

## Included Home Features with LIVING 100

- HERS energy performance index scored with third-party inspections and testing
- 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

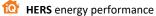
COTHRAN HOMES

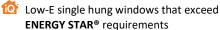


These are some of the included home features of Holly Ridge and are subject to availability and substitution at the Seller's sole discretion. For a complete list, including options and enhancements, contact your new home sales specialist for this community. As of 8/2025 HRsf



# Included Town Home Features with LIVING 100





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 1/4" 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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CothranHomes.com 864.479.8133





