

PREFERRED SERIES COZY COTTAGES



charming design with efficient layouts and curb appeal...



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.

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 Roof Pitch 24" OC on Cape Models Only

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 ½" 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 ½" 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 ¼" Conduit Running Down from Electrical Panel Box for Future Use

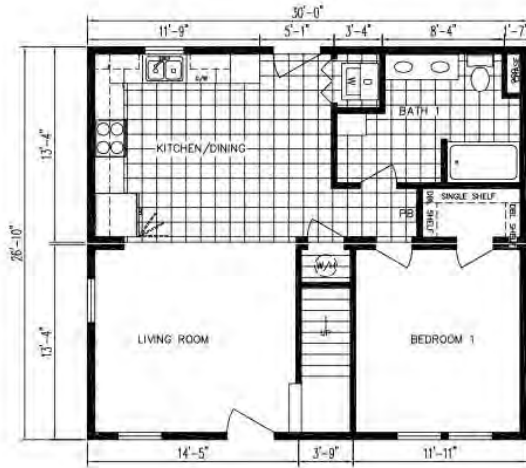
Popular Options

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> ▪ 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 | <ul style="list-style-type: none"> ▪ 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) | <ul style="list-style-type: none"> ▪ 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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Cozy Cottages by Holmes Building Systems

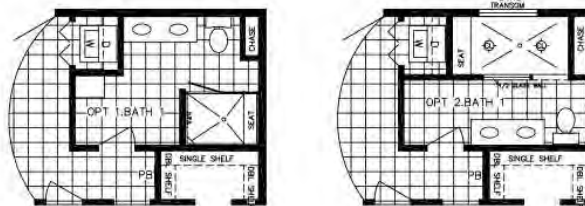


Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



1ST FLOOR
805 SQ. FT.

AMELIA CAPE 3028



Amelia Cozy Cottage Cape

Model 3028 HBSP BR

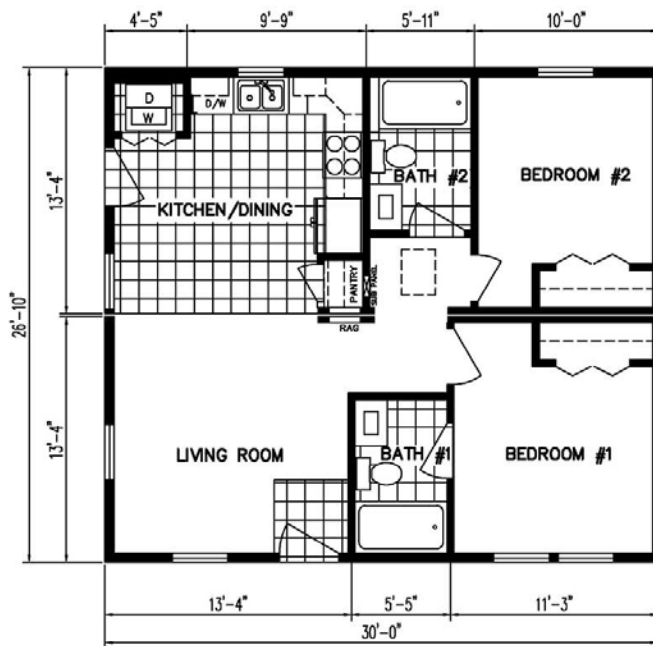
Approx. 805 Sq.Ft.



Cozy Cottages By Holmes Building Systems



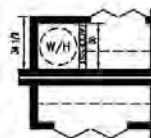
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1ST FLOOR
805 SQ.FT.



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

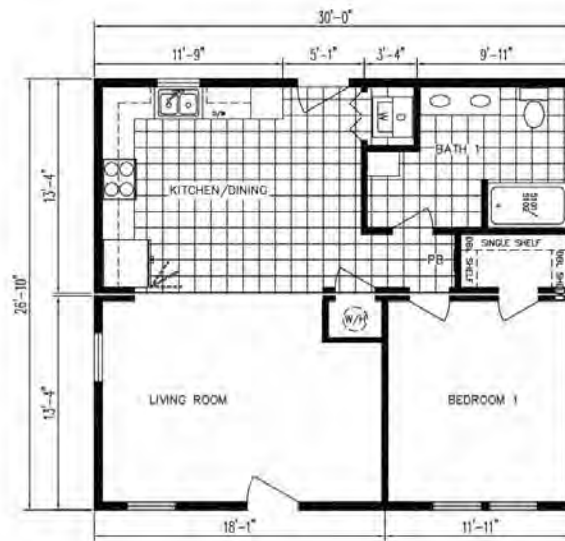
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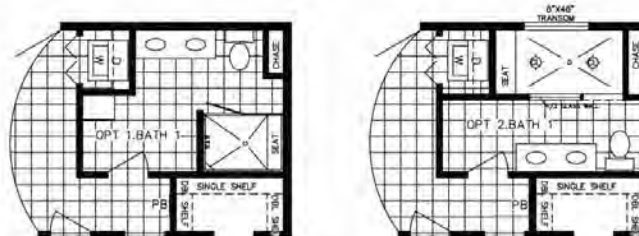
Cozy Cottages by Holmes Building Systems



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AMELIA RANCH 3028



Amelia Cozy Cottage Ranch

Model 3028 HBSP R

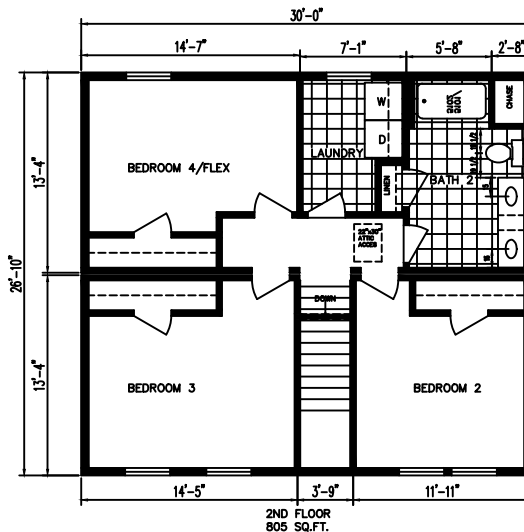
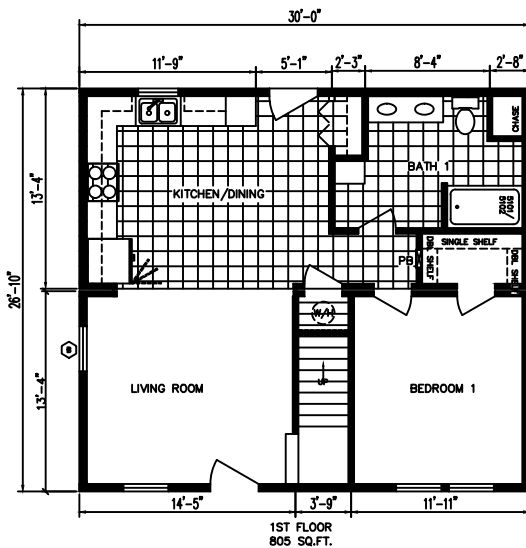
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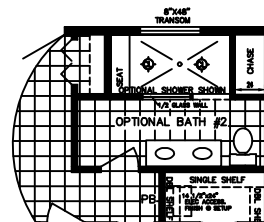
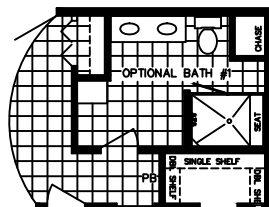
Cozy Cottages *by Holmes Building Systems*



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



AMELIA COZY COTTAGE TWO STORY



Amelia Cozy Cottage Two-Story

Model 3028 HBSP 2-ST
Approx. 1610 Sq.Ft.



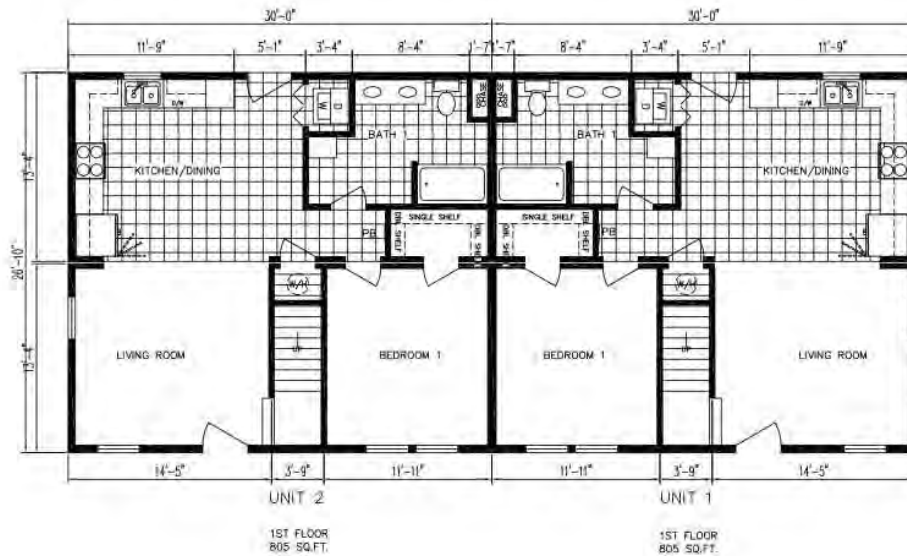
rev 7.15.25



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

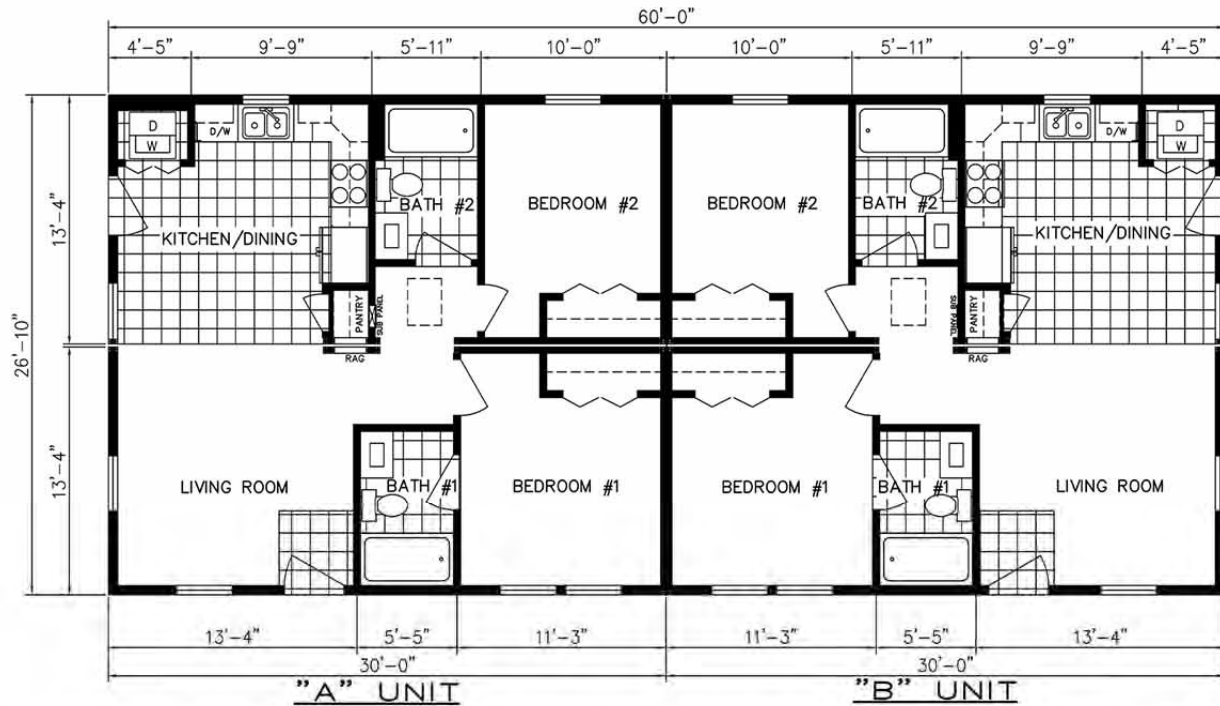
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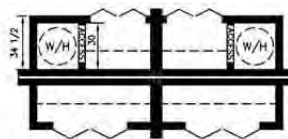
Cozy Cottages Duplex by Holmes Building Systems



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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

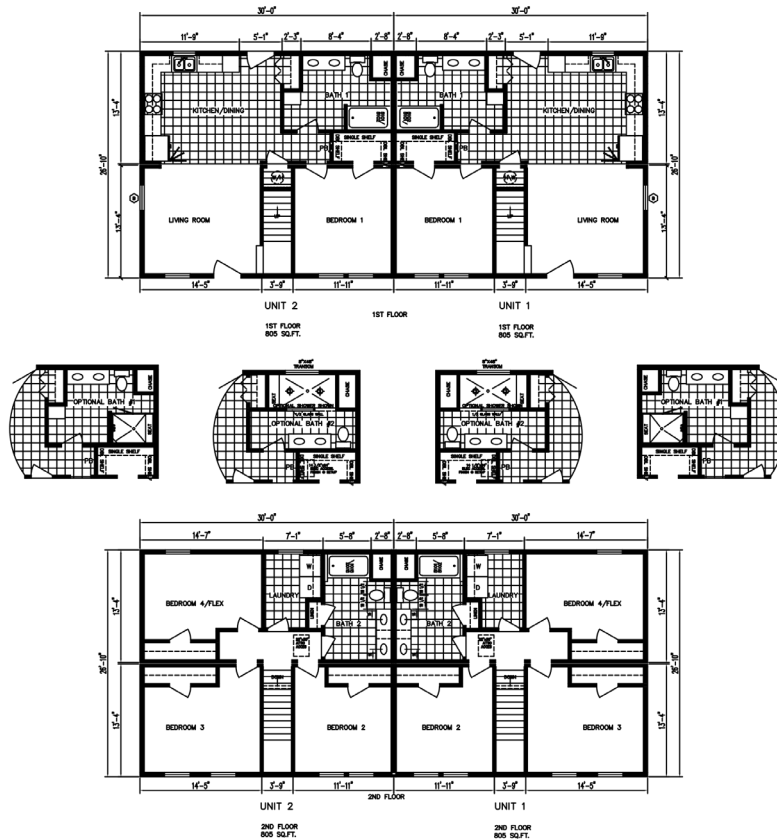
Approx. 1610 Sq.Ft.



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:



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

HolmesModular.com