

# GARLAND



GAR-TRN-202402



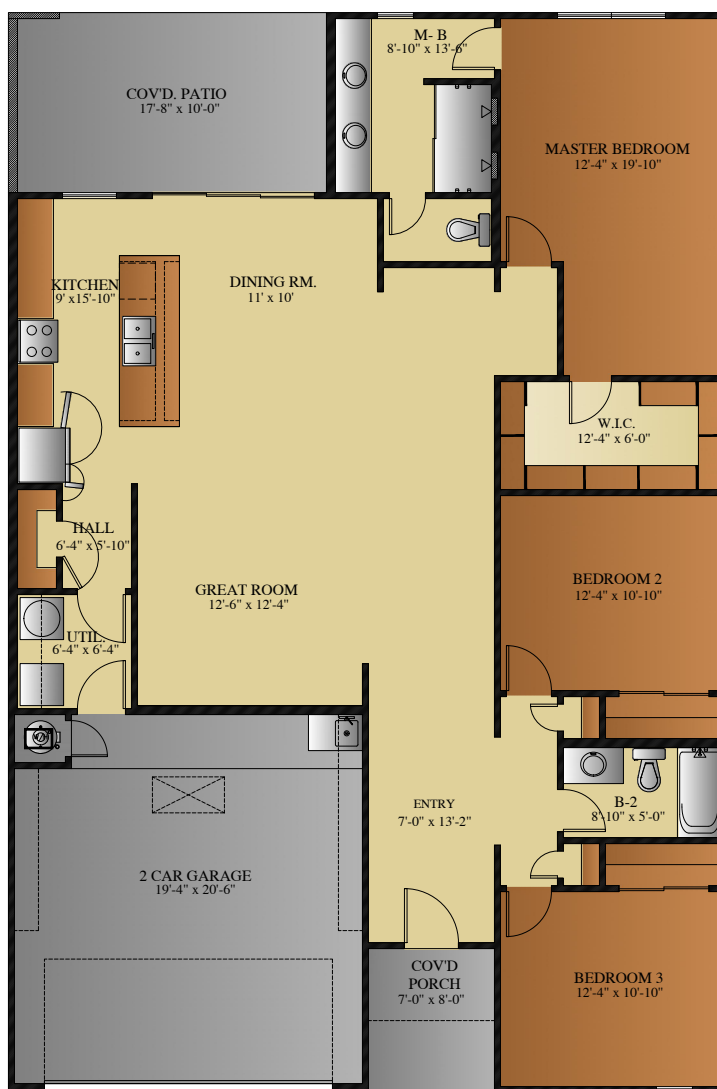
FRONT ELEVATION

NOT TO SCALE

LIVING AREA:  
1752 Sq.Ft.Aprox.

BEDROOMS: 3  
BATHS: 2

WIDTH: 40'-0"  
DEPTH: 60'-0"



FLOOR PLAN

NOT TO SCALE

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 CHANGES WITHOUT NOTICE before closing, among other items, the following: Sales prices, buy 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



## Garland Contemporary Plan Features Matrix

Plan Name	Garland Plan-GAR-TRN/TRD/ CON 202402	Comments
<b>Living Area</b>	<b>1752</b>	
<b>Home Interior</b>		
Floors	<b>LIVING AREA:</b> Ceramic Tile	Style and Color defined by CS
	<b>SHOWER FLOOR:</b> Tile	Style and Color defined by CS
	<b>CARPET:</b> Only in bedrooms and closets	Style and Color defined by CS
Walls	<b>SHOWER:</b> Ceramic tile (optional decorative trim)	Style and Color defined by CS
Backsplash	Brocade Texture on walls & ceilings. Rounded Corners on main walls.	Style and Color defined by CS
Countertops	<b>KITCHEN:</b> Ceramic Tile	Style and Color defined by CS
Sinks	Depending on color package selection may include 3 cm Granite or Quartz. The same throughout the entire home	Style and Color defined by CS
	<b>BATHROOM:</b> Undermount white square bowl	
	<b>Mop Sink:</b> In the garage	
	<b>KITCHEN:</b> Undermount stainless steel sink 8" deep	
Cabinets	<b>LAUNDRY ROOM:</b> Included in upper wall	Style and Color defined by CS
	<b>KITCHEN AND BATH:</b> Cabinets with Crown Molding, adjustable shelves	Style and Color defined by CS
	<b>WINE RACK:</b> Kitchen	
Doors	<b>FRONT:</b> Fiberglass faux wood solid core door	Style and Color defined by CS
	<b>BACK PATIO DOOR:</b> Tri Panel sliding door	
	<b>PANTRY:</b> Included	
Mirrors	Depending on color package selected may include Framed or frameless Mirrors	Style and Color defined by CS
Windows coverings	Included	Style and Color defined by CS
Ceiling Fans	All Bedrooms and Family room	Style and Color defined by CS
Ceilings Height	9' high ceilings (lower furdowns for A/C ducts and/or water lines)	
Trim, molding and doors casing	2 1/2" base molding & door casing	Style and Color defined by CS
<b>Bathroom</b>		
Master Bathroom Tub Style	N/A	
Shower Doors	Included	Style and Color defined by CS
Toilets	Elongated toilets	
<b>Kitchen</b>		
Appliances	Package 1. Stainless Steel 5 burner free standing range, microwave-hood, dishwasher & oven in stove	Upgrade available to Gourmet Kitchen Appliances
<b>Plumbing &amp; Electrical</b>		
Plumbing Fixtures	Included	Style and Color defined by CS
Light Package	Include: Dinning & Entry Chandelier, Vanity mounted lights, Kitchen Pendants and LED Disk	Style and Color defined by CS
Hardware Package	Door handles and hinges	Style and Color defined by CS
Prewire	Package A. Pre-wire included for phone, 4 channel surround sound in living room, 1 data port internet ready, TV + DSS	Prewire only. Speakers and equipment not included.
<b>Exterior and Garage</b>		
Exterior Light	Decorative wall mounted lights in Front of home and 1 double spot lamp included in rear of home (Flood Lamp)	Style and Color defined by CS
Roofing	<b>TRD-</b> Shingle Roof / <b>TRN-</b> Shingle Roof/ <b>CON-</b> Flat roof (low-slope roofing)	
Driveway	Standard	
Front Elevation	Included decorative siding	Style and Color defined by CS
Rockwall	Rock wall height and length determined by area and site	Per community
Exterior walls covering	Wall synthetic colored stucco application and siding	Style and Color defined by CS
Landscape	Rockscape from side gates to front property line and parkway	Per community
	<b>LANDSCAPE ROCK:</b> Depending on color package	Style and Color defined by CS
	<b>LANDSCAPE OPTION:</b> (See Below)	Style and Color defined by CS
	<b>OPTION A:</b> Turf Option	
	<b>OPTION B:</b> Two tone Rock option	
Garage Door Opener	N/A	Upgrade Available
Exterior Outlets for Christmas Lights	2 outlets included	
Built-in Shelves in Garage	Included	

Energy Efficiency		
Energy Star Certified Home	Included	
Heating and cooling	14 seer A/C unit, 80% efficiency heater unit	
Insulation - Garage	Garage door insulated, BATT insulation walls R11, Ceiling R19	
Insulation - Home	100% Energy Star Insulated	
Manabloc Plumbing System	Included	
Water Heater	High Energy Efficiency Tankless Water Heater	
Windows	Double pane low E glass Vinyl windows, edges wrapped and sealed	
A/C Duct system	Highly efficient duct system	
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	
Warranty	1 Year Builder Warranty + 2-10 "Home of Texas" Warranty	

**\* Features list not valid unless signed by seller and included as part of purchase agreement.**

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Customer Signature:

Customer Signature:

Builder Signature: