



# WACO

CONTEMPORARY  
(CN2-Version 202503)

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



Welcome to the Waco floor plan with Contemporary elevation, a beautifully designed and spacious 4-bedroom home with 1,644 square feet of living space. The contemporary elevation of this model features a sleek, minimalist look that will remain timeless for generations. The clean look that this elevation offers gives the home a strong curb appeal with fresh, modern 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, bathrooms, 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. Optional two-tone cabinets available\*

#### **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.

#### **Flat Roof Low Slope**

Hallmark of modern architectural styling.

#### **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