

FRANCETIC HOME BUILDERS

A Cut Above

WRITER | RACHEL WHITE PHOTOS | WINDBORNE PHOTOGRAPHIC STUDIOS

In some neighborhoods, there are homes that are a lot alike. When you see the home of Jerry and Rita Miller, you know that this isn't going to be one of them. Joe Francetic of Francetic Home Builders says, "People don't want cookie cutter, boring homes. They want something unique." So that is what he gives them- a unique charm that is a cut above the rest.

Speaking of cuts, he does most of that in-house too. "I don't subcontract much of the work, and framing I do myself," says Francetic. This 3,900 square foot house is a bit of a hybrid; a Farmhouse Craftsman would probably be the best way to describe it. The gray Shaker siding with white trim and stacked stone give it the Craftsman feel, while the fenced in porch gives it more of a Farmhouse or Cottage vibe. A gorgeous stone rain chain instead of a downspout adds that unique factor.

It's evident that this wasn't the homeowners' first rodeo. In fact, this is the fourth home that the Millers have built, so they knew what they wanted, and Francetic Home Builders knew how to make it happen. Rita Miller explains, "What was so cool about our builder is that we would find all these things on the internet, and he's so creative he'd find ways to include them!" The Millers were living downstate during the build, so they would come up about once a month to check on the progress. Each time, there was something special in store for them.

The kitchen is truly the heart of their home and gives the first taste of luxury. "It all started with four little tiles," Miller says. The backsplash behind the stove has four custom accent tiles featuring dragonflies and bumblebees. They took the tiles into a paint shop and built the color palette for the whole home- which features warm golds and earthy browns. The pale yellow subway tiles in the backsplash set off the smooth white expanse of quartz countertop and white cabinets. Add a spacious walk-in pantry with shelves exactly two cans wide, and you'll see the attention to detail. The red oak floors finish off the space. But the eye is drawn to the showstopper in the adjoining dining room- a rose window (circular) flanked by two rectangles with a built-in buffet below.

From here, French doors lead to the sunroom, where Francetic did something that surprised the Millers. Above the stacked-stone fireplace (echoing the stacked stone on the exterior), he angled the wall where the television was going to be. This way, when relaxing in your armchair, the TV is slanted slightly downward so you can see it perfectly, and there's no glare.





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The shiplap siding on the ceiling reminds you that character is built in everywhere. Another set of doors leads out to the stone patio, with a stone path designed by Francetic winding around to the side of the house.

Back inside the house, you'll find the family room, with custom cabinetry bookshelves. The Millers showed Francetic a picture from the Houzz website of a coffered ceiling they liked. "When we came up once to check on the progress, this gorgeous ceiling was in," Miller says. "They asked us if we liked it. Our reply? Yes!"

The master bedroom and bath have an up-north spa feeling to them. Serene and relaxing, the bathroom is all done in slate tiles. Miller again sings the praises of Joe Francetic. "He doesn't let you go down the wrong path. In the bathroom, we were going to make a big mistake. We had a countertop that was all wrong. He suggested this one, instead, and it's so much better." An office/ second bedroom finishes off the main floor.

The walk-out lower level is a haven for guests and entertaining. Not only is there a guest bedroom and bathroom, but there is also a guest kitchenette. The Millers had fun with finishes down here, with a retro countertop made of recycled glass. The sink was another of Francetic's suggestions; the Millers wanted a full-size sink, but Joe said smaller was better. "You don't want guests thinking they need to do the dishes," he said. Francetic says on his website that other builders' upgrades are his standard, so when you see his "upgraded" storage room, you're in organizing nirvana (and also a little bit jealous).

Francetic says, "It's important that I'm proud of the work in every project I undertake and that I feel good about what I'm giving my clients. There's no benefit to putting in the cheapest materials." It's that pride in workmanship and creativity that keep the referrals pouring in.

The Millers are thrilled with their home and were happy to give Francetic Home Builders a glowing recommendation. For Francetic, that is the perfect outcome. □







Francetic Home Builders

Joe Francetic has been building homes for 20 years. As the owner of Francetic Home Builders, his focus when working with clients is on determining their wants and needs and then finding ways to surprise them with unexpected, but welcome, suggestions for their construction projects. The extra effort elevates his service and sets him apart from other builders.

He and his crew work tirelessly to develop the best outcome for every client, whether it is in surprising details, energy efficient features, or timeliness of return phone calls. Every aspect of the relationship and project are important to him.

As a General Contractor, Francetic Home Builders can accommodate any size project and is proud to provide the services of in-house framers, siders, trimmers, painters, and roofers to create a seamless building experience.

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