

# 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) 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 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"> <li>▪ Quartz Kitchen Countertops</li> <li>▪ Alternate Master Bath Plans</li> <li>▪ 4'x8' Ceramic Shower, Bath 1 (Per Plan)</li> <li>▪ 8"x48" Transom Window on 4'x8' Ceramic Shower Wall (bath1 ) Per Plan</li> <li>▪ Vent-less Gas Fireplace w/ TV Niche Bookcase Cabinetry</li> </ul> | <ul style="list-style-type: none"> <li>▪ Farmhouse Exterior Package</li> <li>▪ Farmhouse Interior Package</li> <li>▪ Vinyl Plank Flooring</li> <li>▪ Board &amp; Batten Siding (Front Exterior)</li> <li>▪ Craftsman Style Front Door</li> <li>▪ 150 VULT Wind Zone</li> <li>▪ 10/12 Roof Pitch 24" OC (where available)</li> </ul> | <ul style="list-style-type: none"> <li>▪ 16" OC Roof Trusses</li> <li>▪ Sliding Glass Door(s)</li> <li>▪ (2) Pendant lights w/Separate Switch over Kitchen Island</li> <li>▪ Congoleum Vinyl Floor ILO Carpet in Family Room</li> <li>▪ Brace and Switch for Ceiling Fans-Additional</li> </ul> |
|--|---|---|



# ***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



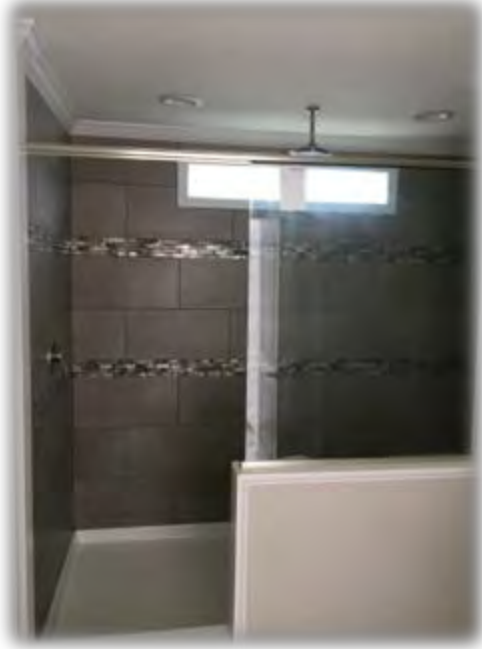
60" Fiberglass  
Tub/Shower



# ***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

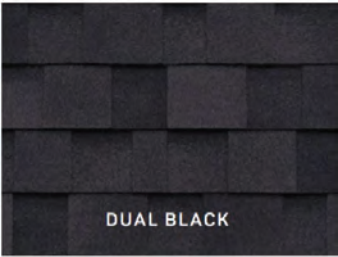
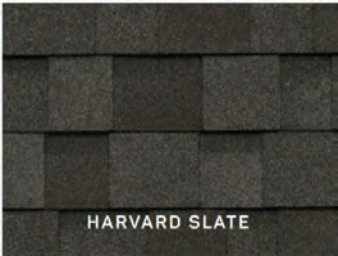


60" x 43" One Piece Fiberglass Tiled Shower Unit with Bench Seat and Glass Door



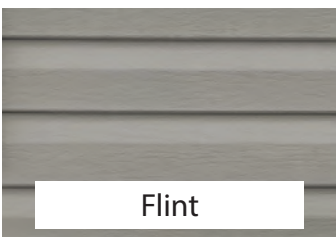
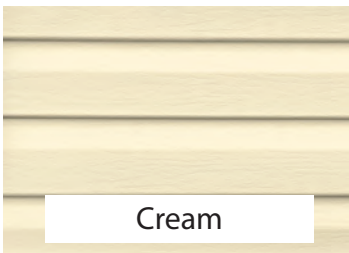


# Preferred Series Cozy Cottages Décor Choices



Limited Lifetime Warranty Architectural Shingles

## Double 5 DL Vinyl Siding



## Vinyl Shutter Selections



Green



Brown



Blue



Black

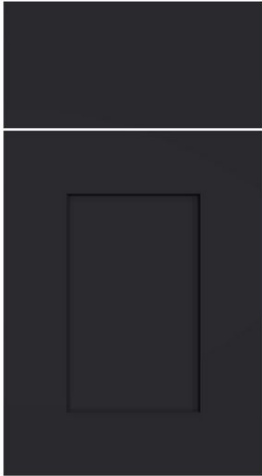


Cranberry

\* 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**

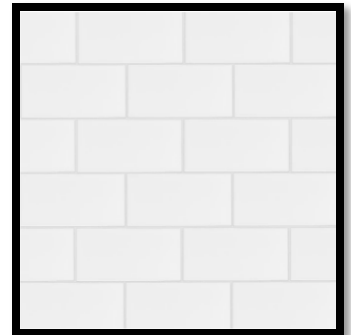
Triton (AG01)



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



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**Congoleum Vinyl Flooring**



LX 275 Barn Wood  
Vintage White



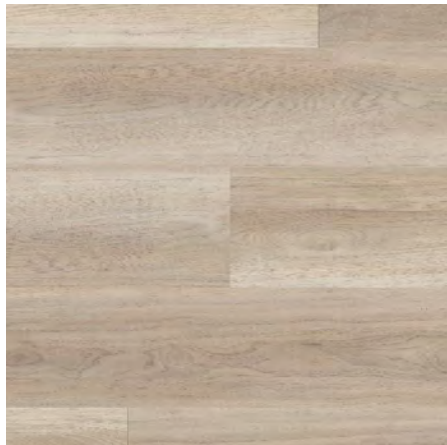
LX 277 Barn Wood  
Greige

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**Optional Vinyl Plank Flooring**



154 Almond Oak



5091 Lighthouse



556 Smoky Oak

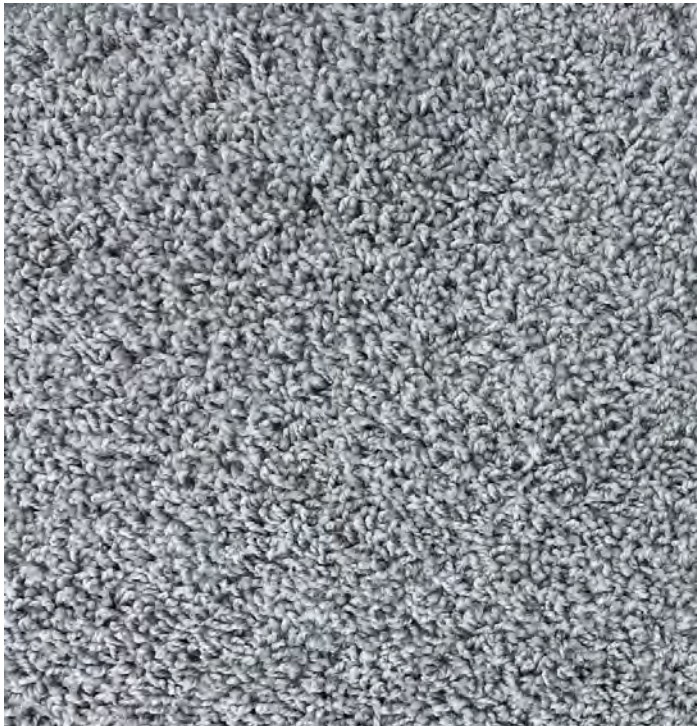
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## 25 oz Carpet



**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



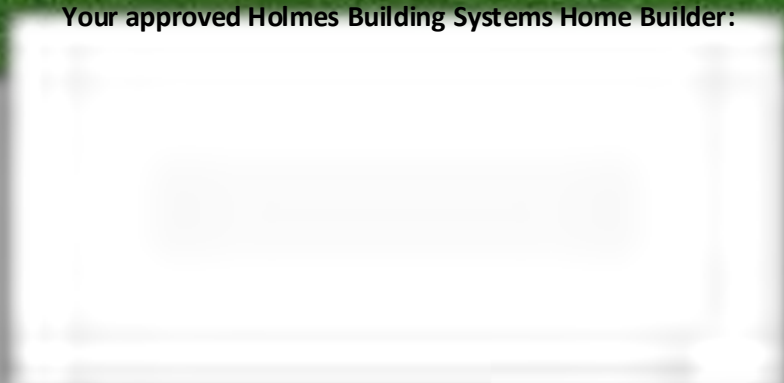
Standard Window  
Gridless with Shutters  
Front Door Elevation







Your approved Holmes Building Systems Home Builder:



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

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