



# SANTA CLARA- TRN-202301



FRONT ELEVATION

NOT TO SCALE

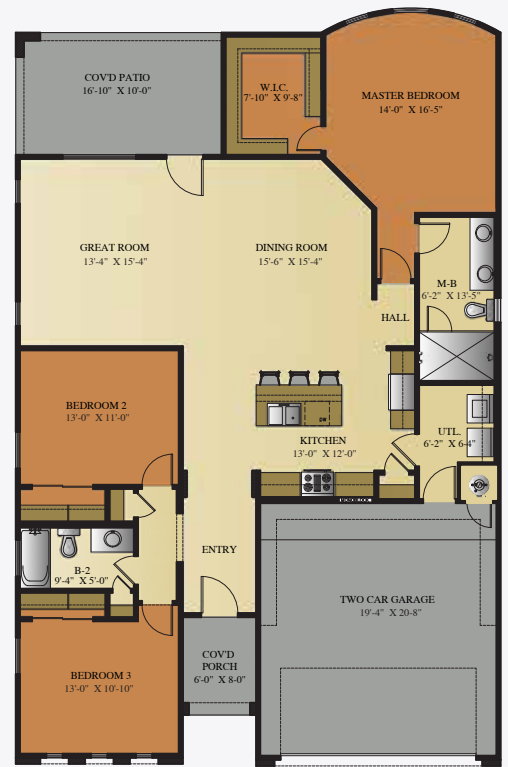
## ABOUT THE PROPERTY

Discover the Santa Clara floor plan by BIC Homes, a remarkable 1,722 square foot residence featuring 3 bedrooms and 2 bathrooms. As you enter, you'll be greeted by a welcoming entryway that leads to an expansive living room.

Adjacent to the living room is a spacious kitchen complete with an island and a dining room for entertaining guests. The kitchen showcases beautiful designer cabinets and a pantry for added storage. The large primary bedroom boasts a walk-in closet, providing ample space for your belongings. Upgraded light fixtures and plush carpeting enhance the overall ambiance of the home.


Pre-wiring for an alarm system and surround sound ensures security and entertainment options. A separate laundry room and double-insulated garage add convenience to your daily routine.


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




FLOOR PLAN

NOT TO SCALE

  
3 bedrooms

  
2 bathrooms

  
1,722 sq. ft.

  
2 car garage

FOR MORE INFORMATION  
VISIT OUR OFFICE OR CALL US!

11440 MONTWOOD DR, EL PASO, TX 79936

915.246.8796

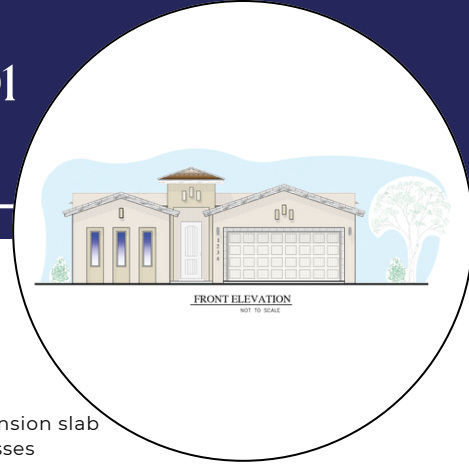
SCAN THE BARCODE TO VISIT  
OUR WEBSITE





# SANTA CLARA- TRANSITIONAL 202301

## Home Features List



Living Area: 1,711 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. 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 bathroom shower  
Shower Doors  
Bath vanity tops  
  
Mirrors  
Carpet  
Laundry Room Cabinets

9' high ceilings (lower fur downs for A/C ducts and water lines)  
Rounded Corners main walls. Brocade Texture on walls & ceilings  
Fabric Window Shades  
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  
Upgraded level 1 ceramic tile throughout living area except for bedrooms, closets, stairs and second level halls  
Upgraded level 1 ceramic tile with optional decorative trim  
Separate shower  
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  
FHA Type 1 carpet (Level 1)  
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, Glass & Wine Rack  
Depending on color package selection may include 3 cm Granite or Quartz  
Upgraded level 1 tile  
Under mounted stainless steel sink 8" deep  
Standard No glass door  
Package 1. 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  
ORB/Satin Nickel or Black with LED disk recessed lights per plan level 1  
Master bedroom and family room  
2 outlets included  
1 double spot lamp included in rear of home  
Oil Rubbed Bronze or Satin Nickel  
Elongated toilets

### Exterior & Garage

Built-in Shelves in Garage  
Driveway  
Front Elevation rock veneer  
Exterior walls covering  
Landscape  
  
Rockwall

Included  
Standard  
Included decorative Cantera stone highlights designed by plan. Up to 40 sqft  
Total 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