

PREFERRED SERIES COZY COTTAGES



Holmes Cozy Cottages combine timeless cottage charm with smart, space-savvy design. Each plan is crafted to feel bright, comfortable, and effortlessly livable – offering open living areas, modern kitchens, and well-appointed bedrooms that make everyday life simple and enjoyable. Quality construction and energy-efficient features come standard, while the signature cottage styling adds personality and curb appeal. These homes deliver a cozy, inviting retreat that fits beautifully into any lifestyle.



Preferred Series Cozy Cottages

Standard Building Specifications

Rev: 2.1.2026

Structural Features

- R 30 Batt Insulation in Ceilings
- R-19 Insulation in Walls
- Wind Zone 115 VULT
- OSB Floor Decking 23/32"
- (2 X 10) Floor Joist 16" OC
- (2 X 6) 9' Sidewalls 16" OC
- (2 X 6) Top & Bottom Plates
- (2 X 4) 9' Double Marriage Walls
- Engineered Roof Systems
- 7/12 Roof Pitch 24" OC on Ranch Models
- 10/12 24" OC Std on 5628D and 6028K Models

Plumbing

- Water Shut-Off Valves
- Pex Plumbing System
- 50 Gallon Water Heater
- Exterior Frost-Free Water Faucet (1 @ STD Location Per Plan)
- Whole House Water Shut-Off
- Washer Hook-Up
- Kitchen Pull Out Faucet

Baths

- 60" Fiberglass Tub/Shower (Per Plan)
- White Shaker Style Vanity Cabinets
- 36" High Lavatory(s) in M/Bath
- 36" High Lavatory in Bath 2
- Towel Bar/Tissue Holder All Baths
- Dual Lever Bath Faucets
- Cultured Marble Lavatories in Baths

Exterior Features

- D5 Vinyl Siding
- 15" Raised Panel Shutters or 3 1/2" Window Lineals (Front Door Side)
- 7/16" OSB Wrap Exterior Walls
- 36" 6 Panel Front Door w/No Storm
- 36" 6 Panel Rear Door w/No Storm (Per Plan)
- 12" Eave Overhangs (All Sides)
- Insulated Windows Gridless
- House Wrap
- Limited Lifetime Architectural Shingles
- 3 Flower Boxes (Shipped Loose)

Kitchen

- 30" Smooth Top S/S Range
- 25 CF Side by Side Refrigerator S/S w/Icemaker
- S/S Dishwasher
- S/S Spacesaver Microwave
- 60/40 Stainless Steel Kitchen Sink
- Laminate Countertop w/ Full Ceramic Backsplash & Ideal Edging
- 36" Overhead Cabinets w/Matching Cove Molding
- Shaker Style Cabinets
- 9' Sidewalls (Includes 36" Overhead Cabinets in Kitchen)
- Kitchen Island White Shaker Style Cabinets with Beadboard
- Double Trash Can Base Cabinet in Island (Per Plan)
- Pot and Pan Drawer Base Cabinet in Island (Per Plan)
- Raised Wall Cabinet over Range

Flooring

- 25 oz. Carpet w/ Pad & Tack Strip (Shipped Loose)
- 6 lb. Re-Bond carpet Pad
- Congoleum Flooring in Designated Areas (Per Plan)

Interior Appointments

- 1/2" High Strength Sheetrock Ceilings w/Smooth Finish
- (2 X 4) Interior Wall Construction
- 36" Interior Doors M/Bedroom, MBR Closet & M/Bath
- Mortised Door Hinges
- 3 1/2" Crown Molding
- 6" Baseboard Molding
- 2 1/4" Window/Door Casing
- Metal Shelf over Washer/Dryer
- Finished 1/2" Sheetrock Thru-out
- Lever Interior Door Hardware
- Shoe Rack with Shirt & Skirt Shelves in Master Bedroom Closet (Per Plan)
- Laminate Top Table in Utility (Per Plan)

Electrical

- Surface Mount LED Recessed Light Ceiling Fixtures T/O
- Standard Ceiling Fans in Bedroom 1, Living Room and Family Room per plan.
- Exterior Carriage Light (@ Exterior Doors)
- Exterior Electrical Outlets (@ Exterior Doors)
- 200 AMP Panel Box
- Smoke Detector Systems
- Dryer Hook-up with recessed exhaust box
- 110V Outlet Receptacle in Utility Room Storage Closet (Per Plan)
- 1 1/4" Conduit Running Down from Electrical Panel Box for Future Use

Popular Options

- Quartz Kitchen Countertops
- Alternate Master Bath Plans
- 4'x8' Ceramic Shower, Bath 1 (Per Plan)
- 8"x48" Transom Window on 4'x8' Ceramic Shower Wall (bath1) Per Plan
- Vent-less Gas Fireplace w/ TV Niche Bookcase Cabinetry
- Farmhouse Exterior Package
- Farmhouse Interior Package
- Vinyl Plank Flooring
- Board & Batten Siding (Front Exterior)
- Craftsman Style Front Door
- 150 VULT Wind Zone
- 10/12 Roof Pitch 24" OC (where available)
- 16" OC Roof Trusses
- Sliding Glass Door(s)
- (2) Pendant lights w/Separate Switch over Kitchen Island
- Congoleum Vinyl Floor ILO Carpet in Family Room
- Brace and Switch for Ceiling Fans-Additional

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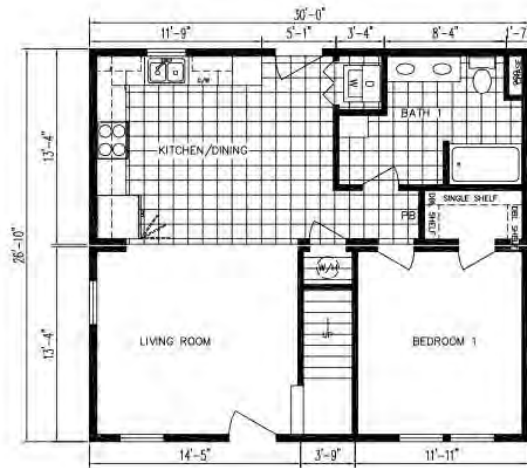


We continuously strive to improve our home and reserve the right to change specifications without notice. © 2026 Holmes Building Systems, LLC

Cozy Cottages by Holmes Building Systems

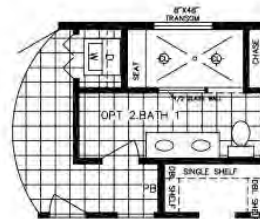
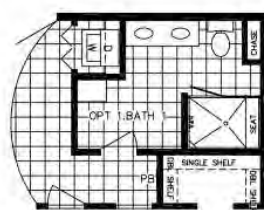


Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



1ST FLOOR
805 SQ.FT.

AMELIA CAPE 3028



Amelia Cozy Cottage Cape

Model 3028 HBSP BR

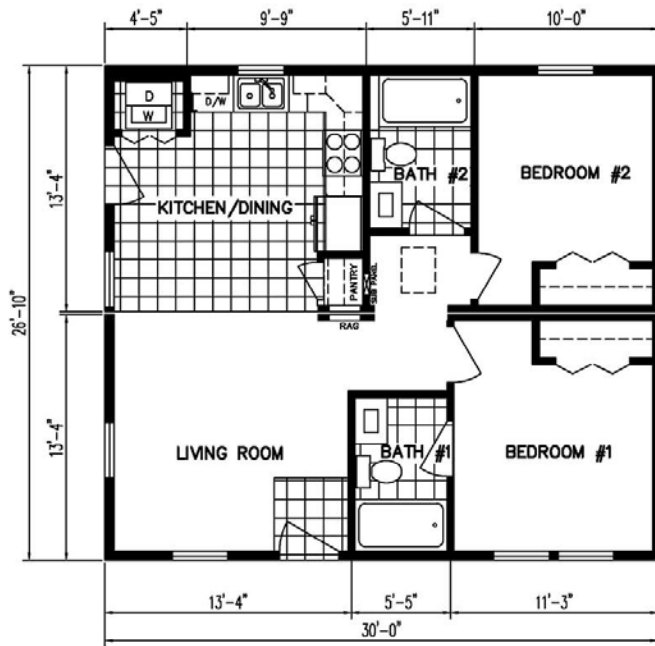
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Cozy Cottages By Holmes Building Systems



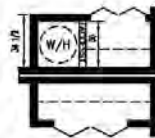
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1ST FLOOR
805 SQ.FT.



OPT. BATH W/ CERAMIC
SHOWER AND BARN DOOR



WATER HEATER SHIPPED LOOSE
OPT. CLOSET W/ WATER HEATER
INSTALLED



Amelia II Cozy Cottage Ranch

Model 3028 HBSP R

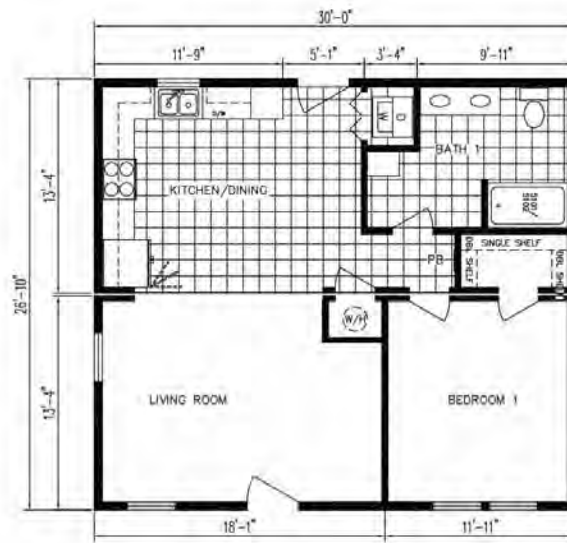
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Cozy Cottages by Holmes Building Systems

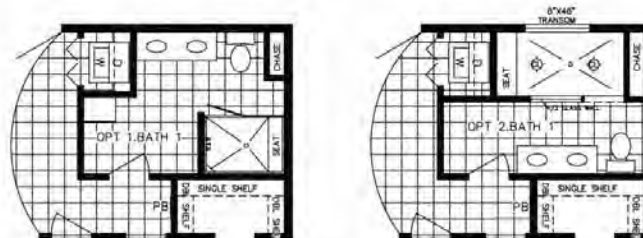


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1ST FLOOR
805 SQ.FT.

AMELIA RANCH 3028



Amelia Cozy Cottage Ranch

Model 3028 HBSP R

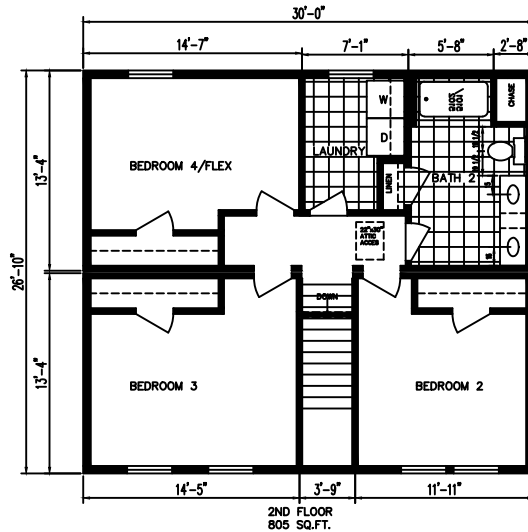
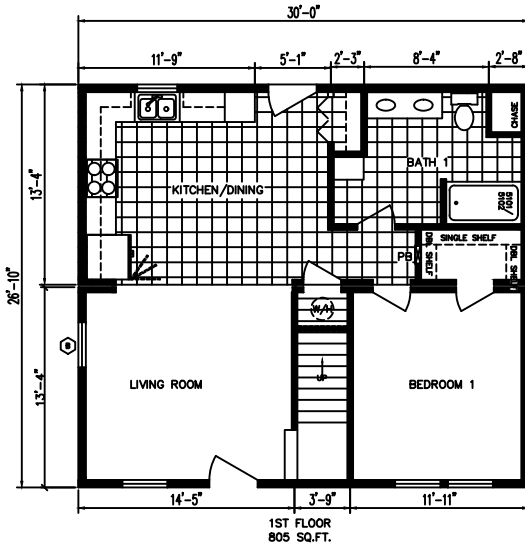
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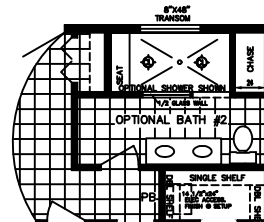
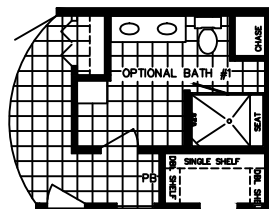
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AMELIA COZY COTTAGE TWO STORY



Amelia Cozy Cottage Two-Story

Model 3028 HBSP 2-ST

Approx. 1610 Sq.Ft.



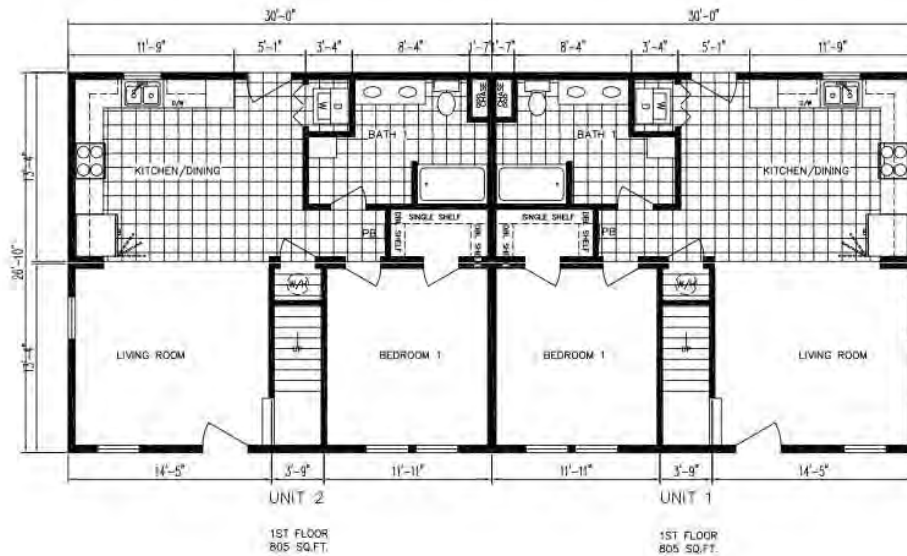
rev 7.15.25



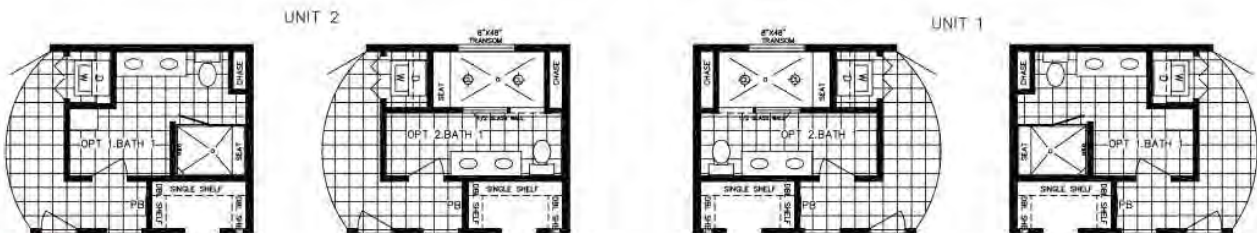
Cozy Cottage Duplex by Holmes Building Systems



Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



AMELIA CAPE DUPLEX 6028



Amelia Cozy Cottage One-Story Cape Duplex

Model 6028 HBSP BR DPLX

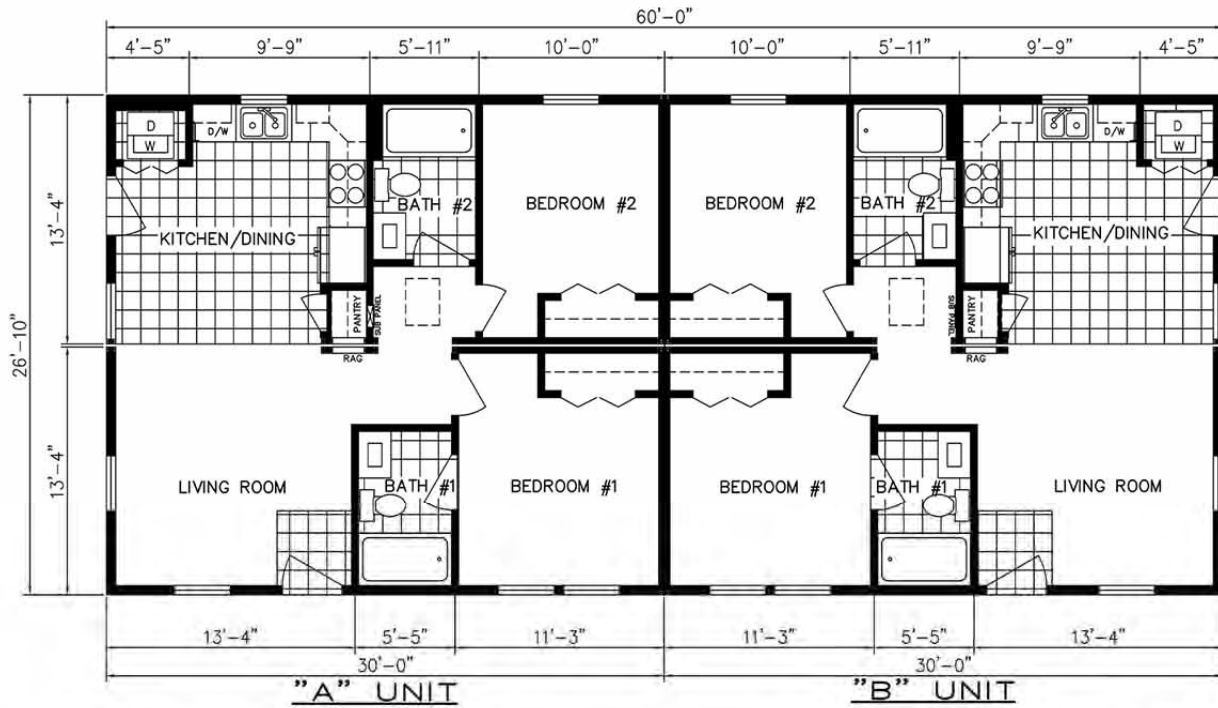
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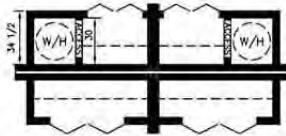
Cozy Cottages Duplex by Holmes Building Systems



Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



OPT. BATH W/ CERAMIC SHOWER AND BARN DOOR



WATER HEATER SHIPPED LOOSE
OPT. CLOSET W/ WATER HEATER
INSTALLED



OPT. BATH W/ CERAMIC SHOWER AND BARN DOOR



Amelia II Cozy Cottage Duplex

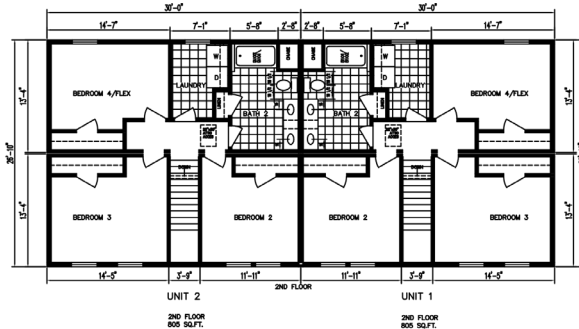
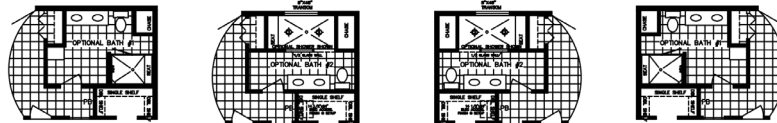
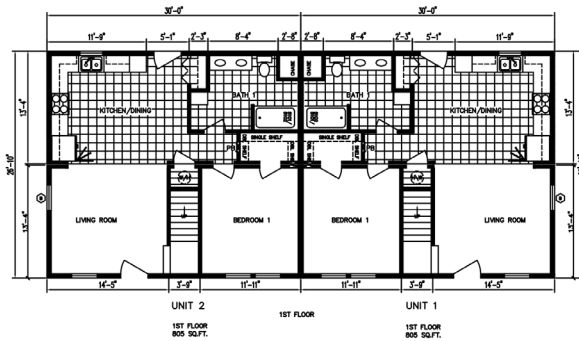
Model 6028 HBSP DPLX
Approx. 1610 Sq.Ft.



Cozy Cottage Duplex by Holmes Building Systems



Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



Amelia Cozy Cottage Two-Story Duplex

Model 6028 HBSP 2-ST
Approx. 3220 Sq. Ft.

rev 7.15.25





Your approved Holmes Building Systems Home Builder:

A large, empty rectangular box with a light gray background and a thin black border, intended for the name of the approved home builder.



Holmes Building Systems, LLC. 2863 Old Plank Rd. Robbins, NC 27325

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