



MARBELLA- CON-2021-01



FRONT ELEVATION
NOT TO SCALE

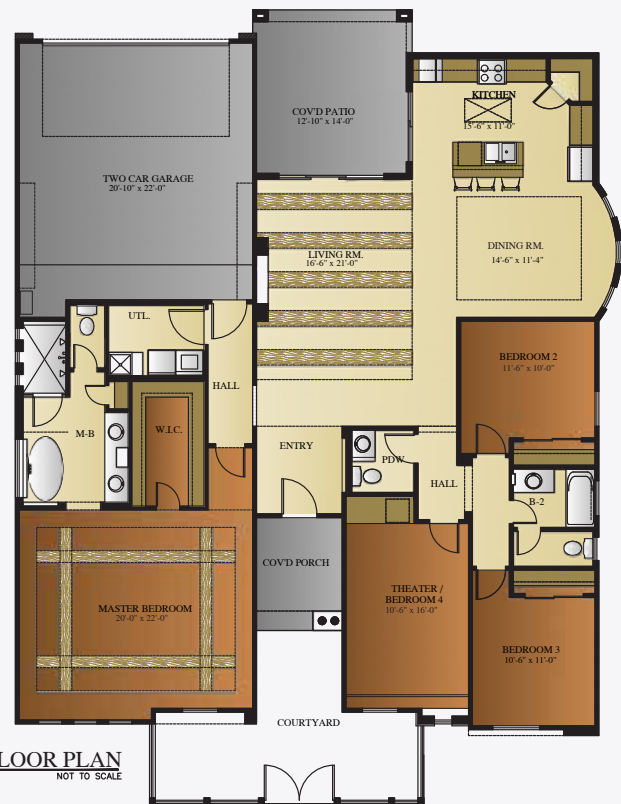
ABOUT THE PROPERTY

Explore the stunning Marbella floor plan, offering 2,180 square feet of sheer elegance. This exquisite home boasts 4 bedrooms, 2 1/2 bathrooms, and a spacious two-car garage. As you enter, you'll be captivated by the beautiful faux wood beams that add a touch of sophistication.


Step into the welcoming living room, dining room, and kitchen area, perfect for entertaining guests. The primary bedroom features a spacious walk-in closet, while the primary bathroom is equipped with double sinks, a tub, and a shower, creating a luxurious retreat. The separate laundry room adds convenience to your daily routine. The kitchen showcases stunning marble countertops, elevating your culinary experience.


With tile flooring in the main living areas and plush carpet in the bedrooms, this home offers the perfect blend of style and comfort. Rest easy knowing that the house is prewired for an alarm system, ensuring your safety and peace of mind.

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




FLOOR PLAN
NOT TO SCALE


4 bedrooms


2 1/2 bathrooms


2,180 sq. ft.


2 car garage

FOR MORE INFORMATION
VISIT OUR OFFICE OR CALL US!

11440 MONTWOOD DR, EL PASO, TX 79936

915.246.8796

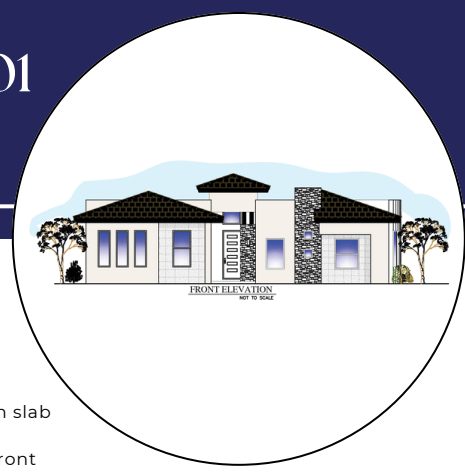
SCAN THE BARCODE TO VISIT
OUR WEBSITE





MARBELLA-CONTEMPORARY 202101

Home Features List



Living Area: 2,180 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
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
Faux wood beams
Window coverings
Trim, molding and doors casing
Front Door
Back Patio Door
Tile on Floors
Tile on Bathtubs/ Shower Walls
Master Bath- Tub Style
Master bathroom shower
Shower Doors
Bath vanity tops
Mirrors
Carpet
Laundry Room Cabinets
Home cabinets hardware

9' high ceilings (lower furdowns 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 beams included in living room and master bedroom
Custom Wood Plantation Shutters on major windows
3 1/4" base molding & door casing
Fiberglass faux wood solid core 8' door, or door with full glass decorative insert
3 panel single sliding door 8' tall
Upgraded level 2 ceramic tile throughout living area except for bedrooms & closets
Upgraded level 2 ceramic tile with optional decorative trim
Free standing tub
Separate shower
Frameless tempered Glass Shower Doors (only in master shower)
3 cm Granite level 2 or 2 cm Quartz with under mount white bowl
Framed mirrors
Upgraded Carpet (Level 2)
Included wall upper cabinets
Included

Kitchen

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

Taller Upper Cabinets with Crown Molding, adjustable shelves, Glass & Wine Rack
Included
3 cm Granite level 2 or 2 cm Quartz
Upgraded level 2 deco with tile or glass
Stainless Steel Farm sink
Pantry door with decorative glass insert
Package 2. Stainless Steel 36" Cooktop, Glass Hood vented, Built in Oven/Microwave & Dishwasher.

Under Cabinet lights

Lighting under upper wall kitchen cabinets

Plumbing & Electrical

Prewire

Package D. Pre-wire included for phone, alarm, 5 channel surround sound in living room, 2 speakers in rear patio, five data ports internet ready, TV + DSS + Smart Box. Flex/Theater room surround sound prewire included
ORB or Satin Nickel with LED disk recessed lights per plan level 2
All bedrooms- family/living room
2 outlets included
Included
1 double spot lamp included in rear of home
Oil Rubbed Bronze or Satin Nickel
Included in laundry room with cabinet base
Elongated toilets

Light Fixtures
Ceiling Fans
Exterior Outlets for Christmas Lights
Pantry door switch
Exterior Flood Lamp
Plumbing Faucets
Mop sink
Toilets

Exterior & Garage

Garage Door Opener
Epoxy Paint on Garage Floor
Driveway
Rear entry lot rolling gate
Front Elevation rock veneer
Front Courtyard railing
Front courtyard gate
Tile on front and back porch floors
Exterior walls covering
Landscape

Included
Included
Standard
16' wide wrought iron rolling gate included
Included decorative rock veneer highlights designed by plan. Up to 40 sqft
36" high wrought iron decorative rail in courtyard
Included
Included
Total wall synthetic colored stucco application
Rockscape from side gates to front property line and parkway, 10' decorative accent pony wall,
4 plants/shrubs plus minimum two trees
Rock wall height and length determined by area and site

Rockwall

* 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