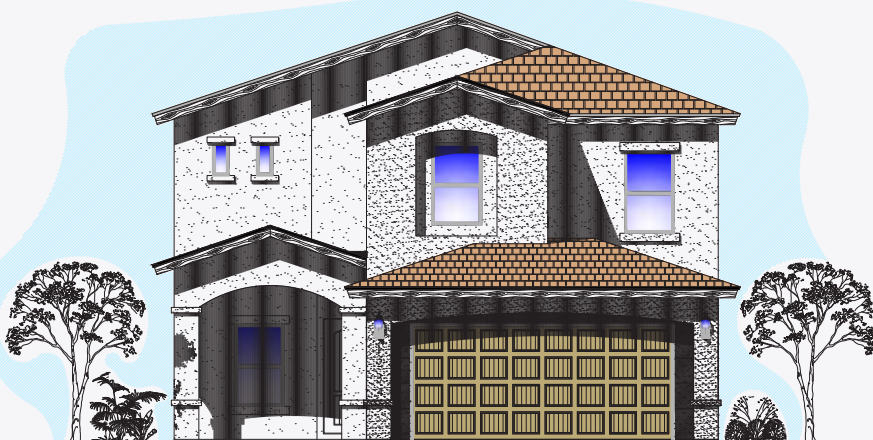




JAMES- TRD-202301



FRONT ELEVATION

NOT TO SCALE

ABOUT THE PROPERTY

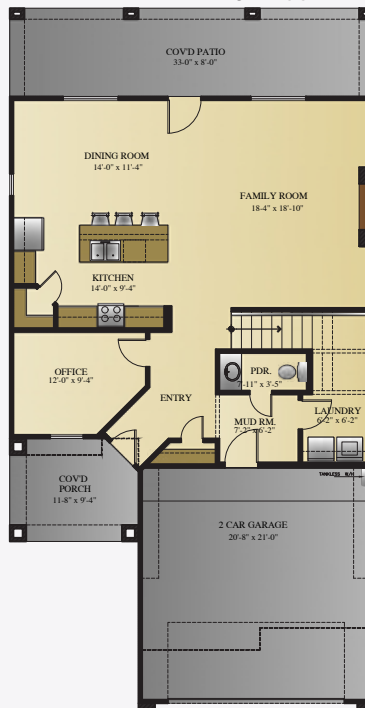
Introducing The James, a luxurious two-story home featuring a convenient flex room just off the entrance. With a large laundry room and powder room on the main floor, this spacious home offers the perfect blend of functionality and style. The open concept living area, highlighted by an electric fireplace, seamlessly connects the dining area and kitchen, which boasts beautiful granite countertops, stainless steel appliances, and a walk-in pantry. The tiled flooring throughout the entire downstairs, including the bathrooms, adds an elegant touch.

Upstairs, the bedrooms, including a primary suite, offer ample space for relaxation. The primary bath is a retreat in itself, offering a separate jetted tub, walk-in shower, dual vanity sink with framed mirrors, and a super-sized walk-in closet. Step out onto the back covered patio for memorable backyard family gatherings.

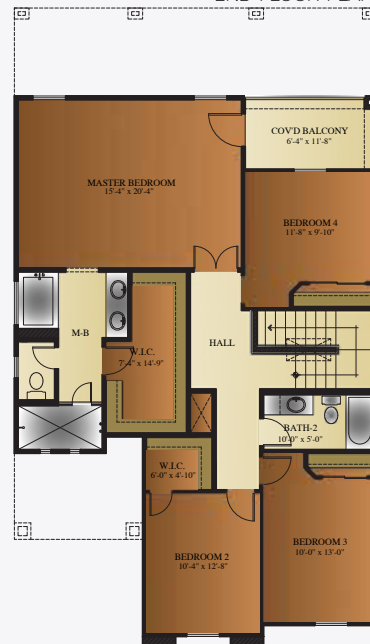
The double-car garage is insulated for energy savings, and the water manabloc system ensures easy access and efficient water management. Discover the perfect blend of comfort and style in this remarkable home.

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

1ST FLOOR PLAN



2ND FLOOR PLAN



4 bedrooms
+ flex space



2 1/2 bathrooms



2,372 sq. ft.



2 car garage

FOR MORE INFORMATION
VISIT OUR OFFICE OR CALL US!

11440 MONTWOOD DR, EL PASO, TX 79936

915.246.8796

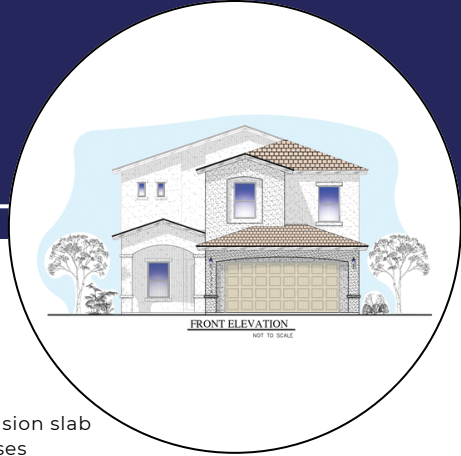
SCAN THE BARCODE TO VISIT
OUR WEBSITE





JAMES-TRADITIONAL 202301

Home Features List



Living Area: 2,387 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 roof shingle
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
Tankless Water Heater. Capacity of 0.5 to 8.3 gal/min
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
Fireplace
Window coverings
Trim, molding and doors casing
Front Door
Back Patio Door
Tile on Floors
Tile on Bathtubs/ Shower Walls

9' high ceilings (lower furdawns for A/C ducts and/or water lines)
Rounded Corners main walls. Brocade Texture on walls & ceilings
Energy efficient electric fireplace with tile Surround
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, closets, stairs and second level halls

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

Jetted Tub
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

Mirrors
Carpet
Laundry Room Cabinets

Kitchen

Kitchen and Bath Cabinets
Kitchen counter tops

Cabinets with Crown Molding, adjustable shelves, Glass & Wine Rack
Depending on color package selection may include 3 cm Granite or Quartz

Kitchen Backsplash
Kitchen Sink
Pantry Door
Appliances

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.

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