Effective 07/11/2025

Abilene Plan - Features Matrix

Plan Name	Abilene Plan-ABL-TRD/TRN/HCN-202502	Comments
Living Area	**1968**	
Home Interior		
Floors	**LIVING AREA**: Ceramic Tile	Style and Color defined by CS
	SHOWER FLOOR: Tile	Style and Color defined by CS
	CARPET: Only in bedrooms and closets / including upstairs hallway, loft and the stairs.	Style and Color defined by CS
Walls	**SHOWER**: Ceramic tile (optional decorative trim)	Style and Color defined by CS
	INTERIOR: Brocade Texture on walls & ceilings/Rounded Corners on main walls OR semi-flat texture/straight angle corners	Style and Color defined by CS
Backsplash	**KITCHEN**: 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
Fireplace	N/A	
Sinks	**Mop Sink:** N/A	
	BATHROOM: Undermount white square bowl	
	KITCHEN: Undermount stainless steel sink 8" deep	
Cabinets	**LAUNDRY ROOM**: Included in upper wall	Style and Color defined by CS
	KITCHEN AND BATH: Cabinets with Crown Molding, adjustable shelves	Style and Color defined by CS
	WINE RACK: Kitchen	
Doors	**FRONT**: Fiberglass faux wood door 3068	Style and Color defined by CS
	BACK PATIO DOOR: Sliding Door 2PNL 6068	
	PANTRY: Double door	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	Living room, Bedrooms including Loft room	Style and Color defined by CS
Ceilings Height	9' high ceilings	
Trim, molding and doors casing	2 1/2" base molding & door casing	Style and Color defined by CS
Bathroom		
Master Bathroom Tub Style	Freestanding Tub	
Shower Doors	Based on color selection for both bathroom	Style and Color defined by CS
Toilets	Elongated toilets	
Kitchen		
Appliances	**Gourmet Kitchen Package:** 5 Burner Cooktop, Hood, Built in Oven and Microwave, Dishwasher	Style and Color defined by CS
Plumbing & Electrical		
Plumbing Fixtures	Included	Style and Color defined by CS
Light Package	Include: Dinning, Vanity Mounted lights, Kitchen Pendants,Wall mounted lights 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	**TRD**-Roof Shingle**, TRN**-Roof Shingle, **HCN**- Flat Roof with Front face decortive Roof Tile	Style and Color defined by CS
Driveway	Standard	
Front Elevation	**TRD**-Front Face Porch/Decorative Stone, **TRN**-Front Frace w/ two Shutter windows,including Horizontal Siding, Roof Gable and Wood decoration on upper garage, **HCN**-Front Face of Porch with decorative Stone & Accent Stucco on garage front	Style and Color defined by CS
Rockwall	Rock wall height and length determined by area and site	Per community
Exterior walls covering	**TRD & TRN**-Wall synthetic colored stucco application **HCN**- garage -Accent stucco/ Wall synthetic colored stucco application	Style and Color defined by CS
Landscape	Landscape rock from side gates to front property line and parkway	Per community
	LANDSCAPE ROCK:Depending on color package	Style and Color defined by CS
	LANDSCAPE OPTION: See below	Style and Color defined by CS
	OPTION A: Turf Option	
	OPTION B: Two tone Rock option	
Garage Door Opener	N/A	Upgrade Available
Exterior Outlets for Christmas Lights	**TRD/HCN:** 3 outlets included; **TRN**: 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	Home run line to each outlet from Manabloc control panel	
Water Heater	Natural Gas 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.**

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 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

Customer Signature: Customer Signature: Builder Signature: