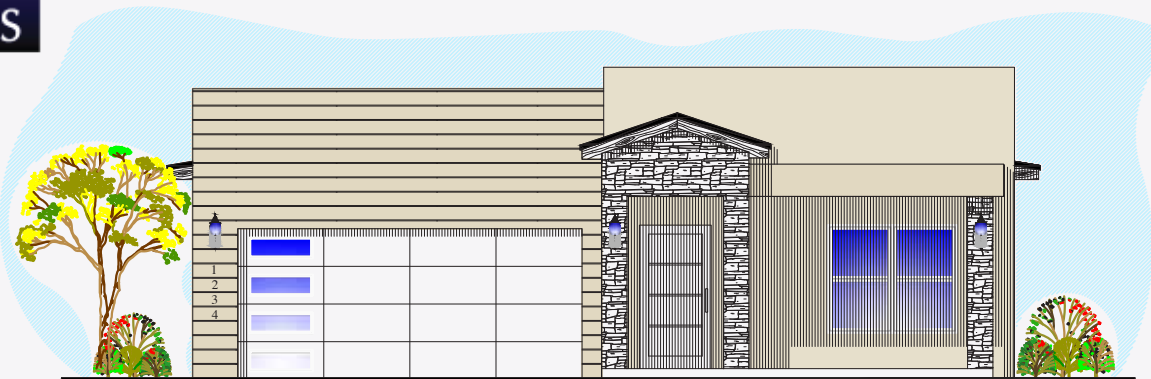




# WESTBROOK- TRN-202301



## ABOUT THE PROPERTY

Introducing the lavish Westbrook home, boasting 1,762 square feet of luxurious living space. This stunning property features 4 bedrooms and 2 bathrooms, offering ample room for family and guests. Step onto the welcoming porch and enter the open floor plan, where a spacious kitchen, dining room, and family room await.

The beautiful granite countertops add a touch of elegance, while plush carpeting in the bedrooms enhances comfort. The main living areas showcase stunning tile flooring, adding both style and durability. The primary suite boasts a spacious walk-in closet and double sinks for added convenience. With a separate laundry room and an insulated two-car garage, this home offers both practicality and comfort.

Enjoy the benefits of the manabloc water system, ensuring efficient water management. Experience the epitome of luxury and comfort in the Westbrook home.

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



4 bedrooms



2 bathrooms

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



1,762 sq. ft.



2 car garage





# WESTBROOK- TRANSITIONAL 202301

## Home Features List



*Living Area: 1,762 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  
Depending on home elevation may include Flat roof or shingle roof  
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  
Shower Doors  
Bath vanity tops

9' high ceilings (lower furdawns 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 and closets  
Upgraded level 1 ceramic tile with optional decorative trim  
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)  
Depending on home elevation of home may include shelf or cabinet

Mirrors  
Carpet  
Laundry Room 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  
Wall synthetic colored stucco application and siding  
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