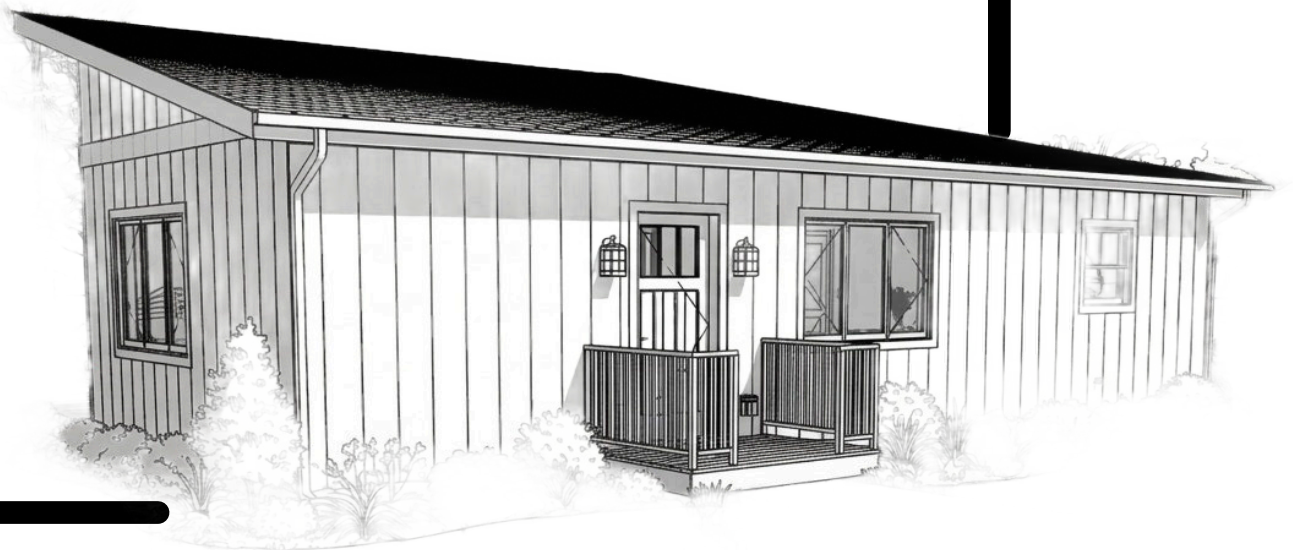


THE

FRANKLIN

2 BEDROOM - 1 BATHROOM ADU



DIMENSIONS
40' X 35'



TOTAL LIVING SPACE
900 SQ. FT.



BEDROOMS
2



BATHROOMS
1

Compact yet complete, this 2-bedroom, 1-bath ADU offers thoughtful design without compromise. Every square foot is put to work: an open-concept living, dining, and kitchen area anchors the home, flanked by a private primary bedroom with its own ensuite bath, and a second bedroom suited to guests, kids, or extended family. A generous covered patio extends the living space outdoors for morning coffee or evening entertaining. Perfect for aging parents, adult children, or generating steady rental income, it combines privacy with practical shared living spaces, giving residents room to spread out without ever feeling like they're living in someone else's shadow.

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EXTERIOR A



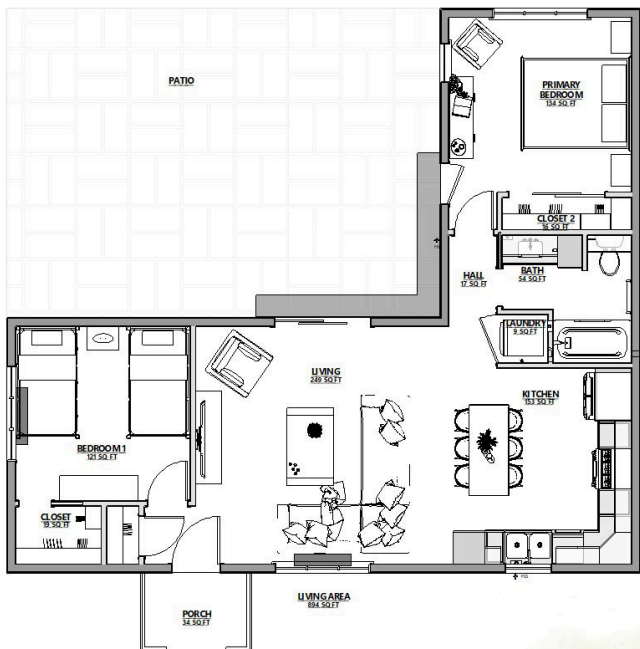
EXTERIOR B

ONE FLOORPLAN

THREE
DISTINCT
LOOKS



EXTERIOR C



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WELCOME HOME



CONSIDERATIONS

ALL THE LITTLE THINGS THAT ADD UP



INTERIOR FINISHES



INEXPENSIVE



DURABLE



TIMELESS



NEUTRAL



THINGS THAT WILL AFFECT THE BOTTOM LINE



1 Carpet vs. LVP vs. Hardwood



2 Tile Surfaces



3 Flat vs. Beamed Ceilings



4 Hollow Core vs. Solid Core Doors



5 MDF vs. Paint Grade Wood Trim



6 Formica vs. Solid Surface



7 Acrylic vs. Tile Shower Pans