














HOLLY VIEW

Included Town Home Features with **LIVING iQ**

-  **HERS** energy performance
-  Low-E single hung windows that exceed **ENERGY STAR** requirements
-  **Knauf EcoBatt** thermo & acoustical insulation
-  **Energy saving** LED comfort lighting
-  Pre-wired for Stage two **EV charging station**
-  **TYPAR** high performance moisture and mold resistant house wrap
-  **Solarbord** radiant attic cooling roof sheathing
-  **Sherwin Williams** low-VOC paints
-  **Lennox** 15 SEER dual zone gas heating & cooling with Wi-Fi digital thermostats
-  **MERV 8** air filtration system
-  **Rheem Pro** quick recovery 50g electric water heater
-  **Overhead Door** garage door with remote automatic opener
-  **2-10 Home Buyers Warranty** 2 Years Ltd. Mechanical & 10 Years Ltd. Structural, Insured!

Inside the Home

Smooth finished ceilings with 9' height on main living floor
4 1/4" floor base
Shaw floorte LVP flooring in entry & first floor stairs
Shaw R2X premium stain & soil resistance carpet with 6lb. pad, per plan
Sherwin Williams flat wall paint and semi-gloss trim
Super-slide ventilated wire closet shelving system
CAT5 data pre-wired in living room & bonus room
200-amp electric service & technology panel
Smoke detectors with battery back-ups
Designer brushed nickel interior door hardware
LED Disc lights in hallways and bedrooms
Elegant entry heavy-duty deadbolt with door lever
Therma Tru - Smooth-Star insulated entry door
Primed finished garage interior
Automatic garage door opener with (2) remotes

Outside the Home

GAF 25-Year roof shingle and ridge ventilation
Synthetic roof underlayment
Single hung vinyl bottom tilt-out windows
Seamless gutters and downspouts
(2) exterior GFCI outlets & (2) hose faucets
R-10 insulated monolithic slab foundation
Rear patio & balcony per plan
Fully landscaped and auto-irrigated yard
16" on center wall framing with precision engineered roof and floor truss systems
12" roof overhangs

Kitchen, Baths & Laundry

Flush LED disc lights in kitchen
GE stainless steel gas range, 3-cycle front control dishwasher and 1,000-watt microwave
Recessed icemaker water line connection
Marsh Elements 42" kitchen cabinets with soft-close doors
2.5cm quartz kitchen countertops with full basin stainless steel undermount sink
Single lever chrome pull-out kitchen faucet
Moen 1/3 hp switch operated sink disposal
Executive height bath vanities with white quartz tops
White undermount sinks, chrome faucets & large full view mirrors
Powder room with pedestal sink and rectangle mirror
Shaw floorte LVP flooring in kitchen & dining area
Shaw OptiClean resilient flooring in baths & laundry
Electric dryer connections
Oasis Legacy 60" full walk-in shower in Owner's bath w/ chrome curtain rod
Oasis VURSA 60" tub/shower combo in Guest bath w/ chrome curtain rod
Elongated toilets and water saving fixtures

The Community & Builder

Cothran Homes builder quality from the very start
Professionally managed homeowner's association with value protective covenants
Guided pre-settlement demonstration with our field experts
1-year express workmanship and 2-year component assembly ltd. warranties with 10-year structural insurance
11th month expansion courtesy touch-up
Planned recreational area
Dedicated toll-free warranty request number

These are some of the included home features and are subject to availability and substitution at the Seller's sole discretion. For a complete list, including options and enhancements, contact your new home sales specialist for this community. As of 5/2025 AK



CothranHomes.com 864.668.5511

COTHRAN HOMES



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