



SIENA- CON-202301



FRONT ELEVATION
NOT TO SCALE

ABOUT THE PROPERTY

Introducing the Siena floor plan by BIC Homes, a spacious and versatile 2,371 square foot home designed to cater to your every need. Boasting 4 bedrooms and a flex space that can be transformed into a home office or theater room, this home offers plenty of room for your evolving lifestyle.


The entryway and living room feature stunning faux beams, adding a touch of elegance to the space. The open concept layout seamlessly connects the living room, dining room, and kitchen, providing the perfect setting for entertaining guests. The kitchen is a chef's dream, featuring granite countertops, designer cabinets, and a spacious pantry. The large master bedroom offers a walk-in closet and a luxurious bathroom complete with double sinks, a tub, and a shower. The main areas of the home flaunt beautiful tile flooring, while the bedrooms are adorned with plush carpeting.


With a 3-car garage, you'll never have to worry about parking space. The house is thoughtfully pre-wired for an alarm system and a water manabloc system, ensuring your safety and convenience. Additionally, the double-insulated garage provides added comfort.

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




FLOOR PLAN
NOT TO SCALE


4 bedrooms +
flex space


2 1/2 bathrooms


2,371 sq. ft.


3 car garage

FOR MORE INFORMATION
VISIT OUR OFFICE OR CALL US!

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SCAN THE BARCODE TO VISIT
OUR WEBSITE





SIENA-CONTEMPORARY 202301

Home Features List



Living Area: 2,385 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
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
Double door 8' tall with full glass decorative insert or similar
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
Framed 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 counter tops
Kitchen Backsplash
Kitchen Sink
Pantry Door
Appliances
Under cabinet lights

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

Plumbing & Electrical

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

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 garage with cabinet base
Elongated toilets

Exterior & Garage

Built-in Shelves in Garage
Garage Door Opener
Epoxy Paint on Garage Floor
Driveway
Front Elevation rock veneer
Tile on front and back porch floors
Exterior walls covering
Landscape
Rockwall

Included
Included for both doors (2 remotes for each door)
Included
Acid stained color on driveway
Included decorative Rock veneer highlights designed by plan. Up to 40 sqft
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

* 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