

SELECT SERIES



Live Oak III

greater choices and enhanced value..



Caroline V

The HOLMES *"Select Series"* of homes has been developed to streamline the homeownership process. A comprehensive range of floor plans and exterior elevations is available, each offering an extensive selection of standard features at no additional cost, as well as a variety of options to tailor your new home to your preferences. This approach provides **more standard features, greater choices, and enhanced value** that consistently meet or surpass homebuyer expectations.

Structural Feature

- R-30 Batt Insulation in Ceilings
- R-19 Insulation in Walls
- Floor Insulation By Builder
- Wind Zone 115 VULT
- OSB Floor Decking 23/32"
- (2 X 10) Floor Joist 16" OC
- (2 X 6) 8' Sidewalls 16" O
- (2 X 6) Top & Bottom Plates
- (2 X 4) 8' Double Marriage Wall
- (2 X 4) Interior Wall Construction 24" O.C.
- Engineered Roof Systems
- 5/12 Roof Pitch

Plumbing

- Water Shut-Off Valves
- Pex Plumbing System
- 50 Gallon Water Heater Exterior
- Frost-Free Water Faucet (2 @ STD Locations Per Plan)
- Whole House Water Shut-Off
- Return Air Grill
- HVAC System by Builder

Baths

- Fiberglass Shower w/ Sliding Door, M/Bath (Per Plan)
- 60" Fiberglass Tub/Shower, Hall Bath
- Shaker Style Vanity Cabinets
- 36" High Lavatory(s) in all Bath
- Towel Bar/Tissue Holder All Baths
- Dual Lever Bath Faucets Laminate Countertops w/ Porcelain Oval
- Elongated Toilets

- R-38 Roof Insulation
- 150 VULT Wind Zone
- 7/12 Roof Pitch
- Upgraded D4.5 Lap, Board & Batten Vinyl Siding
- Flip Floor Plan End to End
- Sliding Glass Door
- Craftsman Style Ext. Door
- Pull Down Attic Access Stairs
- Optional 1 Bath 8' Ceramic Shower
- Optional 2 Bath Free Standing Tub & 60" Ceramic Shower.
- Round Ideal Edge Top Edging
- Cultural Marble Vanity Tops
- Black Windows

Exterior Features

- D5 Vinyl Siding
- 15" Raised Panel Shutters or 3 1/2" Lineals (per plan)
- 7/16" OSB Wrap Exterior Walls
- 36" 6 Panel Exterior Doors
- 12" Eave Overhangs (All Sides)
- Grid-less Insulated Windows
- House Wrap
- Limited Lifetime Architectural Shingles
- Transom Windows Per Plan

Kitchen

- S/S 18 CF Refrigerator
- S/S 30" Coil Top Range and Rangehood
- S/S Splatter Guard Behind Range
- S/S Dishwasher
- Stainless Steel Double Bowl Sink w/Gooseneck Faucet
- Laminate Countertop w/ Laminate Backsplash & Flat Laminate Edging
- 30" Overhead Cabinets w/Soft Closed Doors & Dovetail Drawers
- Plywood Shaker Style Cabinets
- Large Kitchen Island

Flooring

- 25 oz. Carpet w/ Tack Strip & 6 lb. Re-Bond Pad- LR & Bedrooms (Shipped Loose)
- Congoleum Vinyl Flooring Installed in Designated Areas (Per Plan)

Interior Appointments

- 1/2" High Strength Sheetrock Ceilings w/Smooth Finish
- White 3 Panel Craftsman Style Mortised Pre-hung Interior Doors
- 36" Interior Doors - Master Bedroom, Closet & Bath
- Craftsman Style Trim Package
- Vented Wire Shelving in Closets & Over Washer/Dryer Ready Plumbed, Wired and Vented
- Finished 1/2" Sheetrock Thru-out
- Lever Doorknobs
- Upgraded Master Bedroom Closet

Electrical

- Surface Mount LED Recessed Lights in Ceiling T/O
- Exterior Light Fixtures and Electrical Outlets at Exterior Door Locations
- 200 AMP Panel Box
- Smoke Detector Systems
- 1 1/4" Conduit Running Down from Electrical Panel Box for Future Use
- Additional Electrical Outlet in Utility Room Per Plan
- Ceiling Fan w/ Light Installed in the LR/MBR
- Two Pendant Lights Installed

Popular Options

- Traditional and Upgraded Craftsman Trims Available
- Interior Black Fixtures
- Quartz Kitchen Counter Tops
- S/S 30" Smooth Top Range
- S/S 25 CF Side by Side Refrigerator w/ Ice Maker
- S/S Space-Saver Microwave
- 9' Ceilings with 36" Overhead Cabinets
- Tile Backsplash
- Vinyl Plank Flooring T/O (shipped loose)
- Utility/ Linen Closet Per Plan
- Awning Over the Master Bedroom Windows
- And others too numerous to mention.





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



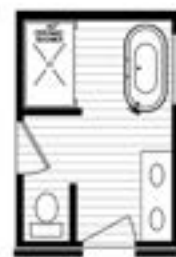
Birch II

Select Series

1422 Sq. Ft. • 3 Beds • 2 Baths
Model 5428A HBSS R



OPT. BATH #1



OPT. BATH #2



revision 3.3.26



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



Birch III

Select Series

1599 Sq. Ft. • 3 Beds • 2 Baths
Model 5432A HBSS R



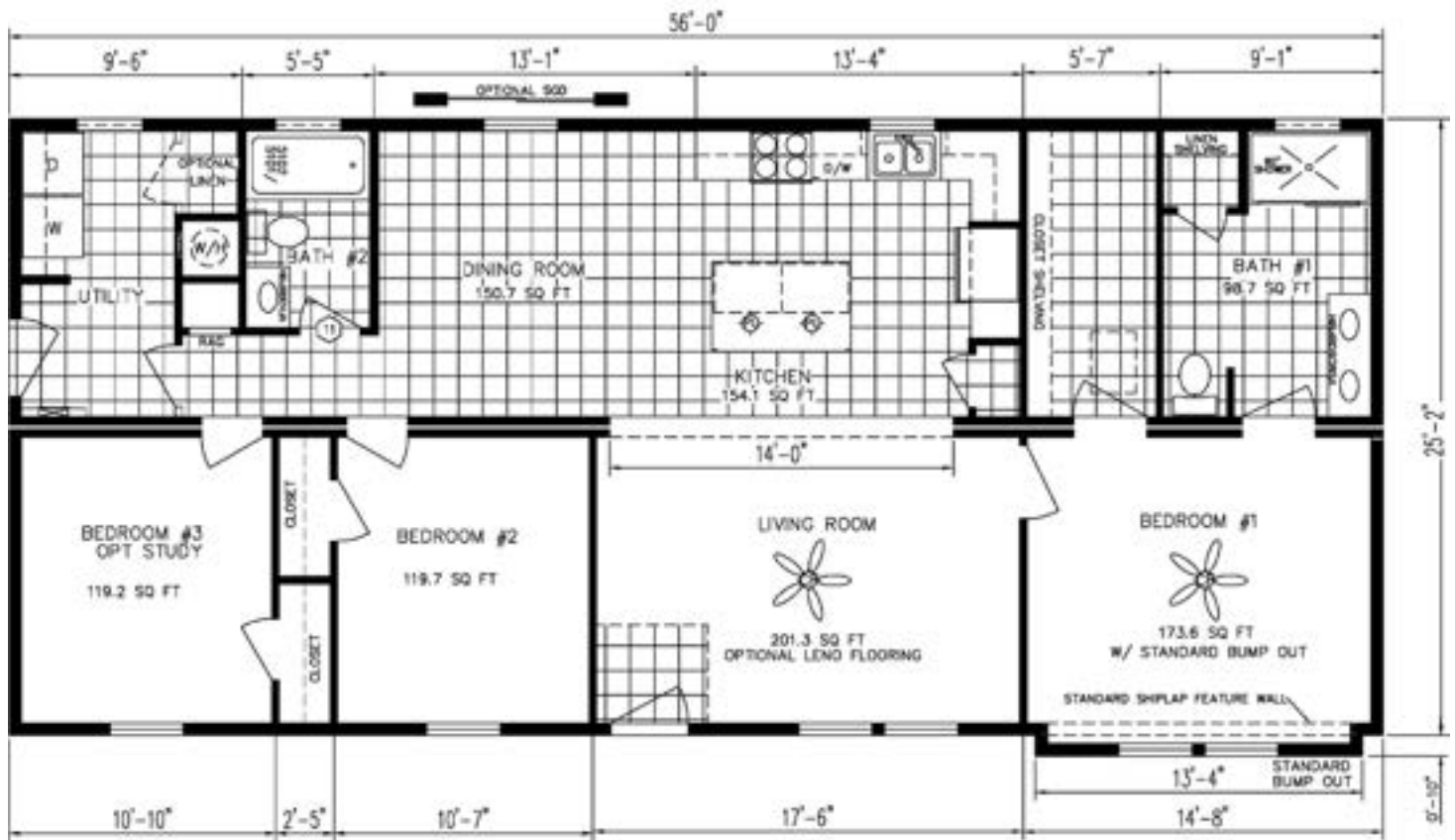
revision 3.3.26



Caroline

Select Series

1420 Sq. Ft. • 3 Beds • 2 Baths
Model 5625B HBSS R



revision 3.31.26

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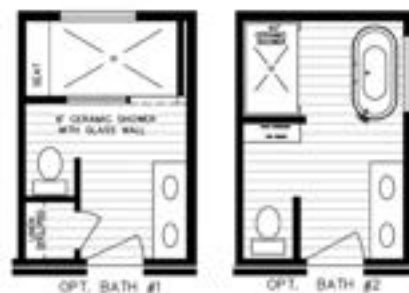
Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



Caroline II

Select Series

1503 Sq. Ft. • 3 Beds • 2 Baths
Model 5628A HBSS R



revision 3.3.26



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



Caroline IV

Select Series

1718 Sq. Ft. • 4 Beds • 2 Baths
Model 6428A HBSS R



EDROOM 4



OPTIONAL UTILITY



OPTIONAL UTILITY CABINET W/ SINK
OPTIONAL KITCHEN ISLAND W/ POT/PAN DRAWERS/TRASHCAN



OPT. BATH #1



OPT. BATH #2



revision 3.5.26

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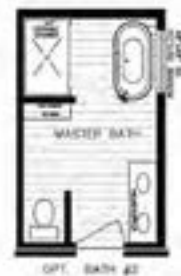
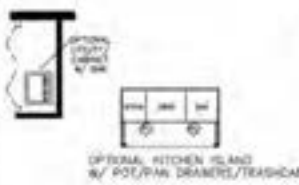
Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



Caroline V

Select Series

1931 Sq. Ft. • 4 Beds • 2 Baths
Model 6432A HBSS R





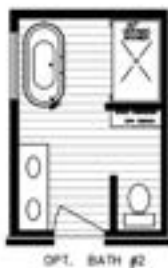
Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



Cedar II

Select Series

1825 Sq. Ft. • 4 Beds • 2 Baths
 Model 6828A HBSS R



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



Hawthorn II

Select Series

1503 Sq. Ft. • 3 Beds • 2 Baths
Model 5628B HBSS R



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



Hawthorn III

Select Series

1609 Sq. Ft. • 3 Beds • 2 Baths
Model 5632B HBSS R



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



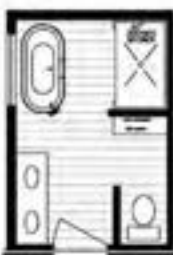
Live Oak II

Select Series

1288 Sq. Ft. • 3 Beds • 2 Baths
Model 4828A HBSS R



OPT. BATH #1



OPT. BATH #2



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



Live Oak III

Select Series

1448 Sq. Ft. • 3 Beds • 2 Baths
Model 4832A HBSS R





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



Sycamore II

1718 Sq. Ft. • 3 Beds • 2 Baths

Model 6428A HBSS R

Select Series



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



Sycamore III

Select Series

1931 Sq. Ft. • 3 Beds • 2 Baths
Model 6432A HBSS R



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Your approved Holmes Building Systems Home Builder:

A large, empty rectangular box with a light gray background and a thin black border, intended for the name of the approved home builder.



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HolmesModular.com