



# JAMES- TRD-202401



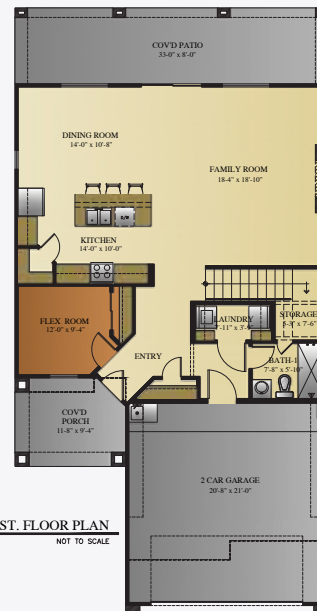
**FRONT ELEVATION**  
NOT TO SCALE

## ABOUT THE PROPERTY

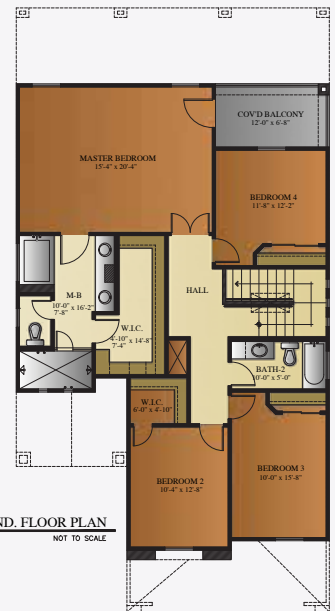
Introducing The James, a luxurious two-story home with a large laundry room and bathroom on the main floor, this spacious home offers the perfect blend of functionality and style. The open concept living area, highlighted by an electric fireplace, seamlessly connects the dining area and kitchen, which boasts beautiful granite or quartz countertops, stainless steel appliances, and a walk-in pantry. The tiled flooring throughout the entire downstairs, including the bathrooms, adds an elegant touch.

Upstairs, the bedrooms, including a primary suite, offer ample space for relaxation. The primary bath is a retreat in itself, offering a separate tub, walk-in shower, dual vanity sink with framed mirrors, and a super-sized walk-in closet. Step out onto the back covered patio for memorable backyard family gatherings.

The double-car garage is insulated for energy savings, and the water manabloc system ensures easy access and efficient water management. Discover the perfect blend of comfort and style in this remarkable home.





**1ST. FLOOR PLAN**  
NOT TO SCALE



**2ND. FLOOR PLAN**  
NOT TO SCALE

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

  
5 bedrooms

  
3 bathrooms


FOR MORE INFORMATION  
VISIT OUR OFFICE OR CALL US!

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SCAN THE BARCODE TO VISIT  
OUR WEBSITE

  
2,392 sq. ft.

  
2 car garage





# JAMES-TRD 202401

## Home Features List

Living Area: 2,392 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	Shingle Roofing	
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 Monobloc control panel	
Water Heater	Natural Gas Tankless Water Heater	
Insulation - Home	Blown in blanket insulation. 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	
Fireplace	Energy efficient electric fireplace with tile Surround by Color Selection	
Windows coverings	By Color Package selected	
Trim, molding and doors casing	2 1/2" base molding & door casing	
Front Door	By Color Package selected	
Back Patio Door	2 Panel Sliding Door	
Tile on Floors	Ceramic tile throughout living area and first level Flex Room except for bedroom, closets, stairs and second level halls.	
Tile on Bathtubs / Shower Walls	Ceramic tile with optional decorative trim	
Master Bath - Tub Style	Jetted Tub	
Master bathroom shower	Separate, Double headed Shower with Ceramic Floor	
Shower Doors	Glass Door by Color Package selection	
Bath vanity tops	Depending on color package selection may include 3 cm Granite or Quartz with undermount white square bowl	M Bath with 2 Sinks, 2nd Bath with 1 Sink and bath 1 with 1 Sink.
Mirrors	Depending on color package selected may include Framed or frameless Mirrors	
Carpet	Included in all Bedrooms, stairs, second level halls and closets	
Laundry Room Cabinets	Included wall upper Cabinets	
Kitchen		
Kitchen and Bath Cabinets	Cabinets with Crown Molding, adjustable shelves & Wine Rack	
Kitchen cabinets hardware	Included, color will be defined by Color Selection	
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	Glass Door	
Appliances	Stainless Steel 5 burner free standing range, microwave-hood & dishwasher	
Under cabinet lights	Included	
Plumbing & Electrical		
Prewire	Package A. Pre-wire included for phone, alarm, 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	All bedrooms and Family Room Included	
Exterior Outlets for Christmas Lights	3 outlets included	
Pantry door switch	Included	
Exterior Flood Lamp	1 double spot lamp included in rear of home	
Plumbing Faucets	Plumbing Fixtures by Color Selection	
Mop sink	Included in Garage	
Toilets	Elongated toilets	
Exterior and Garage		
Built-in Shelves in Garage	Included	
Driveway	Standard	
Mop Sink	Included	
Front Elevation Stone	Included decorative stone highlights designed by plan and Color Selection	
Exterior walls covering	Wall synthetic colored stucco application and accent by design and Color Package Selection.	
Landscape	Rockscape from side gates to front property line and parkway, 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.

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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