



SAN MARCOS- TRD-202302



FRONT ELEVATION
NOT TO SCALE

ABOUT THE PROPERTY

Experience the stunning San Marcos floor plan by BIC Homes, offering 1,738 square feet of luxurious living space. This remarkable home boasts 4 bedrooms and 2 1/2 bathrooms, providing ample room for your family and guests.

Step into the inviting foyer that leads you to a spacious family room, dining room, and kitchen. The kitchen features granite countertops and designer cabinets, elevating both style and functionality. Retreat to the primary bedroom, complete with a walk-in closet and a lavish bathroom with double sinks, a tub, and a shower.

The separate laundry room adds convenience to your daily routine. With tiled main areas and plush carpeting in the bedrooms, this home offers the perfect balance of elegance and comfort. Additional features include pre-wiring for an alarm system, a water manabloc system, and a double-insulated garage.

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



1ST FLOOR PLAN

2ND FLOOR PLAN



4 bedrooms



2 1/2 bathrooms



1,738 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





SAN MARCOS-TRADITIONAL 202302

Home Features List



Living Area: 1,738 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)
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 blanket 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

9' high ceilings (lower furdawns for A/C ducts and/or 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
Atrium Fiberglass Door with integrated Mini-blind
Ceramic tile throughout living area except for bedrooms, closets, stairs and second level halls
Ceramic tile with optional decorative trim
N/A
Standing shower with niche
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
Included in all Bedrooms, WIC, second level Hall and Stairs
Included wall upper cabinets

Tile on Bathtubs/ Shower Walls
Master Bath- Tub Style
Master bathroom shower
Shower Doors
Bath vanity tops

Mirrors
Carpet
Laundry Room 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
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.

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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