



FRONT ELEVATION  
NOT TO SCALE

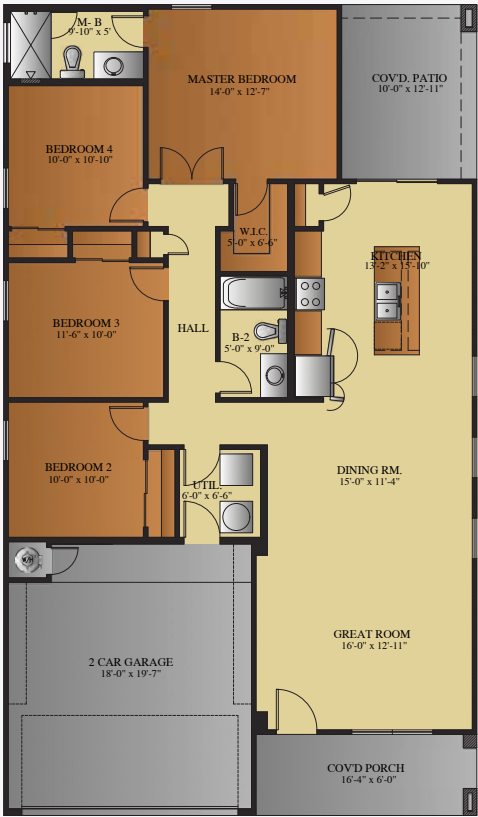
ABOUT THE PROPERTY

Introducing the Waco floorplan, boasting 1,501 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 or quartz 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 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 Waco.

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



FLOOR PLAN  
NOT TO SCALE



4 bedrooms



2 bathrooms



1,501 sq. ft.



2 car garage

FOR MORE INFORMATION  
VISIT OUR OFFICE OR CALL US!

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SCAN THE BARCODE TO VISIT  
OUR WEBSITE





# WACO- TRN AND TRD 202402

## Home Features List

Living Area: 1,501 sf

Home Interior		
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
	<b>INTERIOR:</b> Brocade Texture on walls & ceilings. Rounded Corners on main walls.	Style and Color defined by CS
Backsplash	<b>KITCHEN:</b> Ceramic Tile	Style and Color defined by CS
Countertops	Depending on color package selection may include 3 cm Granite or Quartz. The same throughout the entire home	Style and Color defined by CS
Sinks	<b>BATHROOM:</b> Undermount white square bowl	
	<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> Two Panel sliding door 6068	
	<b>PANTRY:</b> Included	Style and Color defined by CS
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 & Living 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
Bathroom		
Master Bathroom Tub Style	N/A	
Shower Doors	Included in Master Shower only	Style and Color defined by CS
Toilets	Elongated toilets	
Kitchen		
Appliances	Package 1. Stainless Steel 5 burner free standing range, microwave-hood, dishwasher & oven in stove	Upgrade available to Gourmet Kitchen Appliances
Plumbing & Electrical		
Plumbing Fixtures	Included	Style and Color defined by CS
Light Package	Include: Dinning, 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.
Exterior and Garage		
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)	Style and Color defined by CS
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	1 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	Home run line to each outlet from Manabloc control panel	
Water Heater	Natural Gas Tank 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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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