

PREFERRED COZY COTTAGES



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) 8' Sidewalls 16" OC
- (2 X 6) Top & Bottom Plates
- (2 X 4) 8' 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

- Alternate Master Bath Plans
- 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

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

- S/S Dishwasher
- S/S Spacesaver Microwave
- 60/40 Stainless Steel Kitchen Sink
- Laminate Countertop w/ Full Ceramic Backsplash & Ideal Edging
- 30" Overhead Cabinets w/Matching Cove Molding
- Shaker Style Cabinets (Colors- White, Gray, Black)
- 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)

Available Options Per Plan

- 10/12 Roof Pitch 24" OC (where available)
- 9' Sidewalls (Includes 36" Overhead Cabinets in Kitchen)
- 16" OC Roof Trusses
- 30" Smooth Top S/S Range
- 25 CF Side by Side Refrigerator S/S w/Icemaker.
- Sliding Glass Door(s)

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

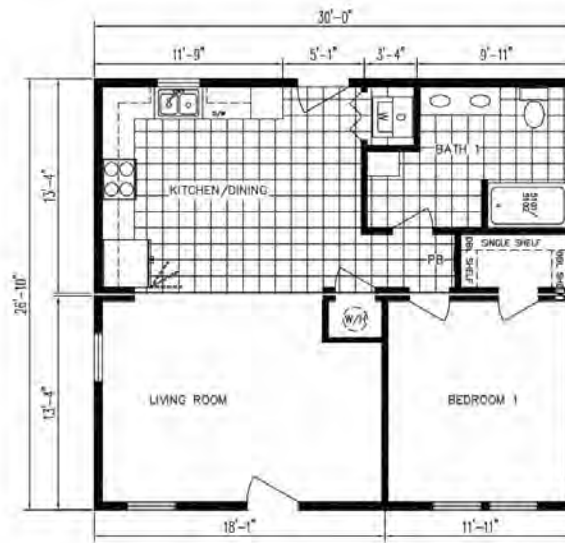
- Surface Mount LED Recessed Light Ceiling Fixtures T/O
- Standard Ceiling Fans in Bedroom 1, Living Room and Family Room per plan.
- Exterior Carriage Light (@ Exterior Doors)
- Exterior Electrical Outlets (@ Exterior Doors)
- 200 AMP Panel Box
- Smoke Detector Systems
- Dryer Hook-up with recessed 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

- (2) Pendant lights w/Separate Switch over Kitchen Island
- Congoleum Vinyl Floor ILO Carpet in Family Room
- Brace and Switch for Ceiling Fans-Additional Rooms

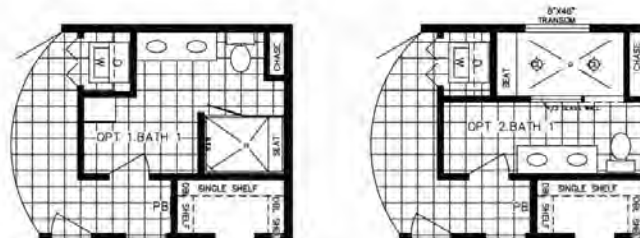
Cozy Cottages by Holmes Building Systems



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



AMELIA RANCH 3028



Amelia Cozy Cottage Ranch

Model 3028 HBSP R

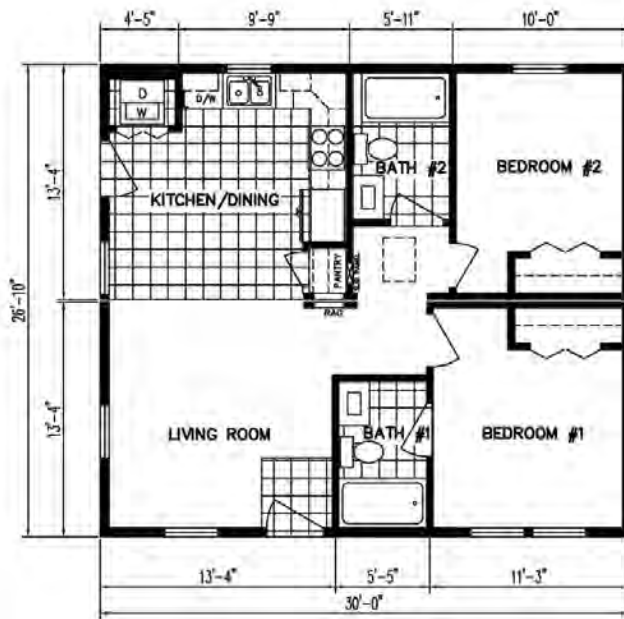
Approx. 805 Sq.Ft.



Cozy Cottages By Holmes Building Systems



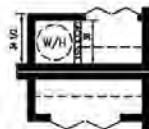
Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



1ST FLOOR
805 SQ.FT.



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

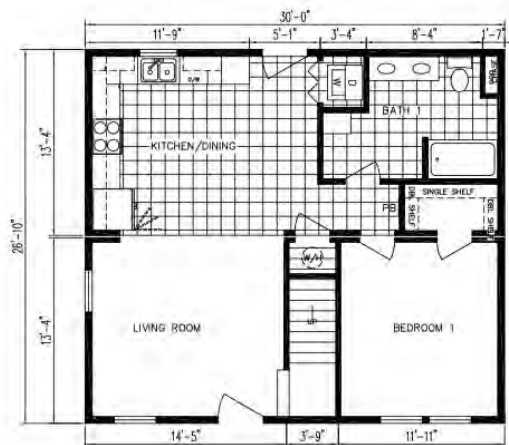
Approx. 805 Sq.Ft.



Cozy Cottages by Holmes Building Systems

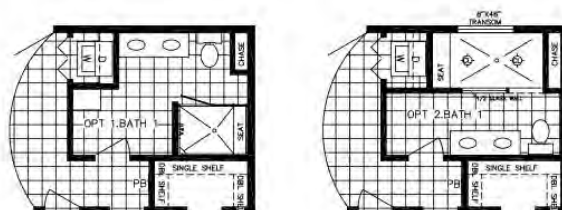


Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



1ST FLOOR
805 SQ.FT.

AMELIA CAPE 3028



Amelia Cozy Cottage Cape

Model 3028 HBSP BR

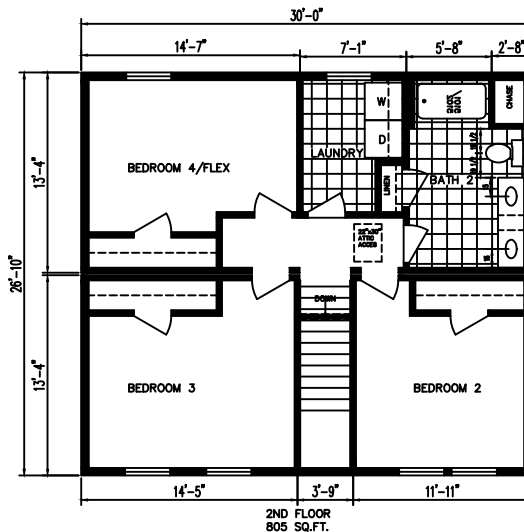
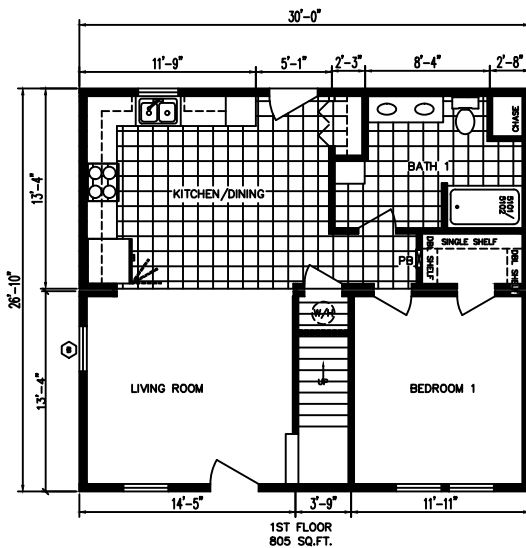
Approx. 805 Sq.Ft.



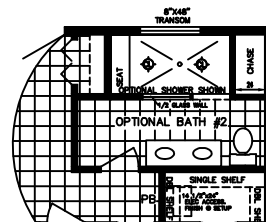
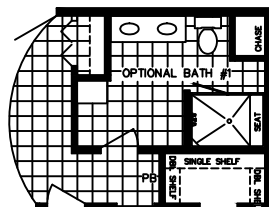
Cozy Cottages *by Holmes Building Systems*



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.



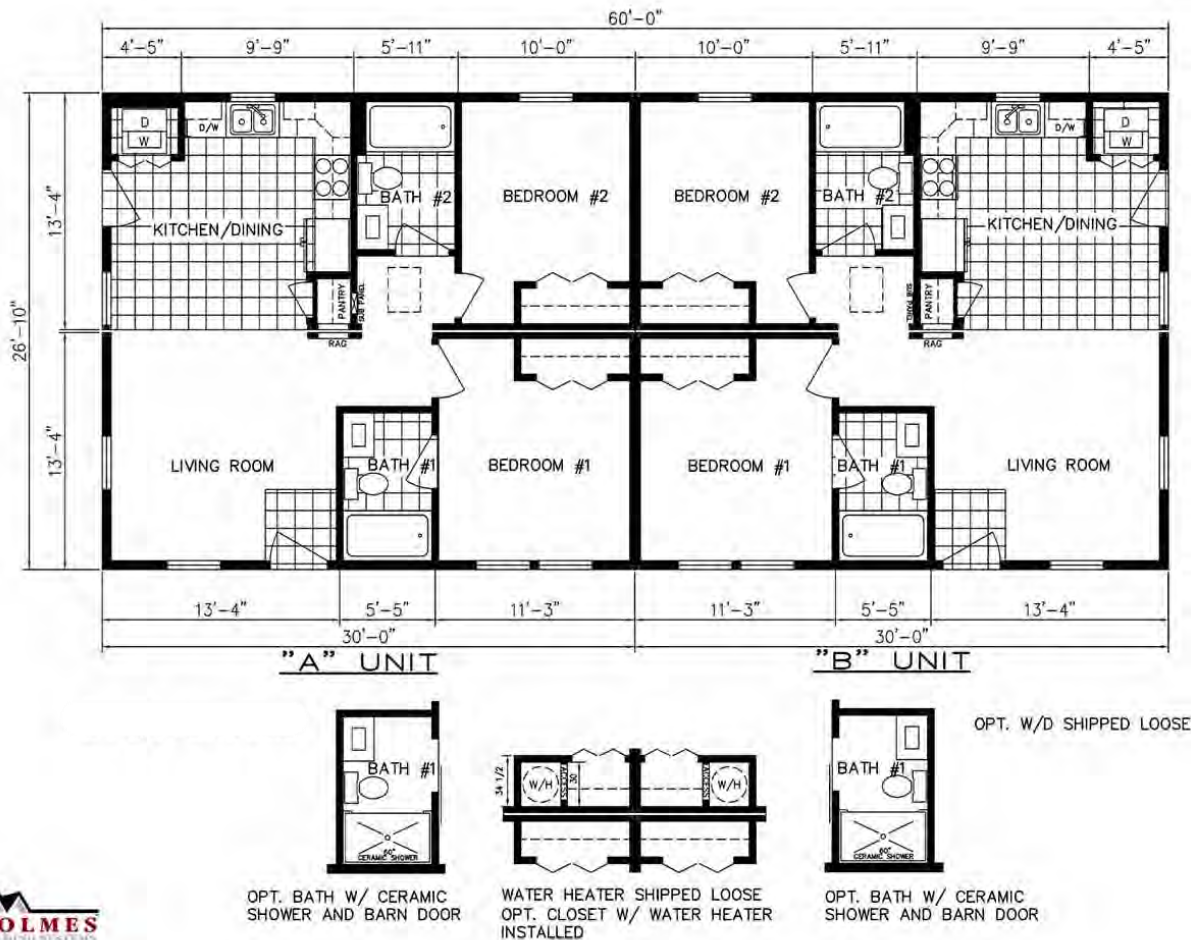
rev 7.15.25



Cozy Cottages Duplex by Holmes Building Systems



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



Amelia II Cozy Cottage Duplex

Model 6028 HBSP DPLX

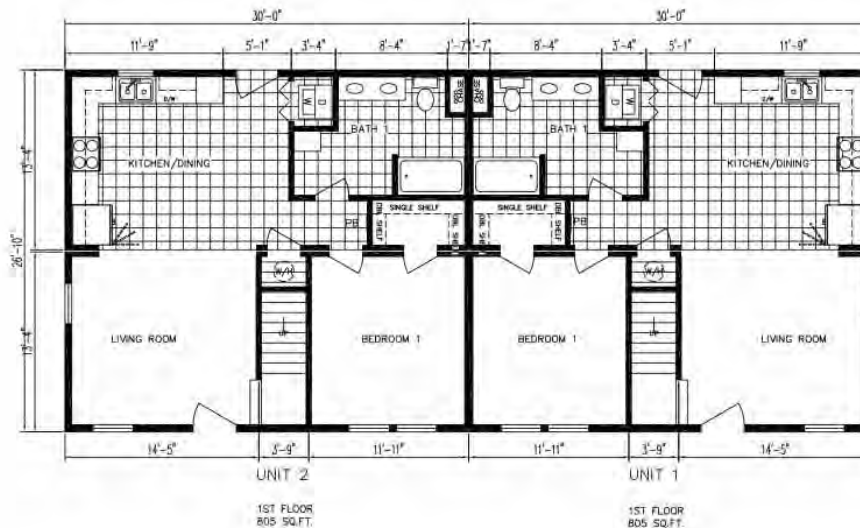
Approx. 1610 Sq.Ft.



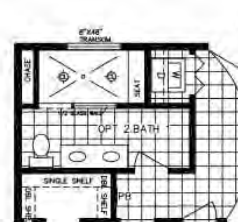
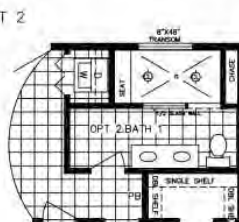
Cozy Cottage Duplex by Holmes Building Systems



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



AMELIA CAPE DUPLEX 6028



Amelia Cozy Cottage One-Story Cape Duplex

Model 6028 HBSP BR DPLX

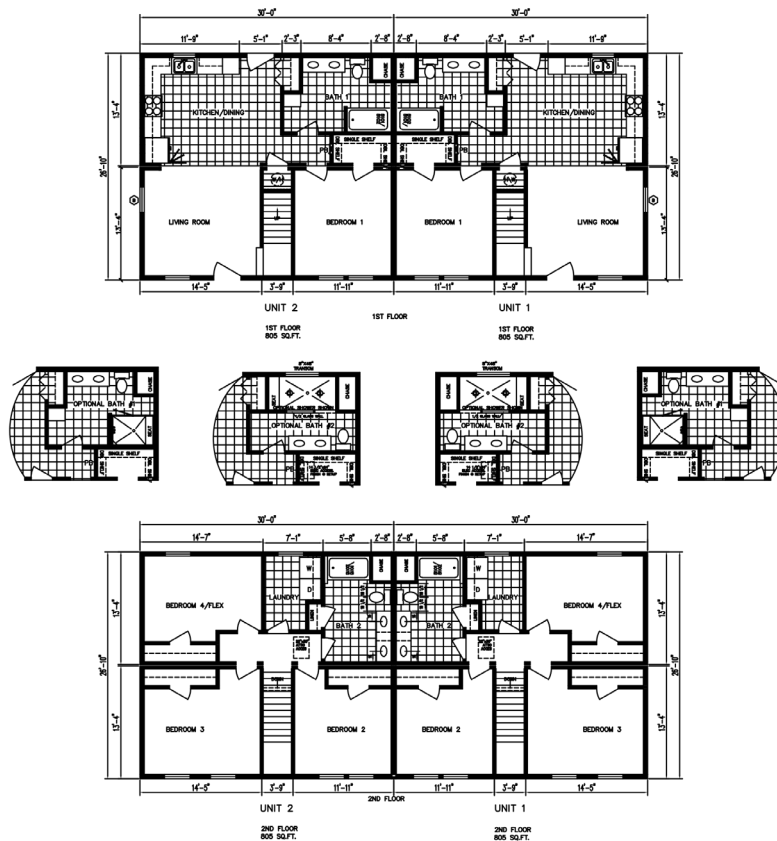
Approx. 1610 Sq.Ft.



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



Preferred Series Cozy Cottages *By Holmes Building Systems*

Highlighted Interior Standards

Stainless Steel Kitchen Appliances



**64/40 Stainless Steel
Kitchen Sink**



**Raised Wall Cabinet
Over Range**



**Laminate Kitchen Countertop with Ideal
Edging and Full Ceramic Backsplash**



**Double Trash Can Base Cabinet
& Pot and Pan Drawer Base Cabinet**



Ideal Edge



**Shoe Rack with Shirt & Skirt
Shelves in Master Bedroom Closet**



Highlighted Interior Standards

Nickel T-Bar Cabinet Pulls



White Square Bowl Cultured Marble Bath Vanities



48" Fiberglass Shower per plan



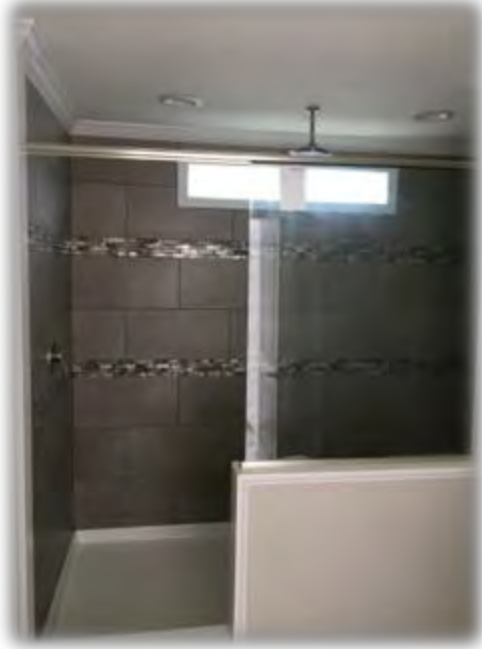
60" Fiberglass
Tub/Shower



Preferred Series Cozy Cottages by Holmes Building Systems

Popular Options Available per Plan

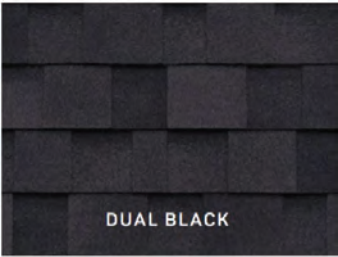
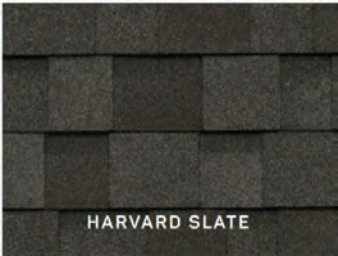
8" Ceramic Shower in Optional Master Bath w/ Two Shower Heads & Transom Window



60" x 43" One Piece Fiberglass Tiled Shower Unit with Bench Seat and Glass Door

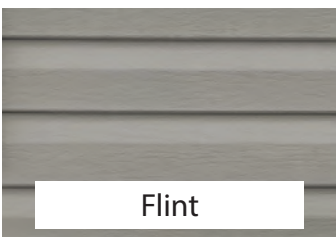
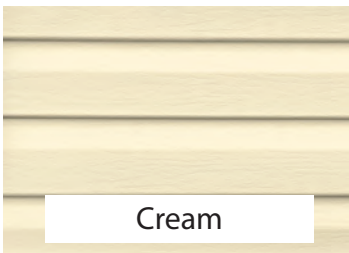


Preferred Series Cozy Cottages Décor Choices



Limited Lifetime Warranty Architectural Shingles

Double 5 DL Vinyl Siding



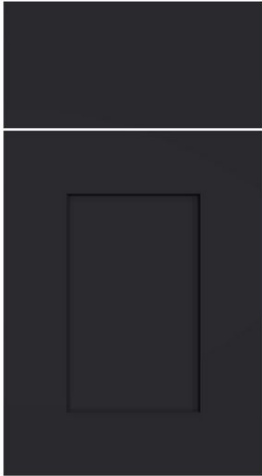
Vinyl Shutter Selections



* Some items shown and listed are optional. All items and options not available on all models. Please check with your builder for availability and pricing. © 2025 Holmes Building Systems, LLC

Shaker Style Kitchen & Bath Cabinets

BLACK RAVEN



WHITE



GRAY



Door & Drawer
Cabinet Hardware



Laminate Ideal Edge



Laminate Countertop with Ideal Edging

Calcutta Marble- 3460



Fantasy Marble- 9302



Antique Mascarello- 3466



Kitchen Backsplash Glass Mosaic Ceramic

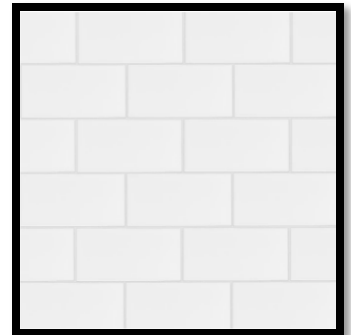
Triton (AG01)



Galatea (AG03)



White Subway



** Some items shown and listed are optional. All items and options not available on all models. Please check with your salesman for availability and pricing.*

Ceramic Shower Tile
12"x 24"

White



Gray



Congoleum Vinyl Flooring

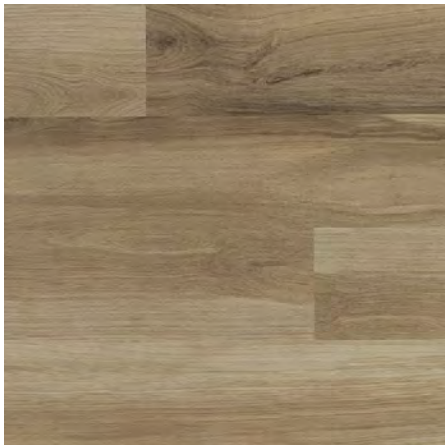


LX 275 Barn Wood
Vintage White

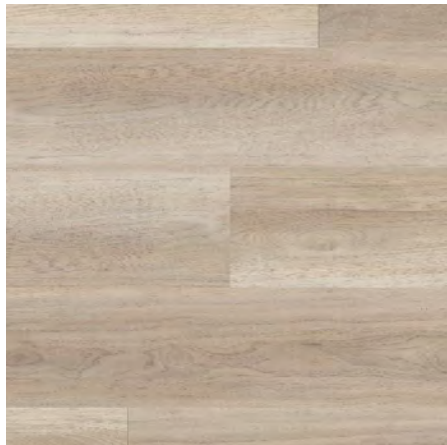


LX 277 Barn Wood
Greige

Optional Vinyl Plank Flooring



154 Almond Oak



5091 Lighthouse



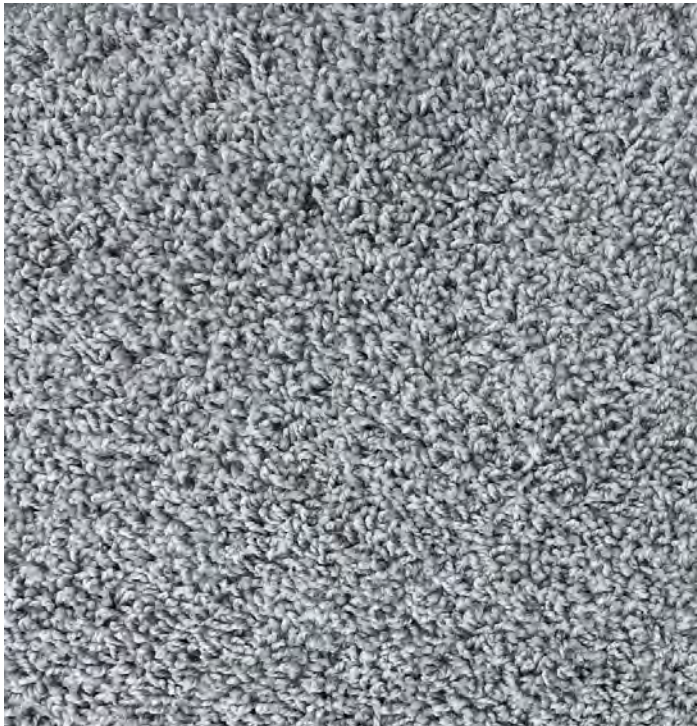
556 Smoky Oak

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25 oz Carpet



TAN



GRAY

Preferred Series Cozy Cottages by Holmes Building Systems

Popular Options Available per Plan



Ventless Gas Fireplace w/ TV Niche & White Bookcase Cabinetry
(Can also be ordered without cabinetry. Check with your salesman
for location and availability)

Highlighted Exterior Features

Standard Window Gridless
with 3 ½" Lineals Front
Door Elevation

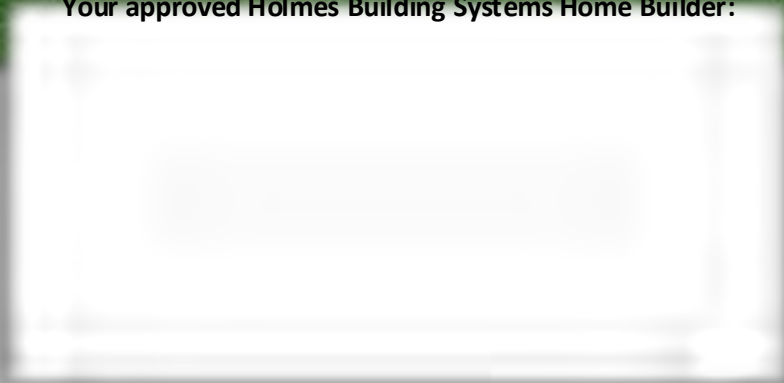


Standard Window
Gridless with Shutters
Front Door Elevation





Your approved Holmes Building Systems Home Builder:



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

www.holmesmodular.com

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