



SAN FELIPE- TRD-202301



FRONT ELEVATION
NOT TO SCALE

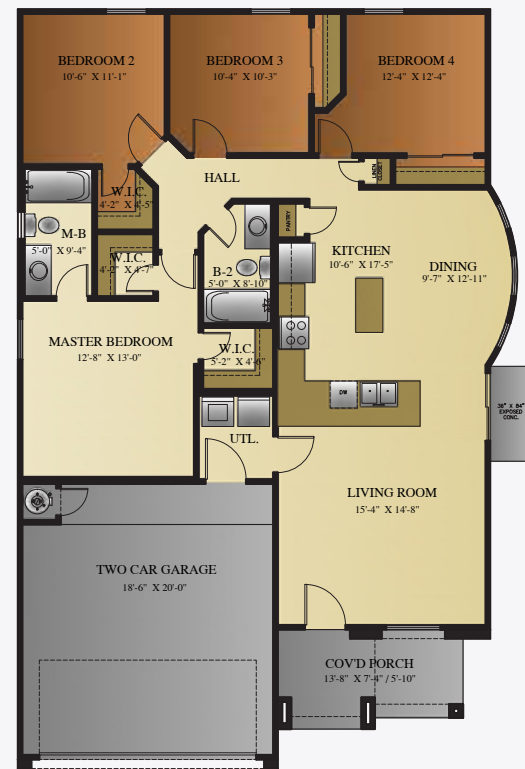
ABOUT THE PROPERTY

Introducing the San Felipe floor plan by BIC Homes – an exquisite 1,408 square foot home featuring 4 bedrooms and 2 full baths. The oversized living room warmly welcomes you and seamlessly flows into the spacious kitchen, complete with a convenient island, designer cabinets, and a pantry. Stainless steel appliances, including a microwave, add a touch of sophistication.

Rounded wall corners throughout the home provide a pleasing aesthetic. The large primary bedroom boasts a walk-in closet for ample storage. Upgraded light fixtures and plush carpeting elevate the home's style. Stay protected and connected with the pre-wired alarm system and surround sound capability.

The separate laundry room and double-insulated garage further enhance the functionality of this home. Don't miss this opportunity to own this exceptional property.

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



FLOOR PLAN
NOT TO SCALE



4 bedrooms



2 bathrooms



1,408 sq. ft.



2 car garage

FOR MORE INFORMATION
VISIT OUR OFFICE OR CALL US!

11440 MONTWOOD DR, EL PASO, TX 79936

915.246.8796

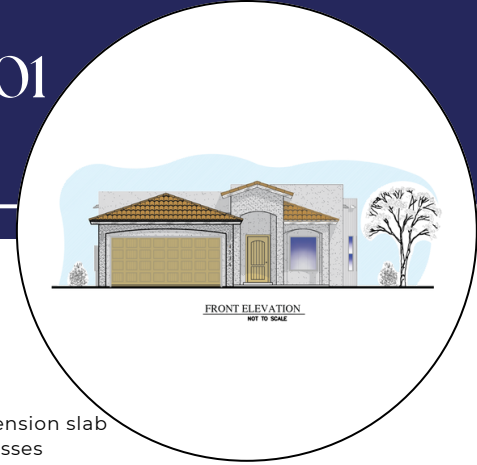
SCAN THE BARCODE TO VISIT
OUR WEBSITE





SAN FELIPE-TRADITIONAL 202301

Home Features List



Living Area: 1,408 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) 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 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
Master Bath- Tub Style
Master bathroom shower
Shower Doors
Bath vanity tops

Mirrors
Carpet
Laundry Room Cabinets

9' high ceilings (lower furdawns for A/C ducts and 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
Sliding door to the side yard
Ceramic tile throughout living area except for bedrooms and closets
Ceramic tile with optional decorative trim
N/A
Fiberglass Shower wall and floor
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

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, alarm, 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 rock veneer
Exterior walls covering
Landscape

Rockwall

Included
Concrete Standard
Included decorative stone highlights designed by plan and Color Selection
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