



# JACOB- TRD-202302



**FRONT ELEVATION**  
NOT TO SCALE

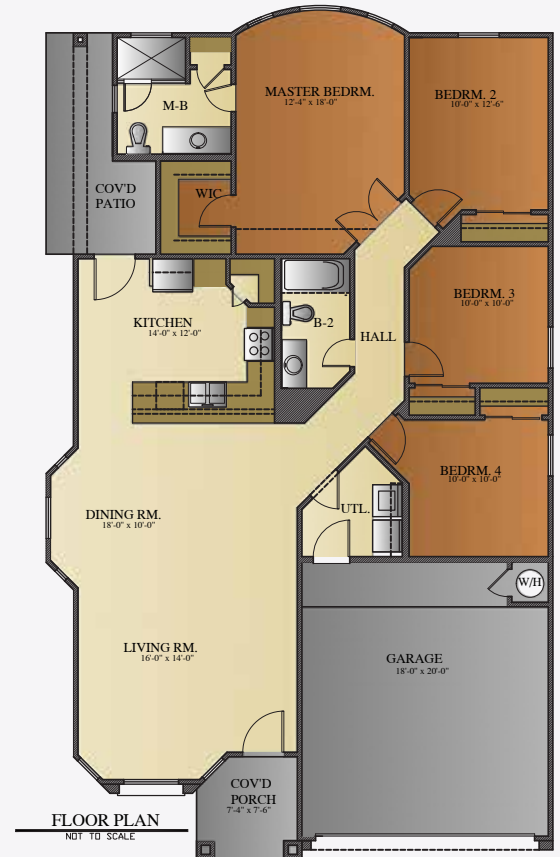
## ABOUT THE PROPERTY

Introducing The Jacob, an exquisite single-story four bedroom home in Transitional style. The kitchen is a chef's dream, complete with a tiled backsplash, 3cm thick granite countertops, and stainless steel appliances. The maple wood cabinets are available in various colors, offering both style and functionality with adjustable shelves and a wine rack. The spacious breakfast bar provides additional seating, perfect for entertaining guests or enjoying family meals.

This home features tiled flooring in all main living areas and plush carpeting in the bedrooms. The three secondary bedrooms and primary suite with walk-in closet offer ample space for relaxation and privacy. The separate laundry room, conveniently located off the hallway with access to the double garage, adds convenience to your daily routines. The garage is fully insulated and prewired for a garage opener, providing ease of use. Additionally, the exterior is wired for Christmas lights and features two side gates and two water hose bibs.

Step out onto the covered patio and enjoy outdoor living. Don't miss the opportunity to make this exceptional property your own.

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



4 bedrooms



2 bathrooms



1,579 sq. ft.



2 car garage

FOR MORE INFORMATION  
VISIT OUR OFFICE OR CALL US!

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SCAN THE BARCODE TO VISIT  
OUR WEBSITE





# JACOB-TRADITIONAL 202302

## Home Features List



*Living Area: 1,579 sf*

### Structure & Warranty

Foundation - Concrete Slab  
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) with concrete roof tile on the front  
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 blanket insulation. 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  
Master bathroom shower  
Shower Doors  
Bath vanity tops  
  
Mirrors  
Carpet  
Laundry Room Cabinets

9' high ceilings (lower furdawns 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  
Upgraded level 1 ceramic tile throughout living area except for bedrooms and closets  
Upgraded level 1 ceramic tile with optional decorative trim  
Separate shower  
Framed tempered Glass Shower Doors in master shower  
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  
FHA Type 1 carpet (Level 1)  
Included wall upper cabinets

### Kitchen

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

Cabinets with Crown Molding, adjustable shelves, Glass & Wine Rack  
Depending on color package selection may include 3 cm Granite or Quartz  
Upgraded level 1 tile  
Under mounted stainless steel sink 8" deep  
Standard No glass door  
Package 1. 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, alarm, 4 channel surround sound in living room, 1 data port internet ready, TV + DSS  
ORB/Satin Nickel or Black with LED disk recessed lights per plan level 1  
Master bedroom and family room  
2 outlets included  
1 double spot lamp included in rear of home  
Oil Rubbed Bronze or Satin Nickel  
Elongated toilets

### Exterior & Garage

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

Included  
Standard  
Included decorative Cantera stone highlights designed by plan. Up to 40 sqft  
Total wall synthetic colored stucco application  
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.

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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