

# *The Holden A*

FIREFLY



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4 Bed – 2 1/2 Bath  
1,870 SQFT

# The Holden A's Standard Features

## Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 16" on center on main level, and 24" on upper level

## Exterior Features:

- Hardie Lap & Board and Batten exterior siding
- Limited Lifetime Architectural Roof Shingles
- Metal Shed Roof
- Exposed rafter tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front door & locking system
- 6x6 Smooth Pine columns with large corbel on front porch
- 6x6 Smooth Pine columns on the back porch
- Landscaping to include plant package, irrigation, and 7 pallets of sod
- 2 Car Garage

## Interior Features:

- 9' smooth ceilings throughout main level, 8' smooth ceilings throughout upper level
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in the exterior walls (draft stopping measures to seal insulation)
- 50-gallon electric water heater
- 14.3 SEER2 electric heat pump
- Option to upgrade to ventless electric fireplace with 5' tall brick surround & hearth and a shaker style mantel: \$6500
- Low Voltage rewiring included. Additional smart home packages are available for pre-sale homes

## Interior Finishes:

### *Design Features*

- 6" baseboards & cased windows throughout
- Recessed can lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color

### *Flooring*

- Standard LVP flooring in the common areas, laundry room, and powder bathroom
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

### *Kitchen*

- Shaker style, custom designed, wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, glass top electric range & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tiled backsplash in kitchen

### *Bathrooms*

- Large double vanity in primary bathroom with under-mount sinks
- Vanity mirrors
- Tile shower with waterproofing system in primary bathroom
- High quality fiberglass tub/shower in all other bathrooms
- Chrome Delta® Bath Fixtures

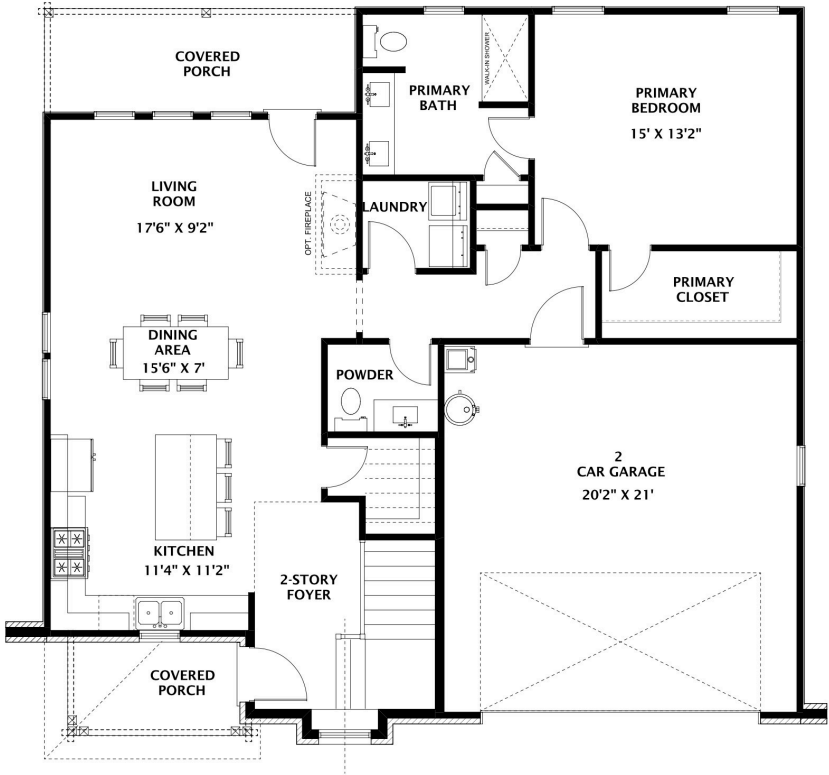
### *Bedrooms*

- All Bedrooms will have ceiling fans

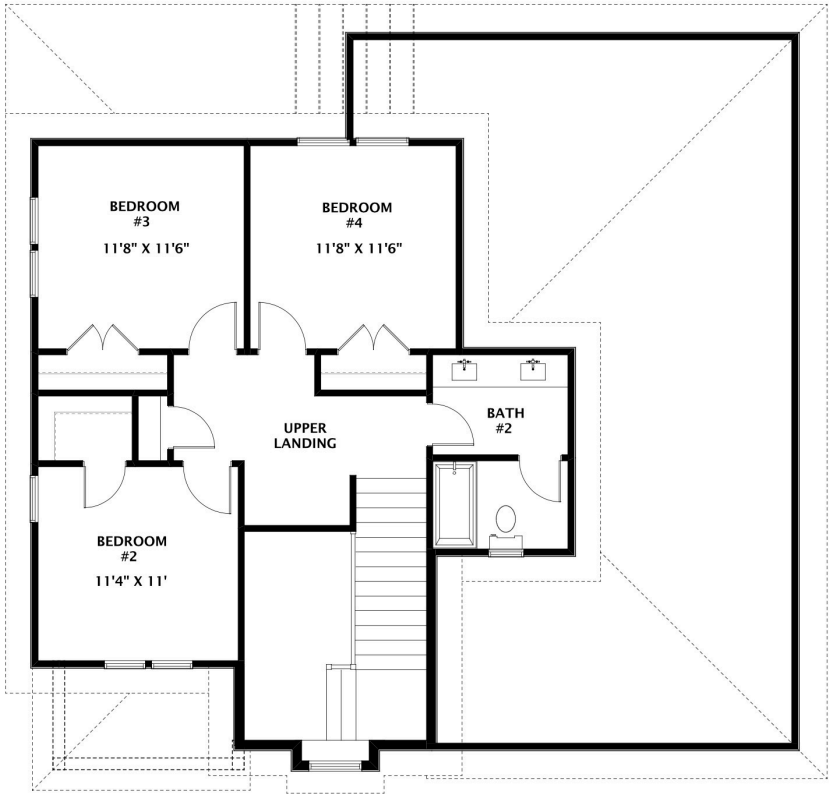
The exterior color schemes for the community have been thoughtfully selected by our Design Team. Scan the QR code to see the designated floor plan and color scheme for each lot.



MAIN LEVEL



UPPER LEVEL





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