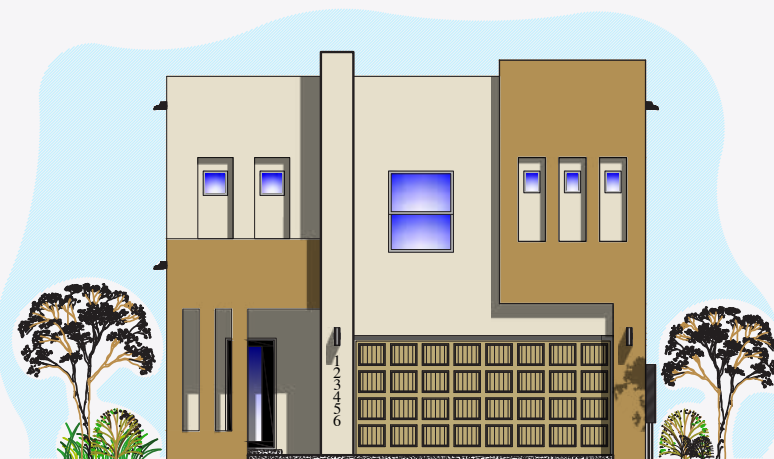




ALAN- CON-202402



FRONT ELEVATION
NOT TO SCALE

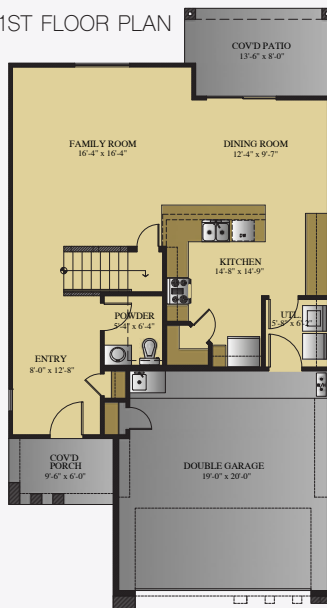
ABOUT THE PROPERTY

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.

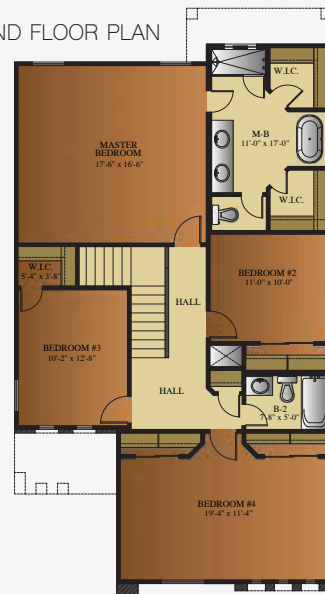
The ample-sized kitchen offers a breakfast bar large enough for 4-5 additional seats. The walk-in pantry and utility room are conveniently located and offer easy access to the garage. Upstairs, you will find the master suite and master bath with walk-in shower, separate jetted tub, dual walk-in closets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

1ST FLOOR PLAN



2ND FLOOR PLAN



4 bedrooms



2 1/2 bathrooms

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



2,152 sq. ft.



2 car garage





ALAN - CONTEMPORARY 202402

Home Features List



Living Area: 2,152 sf

| Home Interior | | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Floors | LIVING AREA: Ceramic Tile SHOWER FLOOR: Tile CARPET: Only in bedrooms and closets | Style and Color defined by CS Style and Color defined by CS Style and Color defined by CS |
| Walls | SHOWER: Ceramic tile (optional decorative trim) | Style and Color defined by CS |
| Backsplash | INTERIOR: Brocade Texture on walls & ceilings. Rounded Corners on main walls. KITCHEN: Ceramic Tile | Style and Color defined by CS Style and Color defined by CS |
| Countertops | Depending on color package selection may include 3 cm Granite or Quartz. The same throughout the entire home | Style and Color defined by CS |
| Sinks | BATHROOM: Undermount white square bowl KITCHEN: Undermount stainless steel sink 8" deep | |
| Cabinets | LAUNDRY ROOM: Included in upper wall KITCHEN AND BATH: Cabinets with Crown Molding, adjustable shelves WINE RACK: Kitchen | Style and Color defined by CS Style and Color defined by CS |
| Doors | FRONT: Fiberglass faux wood solid core door BACK PATIO DOOR: Atrium Fiberglass Door with integrated Mini-blind PANTRY: Included | Style and Color defined by CS Style and Color defined by CS |
| Mirrors | Depending on color package selected may include Framed or frameless Mirrors | Style and Color defined by CS |
| Windows coverings | Included | Style and Color defined by CS |
| Ceiling Fans | Master bedroom and family room | Style and Color defined by CS |
| Ceilings Height | 9' high ceilings (lower furdowns for A/C ducts and/or water lines) | |
| Trim, molding and doors casing | 2 1/2" base molding & door casing | Style and Color defined by CS |
| Bathroom | | |
| Master Bathroom Tub Style | Free-standing Tub | |
| Shower Doors | Included in Master Shower only | Style and Color defined by CS |
| Toilets | Elongated toilets | |
| Kitchen | | |
| Appliances | Package 1. Stainless Steel 5 burner free standing range, microwave-hood, dishwasher & oven in stove | Upgrade available to Gourmet Kitchen Appliances |
| Plumbing & Electrical | | |
| Plumbing Fixtures | Included | Style and Color defined by CS |
| Light Package | Include: Dinning, Vanity mounted lights, Kitchen Pendants and LED Disk | Style and Color defined by CS |
| Hardware Package | Door handles and hinges | Style and Color defined by CS |
| Prewire | Package A. Pre-wire included for phone, 4 channel surround sound in living room, 1 data port internet ready, TV + DSS | Prewire only. Speakers and equipment not included. |
| Exterior and Garage | | |
| Exterior Light | Decorative wall mounted lights in Front of home and 1 double spot lamp included in rear of home (Flood Lamp) | Style and Color defined by CS |
| Roofing | Flat Roof (low slope Roof) | Style and Color defined by CS |
| Driveway | Standard | |
| Front Elevation | N/A | Style and Color defined by CS |
| Rockwall | Rock wall height and length determined by area and site | Per community |
| Exterior walls covering | Wall synthetic colored stucco application & Accent Stucco | Style and Color defined by CS |
| Landscape | Rockscape from side gates to front property line and parkway | Per community |
| | LANDSCAPE ROCK: Depending on color package | Style and Color defined by CS |
| | LANDSCAPE OPTION: (See Below) | Style and Color defined by CS |
| | OPTION A: Turf Option OPTION B: Two tone Rock option | |
| Garage Door Opener | N/A | Upgrade Available |
| Exterior Outlets for Christmas Lights | 2 outlets included | |
| Built-in Shelves in Garage & Closet | Included | |
| Energy Efficiency | | |
| Energy Star Certified Home | Included | |
| Heating and cooling | 14 seer A/C unit, 80% efficiency heater unit | |
| Insulation - Garage | Garage door insulated, BATT insulation walls R11, Ceiling R19 | |
| Insulation - Home | Blown-in insulation on exterior Walls R15, Ceilings R38 | |
| Manabloc Plumbing System | Home run line to each outlet from Manabloc control panel | |
| Water Heater | Tankless Water Heater | |
| Windows | Double pane low E glass Vinyl windows, edges wrapped and sealed | |
| A/C Duct system | Highly efficient duct system | |
| 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 | |
| Warranty | 1 Year Builder Warranty + 2-10 "Home of Texas" Warranty | |

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

NOTICE TO CONSUMER: All marketing materials are SOLELY for concept illustration purposes. All square footages are MERELY approximations. As we improve our product, BIC Homes reserves the independent right to CHANGE WITHOUT NOTICE before closing, among other items, the following: Sales prices, buyer 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

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