

Included 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**®**14 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**® insulated garage door with Wi-Fi remote automatic opener
-  **2-10 Home Buyers Warranty**® 2 Years Ltd. Mechanical & 10 Years Ltd. Structural, Insured!

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
 CAT5 data pre-wired in living room & bonus room
 200-amp electric service & technology panel
 Smoke detectors with battery back-ups
 Designer brushed nickel lighting and hardware
 Insulated pull-down attic storage stairs
 LED Disc lights in hallways and bedrooms
 Elegant heavy-duty deadbolt entry handle set
Therma Tru - ° insulated entry 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 LED disk 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
 Executive height bath vanities with 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
Oasis Legacy 60" full walk-in-shower in Owner's bath w/ chrome shower enclosure
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 workmanship and 2-year component assembly ltd. warranties with 10-year structural insurance
 11th month expansion courtesy touch-up
 Community recreational amenities
 Dedicated toll-free warranty request number

These are some of the included home features of Holly Ridge 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 2/2026 HRsf

CothranHomes.com 864.479.1244



COTHRAN HOMES



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.

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-  **HERS** energy performance
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-  **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

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 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
 Insulated pull-down attic storage stairs
 LED Disc lights in hallways and bedrooms
 Elegant heavy-duty deadbolt entry handle set
Therma Tru® 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
 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
Oasis Legacy 60" full walk-in shower in Owner's bath w/ chrome curtain rod – plan specific
Oasis VURSA 60" tub/shower combo in Guest bath w/ chrome curtain rod
 Elongated toilets and water saving fixtures

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