



SAN FELIPE- TRD-202401



WIDTH: 34'-10"
DEPTH: 56'

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.




4 bedrooms



2 bathrooms



1,408 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





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Home Features List

Living Area: 1,408 sf

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	
Roofing	Flat roof (low-slope roofing) with concrete roof tile on the front	
Warranty	1 Year Builder Warranty + 2-10 "Home of Texas" Warranty	
Energy Efficiency		
Energy Star Certified Home	Included	
Windows	Double pane low E glass Vinyl windows, edges wrapped and sealed	
Heating and cooling	14 seer A/C unit, 80% efficiency heater unit	
A/C Duct system	Highly efficient duct system	
Manabloc Plumbing System	Home run line to each outlet from Manabloc control panel	
Water Heater	Natural Gas Tank Water Heater	
Insulation - Home	Blown-in insulation on exterior Walls R15, Ceilings R38	
Insulation - Garage	Garage door insulated, BATT insulation walls R11, Ceiling R19	
Home Interior		
Ceilings Height	9' high ceilings (lower furdowns for A/C ducts and/or water lines)	
Texture - Interior Walls and Ceilings	Rounded Corners main walls, Brocade Texture on walls & ceilings	
Windows coverings	Faux wood blinds	
Trim, molding and doors casing	2 1/2" base molding & door casing	
Front Door	Fiberglass faux wood solid core door with side glass- 6' 8" tall.	
Back Patio Door	Sliding door to the side yard	
Tile on Floors	Ceramic tile throughout living area except for bedrooms and closets	
Tile on Bathtubs / Shower Walls	Fiberglass Wall	
Master Bath - Tub Style	N/A	
Master bathroom shower	Fiberglass Shower wall and floor	
Shower Doors	N/A	
Bath vanity tops	Depending on color package selection may include 3 cm Granite or Quartz with undermount white square bowl	M Bath with 1 Sinks, 2nd Bath with 1 Sink.
Mirrors	Depending on color package selected may include Framed or frameless Mirrors	
Carpet	Included in all Bedrooms and closets	
Laundry Room Cabinets	Included wall upper Cabinets	
Kitchen		
Kitchen and Bath Cabinets	Cabinets with Crown Molding, adjustable shelves & Wine Rack	
Kitchen counter tops	Depending on color package selection may include 3 cm Granite or Quartz	
Kitchen Backsplash	Ceramic Backsplash included	
Kitchen Sink	Under mounted stainless steel sink 8" deep	
Pantry Door	Standard, No glass door	
Appliances	Stainless Steel 5 burner free standing range, microwave-hood & dishwasher	
Plumbing & Electrical		
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.
Light Fixtures	Lighting Fixtures by Color Selection with LED disk recessed lights per plan.	
Ceiling Fans	Master bedroom and family room	
Exterior Outlets for Christmas Lights	2 outlets included	
Exterior Flood Lamp	1 double spot lamp included in rear of home	
Plumbing Faucets	Plumbing Fixtures by Color Selection	
Toilets	Elongated toilets	
Exterior and Garage		
Built-in Shelves in Garage	Included	
Driveway	Concrete Standard	
Front Elevation Stone	Included decorative stone highlights designed by plan and Color Selection	
Exterior walls covering	Wall synthetic colored stucco application	
Landscape	Rockscape from side gates to front property line and parkway, May include additional landscape features as per selection.	Per community
Rockwall	Rock wall height and length determined by area and site	Per community

* 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