















# HOLLY RIDGE

Townhomes

## 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!
-  Live video **Wi-Fi doorbell**

### Inside the Home

9' smooth ceilings on 1st floor  
4 ¼" floor base & crown molding foyer trim, per plan  
**Shaw** OptiClean™ resilient flooring in foyer entry  
**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 & Coax cable pre-wired in bedrooms & living room  
200-amp electric service & technology panel  
Smoke detectors with battery back-ups  
Designer brushed nickel interior door hardware  
Insulated pull-down attic storage stairs  
LED Disc lights in hallways and bedrooms  
Elegant heavy-duty deadbolt entry handle set  
Decorative insulated front door  
Primed finished garage interior  
Automatic garage door opener with (2) remotes

### Outside the Home

**GAF** 25-Year roof shingle and ridge ventilation  
Single hung vinyl bottom tilt-out windows  
Front porch and rear patio, per plan  
Seamless gutters and downspouts  
(2) exterior GFCI outlets & (2) hose faucets  
Engineered concrete foundation  
Fully landscaped and auto-irrigated yard  
Privacy fence between attached homes, per plan  
Exterior LED security lighting  
16" on center wall framing with precision engineered roof and floor truss systems

### 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  
Granite 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, single lever chrome faucets & large flat mirrors  
Powder room with pedestal sink and flat mirror  
**Shaw** OptiClean™ resilient flooring in kitchen, baths & laundry  
Electric dryer connections  
Oversized **Acrylix** soaker tub/shower combo in Owner's bath w/ chrome curtain rod  
Decorative **Acrylix** 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 workmanship and 2-year component assembly ltd. warranties with 10-year structural insurance  
11<sup>th</sup> month expansion courtesy touch-up  
Community recreational amenities  
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 4/2024 AK TH206+

















**CothranHomes.com 864.479.8133**

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Cothran Homes is continually improving our products and reserves the right to change floor plans, features, specifications and price without notice. Please confirm with your sales representative.

## Included Home Features with **LIVING iQ**

-  **TYPAR**® high performance moisture and mold resistant house wrap
-  **Solarbord**® radiant attic cooling roof sheathing
-  **Sherwin Williams**® low-VOC paints
-  **Lennox**® 14 SEER dual zone gas heating & cooling with Wi-Fi digital thermostats
-  **MERV 8** air filtration system
-  **HERS** energy performance index scored with third-party inspections and testing
-  **Rheem**® Pro quick recovery 50g electric water heater
-  Low-E single hung windows that exceed **ENERGY STAR**® requirements
-  Live video Wi-Fi doorbell
-  Advanced structural techniques
-  **Overhead Door**® insulated garage door with Wi-Fi remote automatic opener
-  **Knauf EcoBatt**® thermo & acoustical insulation
-  **2-10 Home Buyers Warranty**® 2 Years Ltd. Mechanical & 10 Years Ltd. Structural, Insured!
-  Energy saving LED comfort lighting

### Inside the Home

9' smooth white ceilings on 1st floor  
 Large 5 ¼" floor base & elegant foyer trim, per plan  
**Shaw**® **ArmourBead**™ luxury vinyl plank in foyer entry  
**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  
 (1) phone line and (5) cable pre-wired outlets, per plan  
 200-amp electric service, tech panel & kitchen USB  
 Smoke detectors with battery back-ups  
 Designer brushed nickel lighting and hardware  
 Insulated pull-down attic storage stairs  
 Overhead brushed nickel light fixtures in all bedrooms  
 Elegant heavy-duty deadbolt entry handle set  
 Decorative insulated front door  
 Fully finished and painted garage interior  
 Automatic garage door opener with (2) remotes

### Outside the Home

**GAF**® 25-Year roof shingle and ridge ventilation  
 Single hung vinyl bottom tilt-out windows  
 Outdoor concrete living patio, per plan  
 Seamless gutters and downspouts  
 (2) exterior GFCI outlets & (2) hose faucets  
 Engineered concrete foundation  
 Two-car driveway, per plan  
 Fully landscaped and auto-irrigated yard  
 Privacy fence between attached homes, per plan  
 Exterior LED security lighting  
 16" on center wall framing with precision engineered roof and floor truss systems

### Kitchen, Baths & Laundry

Flush disk LED lights & hanging pendants in kitchen  
**GE**® stainless steel gas range, 5-cycle digital dishwasher and 1,000-watt microwave  
 Recessed icemaker water line connection  
**Marsh**® **Elements** 42" kitchen cabinets with crown moulding and soft-close doors  
 Granite kitchen countertops with full basin stainless steel undermount sink  
 Single lever chrome pull-out kitchen faucet  
**Moen**® 1/3 hp switch operated sink disposal  
 Comfort height bath vanities with seamless, white Quartz tops, white undermount sink, single lever chrome faucets & large flat mirrors  
 Powder room with pedestal sink and flat mirror  
**Shaw**® **OptiClean**™ resilient vinyl flooring in kitchen, baths & laundry  
 Electric dryer connections  
 Oversized **Acrylix**® soaker tub/shower combo in Owner's bath  
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 Elongated toilets and water saving fixtures

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