



WACO

TRANSITIONAL
(TN2-Version 202503)

1,644 SQ. FT | 4 BEDS | 2 BATHS | 36'X64'



Welcome to the Waco floor plan with a Transitional elevation, a beautifully designed and spacious 4-bedroom home with 1,644 square feet of living space. The transitional elevation of this model features a striking, contemporary look that will remain a classic for generations. The state-of-the-art look that this elevation offers gives the home a strong curb appeal with a fresh and modernized character. The Waco offers the perfect blend of comfort, functionality, and style with 4 spacious bedrooms and 2 full bathrooms. Upon entering, you are greeted by the bright open-concept layout that seamlessly connects the kitchen, dining, and living areas to create an inviting space that's perfect for gatherings.

At the heart of the home is the gourmet kitchen, thoughtfully appointed with premium finishes and ideal for everyday cooking and entertaining. The bedrooms, bathroom, and utility room are located along the spacious hallway. Enjoy quality ceramic tile in the main areas and plush carpet in the bedrooms. Granite or quartz countertops are standard throughout the home. Designed with modern living in mind, the Waco combines smart design with elegant elements to offer a lifestyle of ease and sophistication.

NOTICE TO CONSUMER: All marketing materials are SOLELY for concept illustration purposes. All square footage 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, buyers 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. 1-21-2026





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EXPLORE THIS FLOOR PLAN.
SCAN THE CODE BELOW.



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Standard Feature Sheet

QUALITY CONSTRUCTION

Soil Testing + Post Tension

Ensures every home starts with a solid foundation. Engineered to last.

16 Inch Stud Spacing

Framed with precision: 16" on center for increased structural integrity and durability.

2x4 Load Bearing Walls at 16" O.C. with Engineered Trusses

Built with 2x4 load-bearing walls at 16" O.C. and engineered trusses for strong, reliable structural support.

Efficient Warranty Support

We keep warranty service in-house and resolved issues within 4 days last year.

Three Phase Private Inspections

3 Detailed inspections: before pouring the slab, after finishing framing, and when home is complete.

All inspections performed by independent third-party inspectors.

Dunn Edwards Paint

High-performance, long-lasting color and protection, with low VOC formulas for healthier indoor air.

Sherwin Williams Total Wall Synthetic Stucco

Engineered to expand and contract with your home, reducing cracks and expanding lifespan.

Semi-flat wall texture with straight angle corners

Adds a clean, modern finish enhancing sophistication.

Standing Showers

Sleek and streamlined look aligning with modern bathroom design.

Rock Wall (varies by area and site)

A structural, material-based feature tied to durability.

Detailed Orientation and Walkthrough

Our team provides a thorough orientation and final walkthrough before closing.

WARRANTY

1 Year Builder Warranty

We cover workmanship and defective materials during your first year of homeownership.

2-10 Year Home of Texas Warranty

2-year system protection (HVAC, Plumbing, Electrical, and Roof)
10-year structural coverage

COMFORT

Manabloc Plumbing System

Fewer leaks, better pressure, and easy maintenance.

14 SEER Air Conditioning System

Energy efficient cooling and heating for year-round comfort in every room.

Spray Foam Insulation

Reduces outside noise and improves indoor temperature stability which results in a quiet, cozy environment.

Ceramic Tile Flooring

In main living areas and bathrooms

Carpet

In all bedrooms and closets

Window Coverings

Privacy and light control.

Ceiling Fans in Living Room and Bedrooms

Enhance airflow to maintain pleasant indoor temperature.

Exterior Power Outlets

Convenience for outdoor modern living and activities.

Insulated Garage and Garage Door

Maintains a comfortable interior temperature, reduces noise, and creates an enjoyable, usable space.

Built-In Shelves in Garage

Improves organization within the garage.

Christmas Light Switch

Simple and convenient control for seasonal lighting.

ENERGY EFFICIENCY

100% ENERGY STAR® Certified

Enjoy consistent comfort, reduced utility costs, and lasting savings.

Double Pane Low E Windows

Helps reduce heat transfer and keeps your home cooler in the summer and warmer in the winter.

Energy Efficient Appliances

Stylish and functional appliances that use less power.

Spray Foam Insulation

Keeps heat and cold out to improve energy efficiency

LED Disc Lighting

Durable and use less electricity for lower costs.

Natural Gas Tank Water Heater

Delivers reliable hot water with efficient natural gas performance.

High Efficiency Duct System

Minimizes air loss and improves airflow.



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MODERN DESIGNS

New Tile Collections

Expanded collections with modern tile patterns

Updated Cabinet Looks

New cabinet colors and styles designed to reflect today's interior design trends.

Floor Plans Updated Annually

We improve our layouts every year based on buyer feedback and lifestyle trends.

Fiberglass Faux Wood Front Door

Offers contemporary curb appeal with stylish, low-maintenance finish.

2 Panel Sliding Glass Rear Door

Provides open and bright spaces and provides seamless indoor-outdoor flow.

2.5 Inch Baseboards and Door Casings

A streamline aesthetic that defines modern interior design.

Framed or Frameless Mirrors*

Both styles contribute to a contemporary aesthetic.

Vanity Mounted Lighting

Clean and focused illumination.

Lighting Package*

Different options for a contemporary look throughout the home*

Pre-Wire Setups For:

Phone, TV + DSS, 4 Channel Surround System in Living Room, 1 Internet Ready Data Port.

Wall-Mounted Front Exterior Lights

Enhance curb appeal with clean and functional illumination.

Rear Floodlight

Practical exterior lighting in backyard.

Shingle Roof

Distinctive pitched roofline adds timeless character.

Pre-Wired for Garage Door Opener

Ready to use setup, simple and convenient.

220V Outlet

Supports modern equipment needs.

LANDSCAPE

Landscape rock*

From side gates to front property line and parkway

Choice of two-tone rock or turf option*

Clean and finished look to complement the home's exterior.

LUXURY

3 cm Granite or Quartz Countertops*

Durable, high-end materials provide a refined appearance.

Upper Wall Cabinetry in Laundry Room

Convenient, elevated storage that keeps essentials within reach.

9-Foot-High Ceilings

Elevate the sense of space and creates an upscale feel.

Gourmet Kitchen

High-end finishes, premium appliances, and an elevated design.

Includes

Vent Hood

Built-in microwave

Built-in oven

Dishwasher

8 inch deep stainless-steel sink

Ceramic Tile Backsplash in Kitchen

Enhances style and luxury of the kitchen.

Cabinetry with Crown Molding and Adjustable Shelves

Elevate the look and functionality, going beyond standard cabinetry.

Built-In Wine Rack

Adds convenience and elegance to kitchen.

Pendant Lighting

Stylish high-end element creates a refined focal point in the space.

Ceramic Tile Shower Walls with Optional Decorative Trim

Elevated finish that goes above standard bathroom design.

SMART HOME

Ring Doorbell + Ring Alarm System

Stay protected with a smart security system including motion sensors, door alerts, and mobile notifications. Integrated with Alexa.

Smart Thermostat

Control your home's temperature remotely and optimize energy use.

Alexa Show or Echo Smart Speaker

Hands-free control of your home. Use voice commands to check security camera, play music, and other actions.

Additional Smart Options Available

Including Smart Lock, Smart Switches, and Leak/Freeze Sensors.

*Style and Color defined by Color Selection