

PREMIERE SPECIAL SERIES



Southern Farmhouse

timeless charm with modern conveniences...



Country Farmhouse

Holmes' Premiere Special Series farmhouse modular homes seamlessly blend timeless charm with modern conveniences, creating a desirable combination of rustic beauty and functional design. With distinctive features such as gabled roofs, expansive porches, shiplap accents, and barn-style doors, these homes capture the essence of classic rural living.

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

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
- Matte Black Single Handle Kitchen Spring Faucet w/ Pull Down Sprayer

Baths

- 4'x8' Ceramic Shower, Bath 1 (Per Plan)
- 8"x48" Transom Window on 4'x8' Ceramic Shower Wall (bath1) Per Plan
- 60" Fiberglass Tub/Shower, Hall Bath
- White Shaker Style Vanity Cabinets
- 36" High Lavatory(s) in Bath 1
- 36" High Lavatory in Bath 2
- Towel Bar/Tissue Holder All Baths
- Dual Lever Bath Faucets
- Cultured Marble Lavatories with Bowls

Exterior Features

- Board and Batten Vinyl Siding (Front Door Side Only)
- 7/16" OSB Wrap Exterior Walls
- 36" Craftsman-style Front Door (w/No Storm Door)
- 36" 6 Panel Rear Door w/No Storm (Per Plan)
- 12" Eave Overhangs (All Sides)
- Black Frame Gridless Insulated Windows
- House Wrap
- Limited Lifetime Architectural Shingles

Kitchen

- S/S Dishwasher
- SpaceSaver Microwave
- 25cf Stainless Steel Refrigerator
- Glass Top 30" Stainless Range
- Stainless Steel Farmhouse Sink
- Quartz Countertops with Shiplap Backsplash
- 36" Overhead Cabinets w/Matching Cove Molding
- Shaker Style Cabinets
- 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)
- Subway Tile Behind Range

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
- Farmhouse Package: Lights, Plumbing, Door Hardware, and Bath Fixtures in Black
- Accent Ceiling Beams Designated Areas
- Shiplap Accent Walls in Designated Areas

- 3 1/2" Craftsman Crown Molding
- 6" Craftsman Baseboard Molding
- Craftsman Style Door And Window Trim
- 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)
- Special TV Feature Wall in Family Room

Electrical

- Surface Mount LED Recessed Light Ceiling Fixtures T/O
- Pendant Lights over Island (2)
- Feature Wall Lights in Dining Room
- 2 Black Farmhouse Exterior Lights @ Front Door
- Exterior Electrical Outlet (@ Exterior Doors)
- 200 AMP Panel Box
- Smoke Detector Systems
- Dryer Hook-up with recessed exhaust box
- 52" Ceiling Fan in Bedroom 1
- 60" Fan in Family Room or Living Room (per plan)
- 1 1/4" Conduit Running Down from Electrical Panel Box for Future Use

Flooring

- Vinyl Plank Flooring Throughout (shipped loose for onsite install)

Popular Options

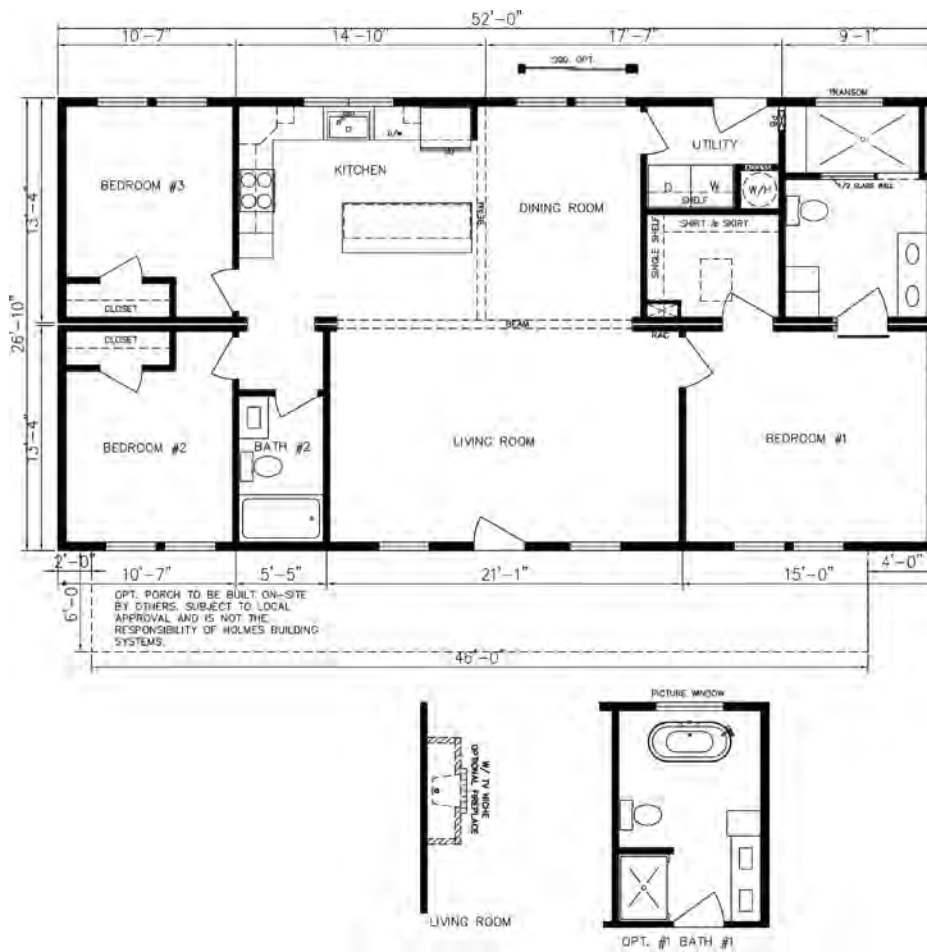
- Free-Standing Pedestal Tub & 48" Shower
- Optional 4th Bedroom
- Sliding Glass Door in Dining Room
- 10/12 roof
- Farmhouse Style Interior Doors Available for Designated Locations
- Fireplace Feature Wall Available in Family Room
- Optional Basement Entry
- Whole House Board and Batten (Shipped Loose)
- 15" 2-panel Shutters (front door side only. Ask your Representative for details.)
- Optional Carpet in Bedrooms



Country Farmhouse

Premiere Special Series

1395 Sq. Ft. • 3 Beds • 2 Baths



revision 4.13.26

The floor plans & elevations are for illustration purposes only. Refer to working drawings for actual dimensions. © 2026 Holmes Building Systems, LLC



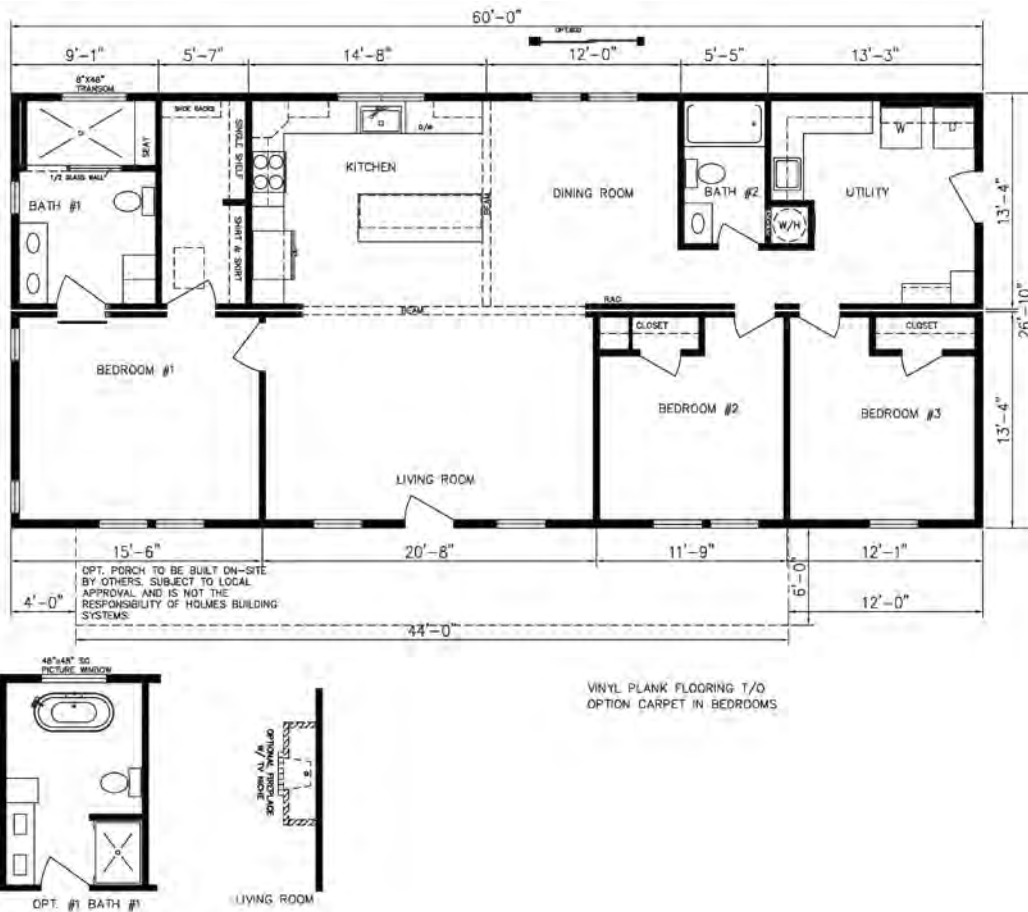
Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



Modern Farmhouse

1610 Sq. Ft. • 3 Beds • 2 Baths

Premiere Special Series



revision 4.13.26

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



Southern Farmhouse

Premiere Special Series

1824 Sq. Ft. • 3 Beds • 2 Baths



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Your approved Holmes Building Systems Home Builder:

A large, empty rectangular box with a thin black border, intended for the name of the approved Holmes Building Systems Home Builder.



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HolmesModular.com