



FRISCO- TN1-202401 AND TN2-202402



ELEVATION: TRANSITIONAL 1- 202401



ELEVATION: TRANSITIONAL 2- 202401

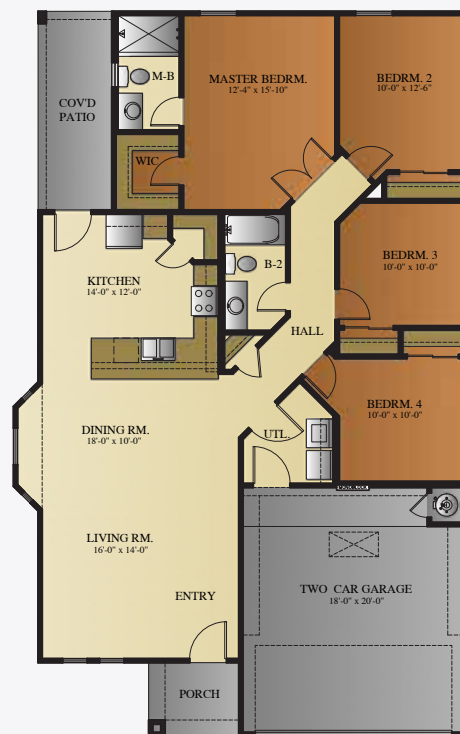
ABOUT THE PROPERTY

Introducing the Frisco by BIC Homes, a stunning masterpiece. This single-story home features four bedrooms and a range of elegant amenities. The kitchen boasts tiled backsplash, 3cm thick granite countertops, and stainless steel appliances. Maple wood cabinets, that are available in several color options, with adjustable shelves and a wine rack to add functionality and style.


Tiled flooring throughout the main living areas exudes sophistication, while plush carpeting adds comfort to the bedrooms. The primary suite offers a walk-in closet, and there are three ample-sized secondary bedrooms.


Other highlights include a separate laundry room, fully insulated garage with prewiring for a garage opener, and a manabloc system for convenience. Enjoy the covered patio off the back. The exterior is wired for Christmas lights, and includes two side gates and two water hose bibs.

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




FLOOR PLAN
NOT TO SCALE


4 bedrooms


2 bathrooms

FOR MORE INFORMATION
VISIT OUR OFFICE OR CALL US!


1,515 sq. ft.


2 car garage

11440 MONTWOOD DR, EL PASO, TX 79936

915.246.8796

SCAN THE BARCODE TO VISIT
OUR WEBSITE





FRISCO- TRANSITIONAL 1 202401

Home Features List



Living Area: 1,501 sf

Structure & Warranty

Foundation - Concrete
Walls and Roof Structure
Roofing
Warranty

Engineered foundation design with monolithic post tension slab
2"x4" @ 16" o.c. load bearing walls with engineered trusses
Flat roof (low-slope roofing)
1 Year Builder Warranty + 2-10 "Homes of Texas" Warranty

Energy Efficiency

Energy Star Certified Home
Windows
Heating and Cooling
A/C Duct system
Manabloc Plumbing System
Water Heater
Insulation- Home
Insulation- Garage

Included
Double pane low E glass Vinyl windows, edges wrapped and sealed
14 seer A/C unit, 80% efficiency heater unit
Highly efficient duct system
Home run line to each outlet from Manabloc control panel
Natural Gas Tank Water Heater
Blown in insulation on exterior Walls R15, Ceilings R38
Garage door insulated, BATT insulation walls R11, Ceiling R19

Home Interior

Ceilings Height
Texture- Interior Walls and Ceilings
Window coverings
Trim, molding and doors casing
Front Door
Back Patio Door
Tile on Floors
Tile on Bathtubs/ Shower Walls

9' high ceilings (lower furdowns for A/C ducts and or water lines)
Rounded Corners main walls. Brocade Texture on walls & ceilings
Faux wood blinds
2 1/2" base molding & door casing
Fiberglass faux wood solid core door with side glass- 6'8" tall
Atrium Fiberglass Door with integrated Mini-blind
Ceramic tile throughout living area except for bedrooms and closets
Ceramic tile with optional decorative trim

Master Bath- Tub Style
Master bathroom shower
Shower Doors
Bath vanity tops

N/A
Shower
N/A
Depending on color package selection may include 3 cm Granite or Quartz with under mount white square bowl
Depending on color package selected may include Framed or frameless Mirrors
Included in all bedrooms and closets
Included wall upper cabinets

Mirrors
Carpet
Laundry Room Cabinets

Kitchen

Kitchen and Bath Cabinets
Kitchen counter tops
Kitchen Backsplash
Kitchen Sink
Pantry Door
Appliances

Cabinets with Crown Molding, adjustable shelves, & Wine Rack
Depending on color package selection may include 3 cm Granite or Quartz
Ceramic Backsplash included
Under mounted stainless steel sink 8" deep
Standard, No glass door
Stainless Steel 5 burner free standing range, microwave-hood & dishwasher

Plumbing & Electrical

Prewire
Light Fixtures
Ceiling Fans
Exterior Outlets for Christmas Lights
Exterior Flood Lamp
Plumbing Faucets
Toilets

Package A. Pre-wire included for phone, 4 channel surround sound in living room, 1 data port internet ready, TV + DSS
Lighting Fixtures by Color Selection with LED disk recessed lights per plan.
Master bedroom and family room
2 outlets included
1 double spot lamp included in rear of home
Plumbing Fixtures by Color Selection
Elongated toilets

Exterior & Garage

Built-in Shelves in Garage
Driveway
Front Elevation Stone
Exterior walls covering
Landscape
Rockwall

Included
Concrete Standard
N/A
Wall synthetic colored stucco application and siding
Rockscape from side gates to front property line and parkway, May include additional landscape features as per selection
Rock wall height and length determined by area and site

* 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

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FRISCO- TRANSITIONAL 2 202401

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Roofing
Warranty

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