



MALAGA- CON-202401



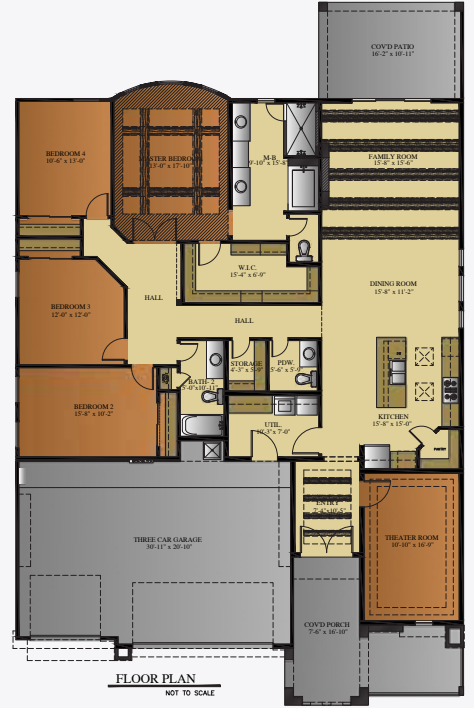
FRONT ELEVATION
NOT TO SCALE


ABOUT THE PROPERTY


Experience unparalleled luxury with The Malaga, a showstopper featured in the prestigious 2018 El Paso Festival of Homes. This unique and awe-inspiring design will leave you speechless. Step into the covered porch and be welcomed by a charming courtyard. The grand 8' double door entry leads you to a breathtaking foyer, adorned with faux wood beam ceilings that seamlessly flow into the great room.

Designed with entertaining in mind, this home offers a separate hallway for privacy, with spacious bedrooms and a convenient guest powder room. The primary suite is a sanctuary with double entry doors, and a walk-in closet measuring an impressive 15' x 6'. Indulge in the primary bath's luxuries, boasting a walk-in shower and a tub. The utility/mudroom provides accessibility from the main hall or the triple garage, complete with its own utility sink. Enjoy the unparalleled outdoor entertainment space with the addition of a covered patio. With 2,421 square feet of living space, 4 bedrooms plus a theater room, 2 and a half bathrooms, and a 3-car garage, The Malaga is the epitome of luxury living.


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




4 bedrooms
+ theater room


2 1/2 bathrooms


2,421 sq. ft.


3 car garage

FOR MORE INFORMATION
VISIT OUR OFFICE OR CALL US!

11440 MONTWOOD DR, EL PASO, TX 79936

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SCAN THE BARCODE TO VISIT
OUR WEBSITE





MALAGA-CONTEMPORARY 202401

Home Features List

Living Area: 2,421 sf

Home Interior		
Floors	LIVING AREA: Ceramic Tile	Style and Color defined by CS
	SHOWER FLOOR: Tile	Style and Color defined by CS
	CARPET: Only in bedrooms and Theater Room	Style and Color defined by CS
Walls	SHOWER: Ceramic tile (optional decorative trim)	Style and Color defined by CS
	INTERIOR: Brocade Texture on walls & ceilings. Rounded Corners on main walls.	Style and Color defined by CS
Backsplash	KITCHEN: Ceramic Tile	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
Fire Place	Included In Living room	
Sinks	BATHROOM: Undermount white square bowl	
	KITCHEN: Farm Snk	
Cabinets	LAUNDRY ROOM: Included in upper wall	Style and Color defined by CS
	KITCHEN AND BATH: Cabinets with Crown Molding, adjustable shelves	Style and Color defined by CS
	WINE RACK: Kitchen	
Doors	FRONT: Fiberglass faux wood solid core door	Style and Color defined by CS
	BACK PATIO DOOR: Sliding Door 3PNL 3080	
	PANTRY: Included	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	All Bedrooms including Theater 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	Only in Master Bathroom/ Jetted Tub	
Shower Doors	Frameless Tempered Glass Shower door (only in master bedroom)	Style and Color defined by CS
Toilets	Elongated toilets	
Kitchen		
Appliances	Package 3. Stainless Steel Cooktop 5 burners,Glass Hood Vented ,Built in Oven / Microwave,dishwasher. Breverage Fridge	Upgrade available to Gourmet Kitchen Appliances
Plumbing & Electrical		
Plumbing Fixtures	Included & Mop Sink	Style and Color defined by CS
Light Package	Include: Foyer,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) & Front Porch Tile Roof	Style and Color defined by CS
Driveway	Standard	
Front Elevation	Decorative Stone	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	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	Include for both doors (2 remotes for each door)	
Exterior Outlets for Christmas Lights	2 outlets included	
Built-in Shelves in Garage	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.

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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