



SOPHIA- CON-202201



FRONT ELEVATION
NOT TO SCALE

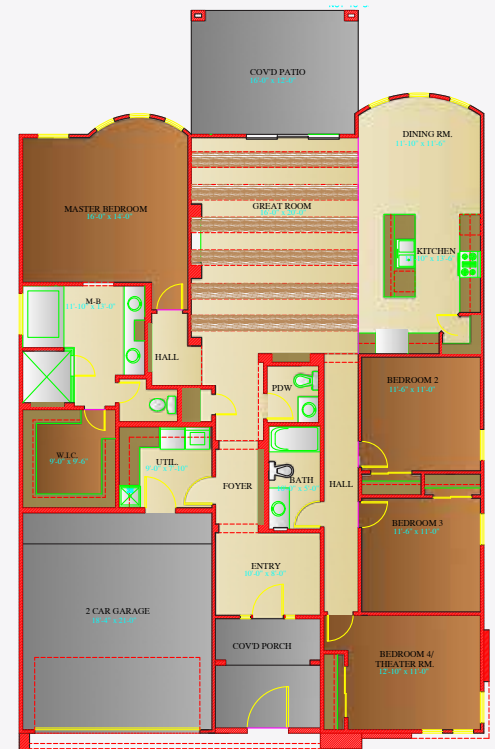
ABOUT THE PROPERTY

Introducing the charming and spacious Sophia floor plan by BIC Homes. This beautiful home spans 2,151 square feet and boasts 4 bedrooms, 2 1/2 bathrooms, and a 2-car garage. Upon entering, you'll be greeted by a welcoming entryway that leads into a bright foyer and open space.

The main areas feature elegant tile flooring, adding a touch of sophistication, while the cozy bedrooms are adorned with plush carpeting for ultimate comfort. The heart of the home is the open-concept space seamlessly connecting the dining room, kitchen, and living room, creating an ideal setting for family gatherings and entertaining. The living room is enhanced by stunning faux beams that add character and charm.

The primary bedroom is a luxurious retreat with a spacious walk-in closet and a beautifully designed bathroom featuring double sinks, a shower, and a relaxing tub. Live in the lap of luxury with the Sophia floor plan by BIC Homes.

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



4 bedrooms



2 1/2 bathrooms



2,151 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





SOPHIA-CONTEMPORARY 202201

Home Features List



Living Area: 2,151 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 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
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

11' 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
Single fiberglass 8' tall- Design by Color Selection
3 panel single sliding door 8' tall
Ceramic tile throughout living area except for bedrooms and closets
Ceramic tile with optional decorative trim
Jetted Tub
Separate shower
Frameless tempered Glass Shower Door (only in master shower)
3 cm Granite level 2 or 2 cm Quartz with under mount white bowl
Depending on Color Package selected may include Framed or Frameless Mirrors
Included on all bedrooms and WIC
Upper and lower cabinets with granite top
Included

Kitchen

Kitchen and Bath Cabinets
Kitchen counter tops
Kitchen Backsplash
Kitchen Sink
Pantry Door
Appliances

Cabinets with Crown Molding, adjustable shelves, Glass & Wine Rack
3 cm Granite level 2 or 2cm Quartz
Ceramic Backsplash included
Stainless Steel Farm sink
Pantry door with decorative glass insert
Stainless Steel 36" Cooktop, Glass Hood vented, Built-in Oven/Microwave, Dishwasher & Beverage center with Glass Door
Lighting under upper wall kitchen cabinets

Under cabinet lights

Plumbing & Electrical

Prewire

Package C. 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
Lighting Fixtures by Color Selection with LED disk recessed lights per plan
All bedrooms- family/living room
2 outlets included
Included
1 double spot lamp included in rear of home
Plumbing Fixtures by Color Selection
Included in laundry room with cabinet base
Elongated toilets

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

Exterior & Garage

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

Included
Included
Included
Stained Color
Included decorative Rock veneer highlights designed by plan and Color Selection
Included
Included
Synthetic color stucco application by plan and Color Selection
Rockscape from side gates to front property line and parkway, May include additional landscape features by Color 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