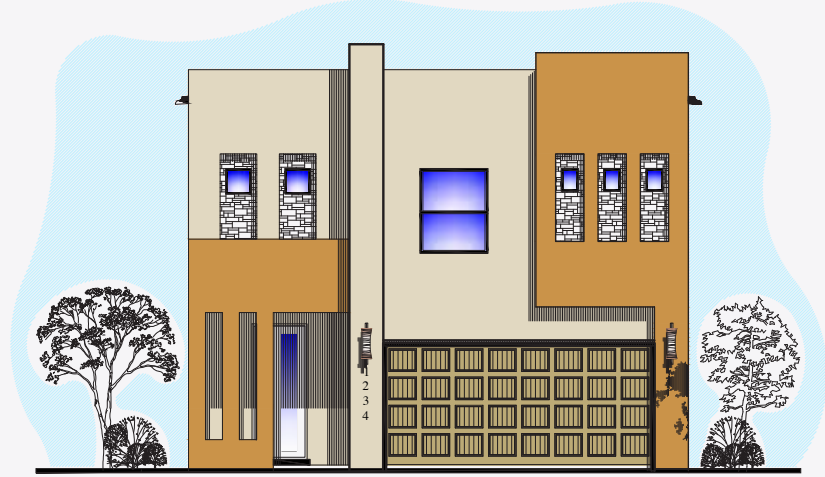




# ALAN- CON-202302



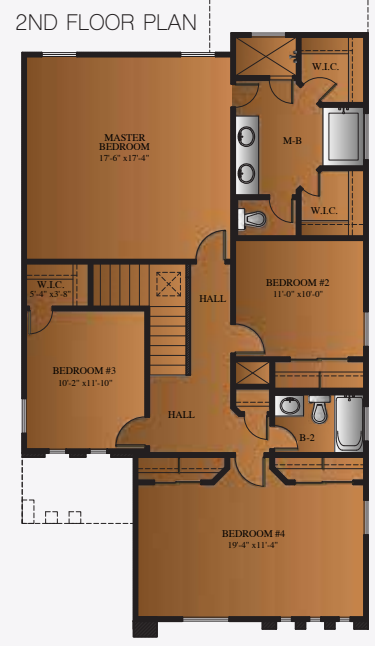
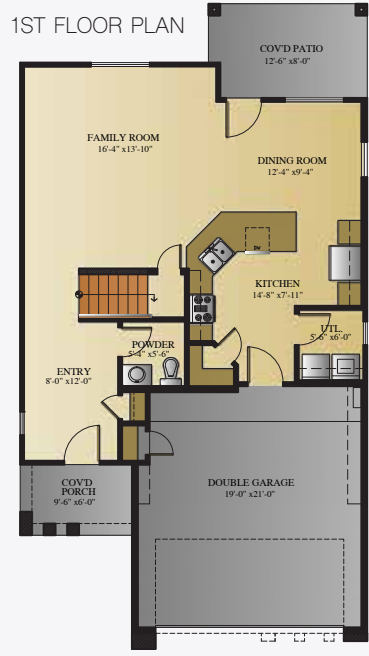
**FRONT ELEVATION**  
NOT TO SCALE

## ABOUT THE PROPERTY

The Alan welcomes you from the covered porch through the main entrance. Open concept with an oversized family room, guest powder room, and dining room that has access to the back covered patio.

The ample-sized kitchen offers a breakfast bar large enough for 4-5 additional seats. The walk-in pantry and utility room are conveniently located and offer easy access to the garage. Upstairs, you will find the master suite and master bath with walk-in shower, separate jetted tub, dual walk-in closets and enclosed toilet area. The Alan has three bedrooms aside from the master bedroom.


\*Photos are for illustration purposes only. Features and details are subject to change without notice.\*




4 bedrooms



2 1/2 bathrooms



2,152 sq. ft.



2 car garage

FOR MORE INFORMATION  
VISIT OUR OFFICE OR CALL US!

11440 MONTWOOD DR, EL PASO, TX 79936

915.246.8796

SCAN THE BARCODE TO VISIT  
OUR WEBSITE



NOTICE TO CONSUMER: All marketing materials are SOLELY for concept illustration purposes. All square footages area MERELY approximations. As we improve our product, BIC HOMES reserves the independent right to CHANGES WITHOUT NOTICE before closing, among other items, the following: Sales prices, buyes incentives, availability lists, floor plans, elevations, features & finishes, specifications, materials, product brands, processes, completion dates, option/selection cut off dates, window and door styles, rock walls, gate and driveway locations, garage orientations, ceiling heights, colors, landscaping . HOA fees and lot premiums may apply in certain communities. All agreements must be in writing. Please read your purchase agreement for warranty information and construction standards. Rev. 9-4-2020





# ALAN - CONTEMPORARY 202302

## Home Features List



Living Area: 2,152 sf

Structure & Warranty		
Foundation - Concrete Slab	Engineered foundation design with monolithic post tension slab	
Walls and Roof Structure	2"x4" @ 16" o.c. load bearing walls with engineered trusses	
Roofing	Flat roof (low-slope roofing)	
Warranty	1 Year Builder Warranty + 2-10 "Home of Texas" Warranty	
Energy Efficiency		
Energy Star Certified Home	Included	
Windows	Double pane low E glass Vinyl windows, edges wrapped and sealed	
Heating and cooling	14 seer A/C unit, 80% efficiency heater unit	
A/C Duct system	Highly efficient duct system	
Manabloc Plumbing System	Home run line to each outlet from Monobloc control panel	
Water Heater	Tankless Water Heater. Capacity of 0.5 to 8.3 gal/ min	
Insulation - Home	Blown in blanket insulation. Walls R15, Ceilings R38	
Insulation - Garage	Garage door insulated, batt insulation walls R11, Ceiling R19	
Home Interior		
Ceilings Height	9' high ceilings (lower furdowns for A/C ducts and water lines)	
Texture - Interior Walls and Ceilings	Rounded Corners main walls, Brocade Texture on walls & ceilings	
Windows coverings	Faux wood blinds	
Trim, molding and doors casing	2 1/2" base molding & door casing	
Front Door	Fiberglass faux wood solid core door with side glass- 6' 8" tall.	
Back Patio Door	Atrium Fiberglass Door with integrated Mini-blind	
Tile on Floors	Upgraded level 1 ceramic tile throughout living area except for bedrooms, closets, stairs and second level halls	
Tile on Bathtubs / Shower Walls	Upgraded level 1 ceramic tile with optional decorative trim	
Master Bath - Tub Style	Jetted Tub	
Master bathroom shower	Separate shower	
Shower Doors	Framed tempered Glass Shower Doors in master shower	
Bath vanity tops	Depending on color package selection may include 3 cm Granite or Quartz with undermount white square bowl	
Mirrors	Depending on color package selected may include Framed or frameless Mirrors	
Carpet	FHA Type 1 carpet (Level 1)	
Laundry Room Cabinets	Included wall upper Cabinets	
Kitchen		
Kitchen and Bath Cabinets	Cabinets with Crown Molding, adjustable shelves, Glass & Wine Rack	
Kitchen counter tops	Depending on color package selection may include 3 cm Granite or Quartz with undermount white square bowl	
Kitchen Backsplash	Upgraded level 1 tile	
Kitchen Sink	Under mounted stainless steel sink 8" deep	
Pantry Door	Standard No glass door	
Appliances	Package 1. Stainless Steel 5 burner free standing range, microwave-hood & dishwasher	
Plumbing & Electrical		
Prewire	Package A. Pre-wire included for phone, alarm, 4 channel surround sound in living room, 1 data port internet ready, TV + DSS	Prewire only. Speakers and equipment not included.
Light Fixtures	ORB /Satin Nickel or Black with LED disk recessed lights per plan level 1	
Ceiling Fans	Master bedroom and family room	
Exterior Outlets for Christmas Lights	2 outlets included	
Exterior Flood Lamp	1 double spot lamp included in rear of home	
Plumbing Faucets	Oil Rubbed Bronze or Satin Nickel	
Toilets	Elongated toilets	
Exterior and Garage		
Built-in Shelves in Garage	Included	
Driveway	Standard	
Front Elevation rock veneer	Included decorative Cantera stone highlights designed by plan. Up to 40 sqft	
Exterior walls covering	Total wall synthetic colored stucco application	
Landscape	Rockscape from side gates to front property line and parkway, May include additional landscape features as per selection.	Per community
Rockwall	Rock wall height and length determined by area and site	Per community

\* Features list not valid unless signed by seller and included as part of purchase agreement.

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BIC Homes feature list is provided as a general inclusion of items specific to this floor plan. Please note you may see some differences in your home. If home was started prior to this contract, and selections were done, or if this home was previously contracted, it is possible that some of these items were changed. You may review any specifics at your color review appointment.. Rev. 2-18-2022