



# ABILENE

TRANSITIONAL

(TN2-Version 202503)

UPSTAIRS LOFT OPTION

2,076 SQ. FT | 3-4 BEDS | OPTIONAL LAYOUTS | 2.5 BATHS | 34' X 53'



Discover the Abilene floor plan by BIC Homes, beautifully presented in the Transitional elevation. The base floor plan of this home comes standard with 3-bedrooms, 1-loft, 2.5-baths, and a 2 car garage. The Abilene comes with different optionals that can be selected and/or mixed and matched. The Transitional elevation pairs modern architectural elements with classic charm, resulting in a clean, inviting exterior with standout curb appeal. Step inside to a bright, welcoming foyer featuring a discreet staircase and a convenient half bath. The open-concept layout brings the living, dining, and kitchen areas together, creating a spacious and harmonious environment perfect for both relaxed living and elegant entertaining. The gourmet kitchen serves as the heart of the home, offering abundant counter space, stylish finishes, and a layout designed for effortless connection. A two-panel sliding glass door off the kitchen opens to the covered patio and backyard, extending your living space outdoors.

Upstairs, a sunlit landing guides you to the bedrooms, bathrooms, and a cozy loft retreat. Each bedroom is generously sized and finished with plush carpeting, while tile flooring enhances the main living areas and bathrooms with durability and style. The primary suite is a true sanctuary, featuring double doors, two walk-in closets, and a spa-inspired bathroom complete with dual vanities, a freestanding tub, and a separate standing shower. The Abilene blends modern comfort with timeless design, offering a home that feels both elevated and effortlessly livable.

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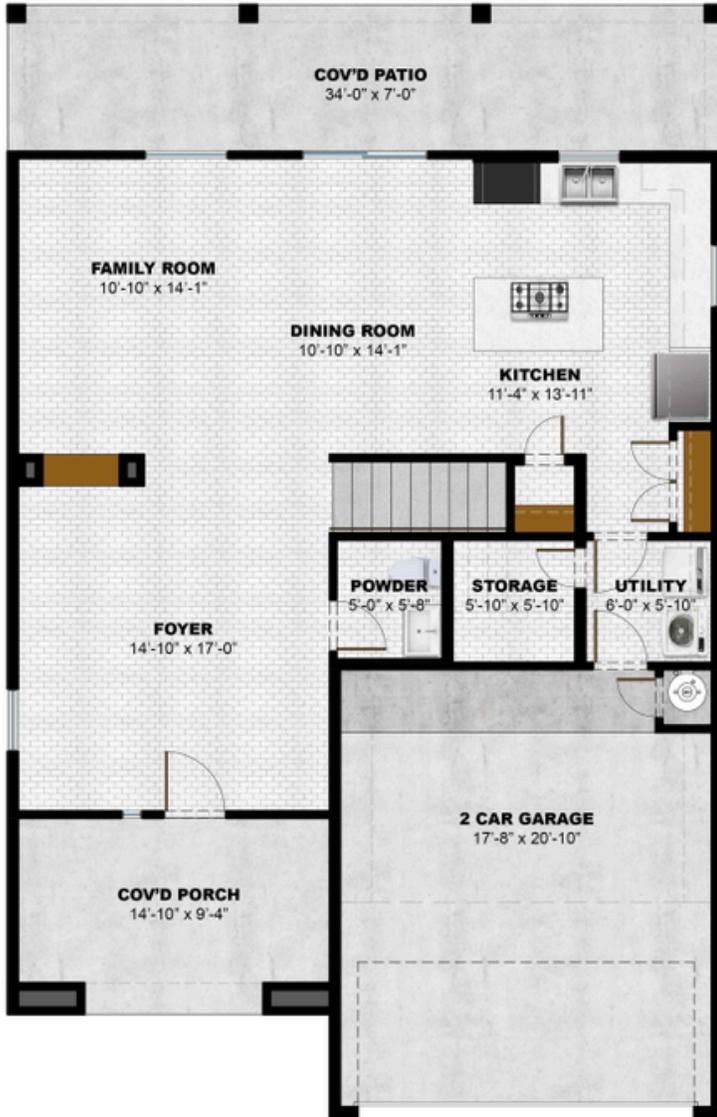
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1ST FLOOR PLAN

2ND FLOOR PLAN



11440 MONTWOOD DR | EL PASO, TX | 79936 |

915.246.8796

WWW.BICHOMESLAPASO.COM

EXPLORE THIS FLOOR PLAN.  
SCAN THE CODE



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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.

#### **Texture Options**

Brocade Texture on Walls and Ceilings with Rounded Corners on Main Walls OR Semi-Flat texture with straight angle corners.

#### **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

\*Style and Color defined by Color Selection

### 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.

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### MODERN DESIGNS

#### **New Tile Collections**

Expanded collections with modern tile patterns

#### **Updated Cabinet Looks**

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#### **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 with Front Face Decorative Roof Tile**

Classic hacienda style with proven resilience.

#### **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.

#### **Freestanding Bathtub**

Indulge in true relaxation and luxury.

### 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**

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Welcome to the Abilene floor plan by BIC Homes, showcased in the Transitional elevation. This 3-4 bedroom, 2.5-bath home spans 2,076 square feet and offers a harmonious blend of modern simplicity and classic warmth. The Transitional elevation features clean architectural lines, balanced detailing, and a welcoming exterior that stands out with enduring curb appeal. Inside, a bright foyer introduces the home's elevated design, complemented by a discreet staircase and a convenient half bath. Just off the entry, a thoughtfully positioned office creates a dedicated space for productivity—perfect for remote work, homework sessions, or a quiet creative studio.

The open-concept living, dining, and kitchen areas come together in a seamless flow, offering an inviting environment for both relaxed evenings and stylish entertaining. The gourmet kitchen serves as the heart of the home, showcasing generous counter space, contemporary finishes, and a layout designed for effortless connection. A two-panel sliding glass door off the kitchen extends the living space to the covered patio and backyard.

Upstairs, a sunlit landing leads to the bedrooms and bathrooms. Each bedroom offers comfortable dimensions and plush carpeting, while tile flooring enhances the main living areas and bathrooms with durability and modern appeal. The primary suite is a true retreat, featuring double doors, two walk-in closets, and a spa-inspired bathroom with dual vanities, a freestanding tub, and a separate standing shower. With its thoughtful layout and timeless design, the Abilene offers a lifestyle of comfort, beauty, and everyday luxury.

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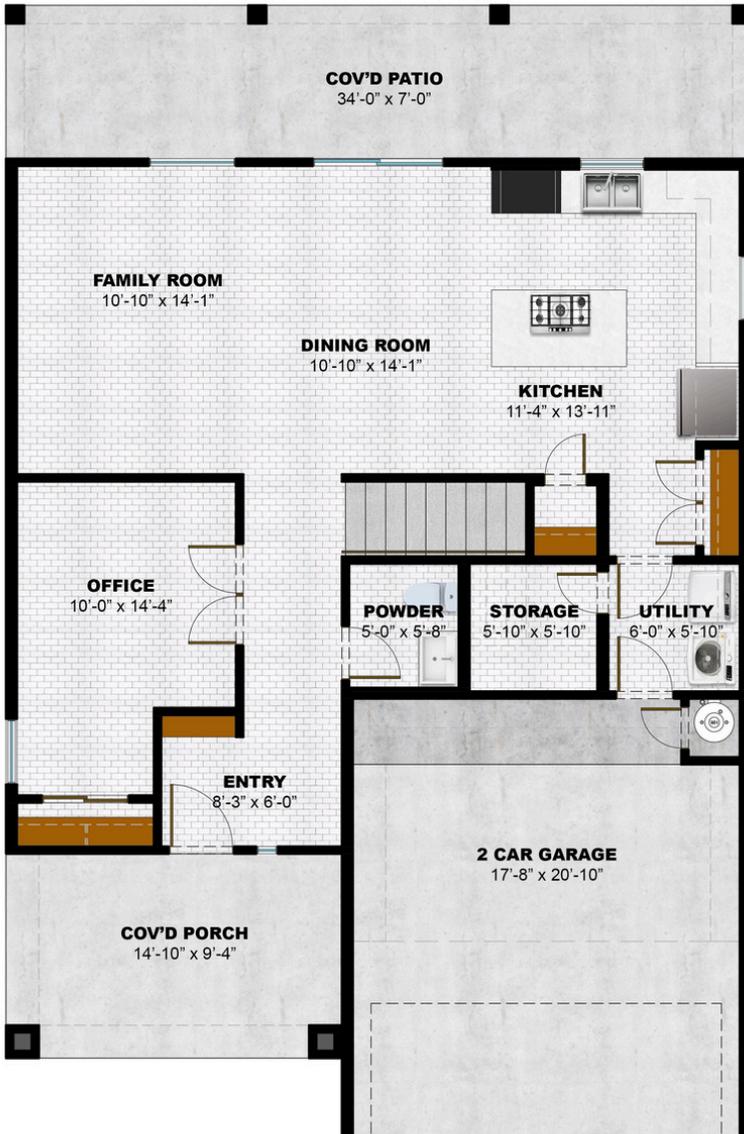
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#### **16 Inch Stud Spacing**

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**

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#### **Three Phase Private Inspections**

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#### **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.

#### **Texture Options**

Brocade Texture on Walls and Ceilings with Rounded Corners on Main Walls OR Semi-Flat texture with straight angle corners.

#### **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**

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### WARRANTY

#### **1 Year Builder Warranty**

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#### **2-10 Year Home of Texas Warranty**

2-year system protection (HVAC, Plumbing, Electrical, and Roof)  
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### 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.

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#### **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.

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Keeps heat and cold out to improve energy efficiency

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#### **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\*

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The heart of the home is its open-concept living, dining, and kitchen area—an airy, seamless layout crafted for everyday comfort and effortless entertaining. The gourmet kitchen stands out with its sleek, modern design, generous counter space, and stylish finishes that make it as functional as it is beautiful. A two-panel sliding glass door off the kitchen extends your living space outdoors, opening to the covered patio and backyard for easy indoor-outdoor enjoyment.

Upstairs, a bright landing connects the bedrooms and bathrooms. All bedrooms are spacious and carpeted for comfort, while tile flooring enhances durability in the main living areas and baths. The primary suite welcomes you through double doors and features two walk-in closets along with a spa-inspired bathroom complete with dual vanities, a freestanding tub, and a separate standing shower. The Abilene blends thoughtful design with timeless style, creating a home that elevates daily living and surrounds you with comfort at every turn.

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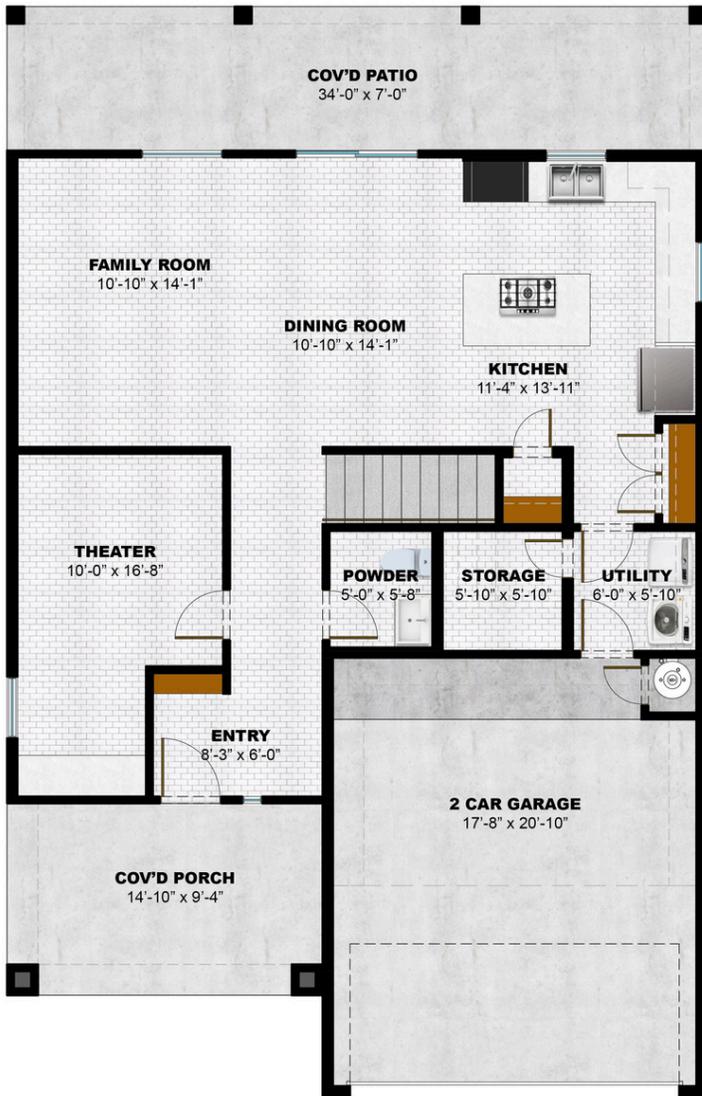
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Phone, TV + DSS, 4 Channel Surround System in Living Room, 1 Internet Ready Data Port.

#### **Wall-Mounted Front Exterior Lights**

Enhance curb appeal with clean and functional illumination.

#### **Rear Floodlight**

Practical exterior lighting in backyard.

#### **Flat Roof with Front Face Decorative Roof Tile**

Classic hacienda style with proven resilience.

#### **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.

\*Style and Color defined by Color Selection

### 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.

#### **Freestanding Bathtub**

Indulge in true relaxation and luxury.

#### **Theater Room**

Cozy retreat designed for comfort and relaxation.

### 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.



# ABILENE

TRANSITIONAL

(TN2-Version 202503)  
4th BEDROOM OPTION

2,076 SQ. FT | 4 BEDS | OPTIONAL LAYOUTS | 2.5 BATHS | 34' X 53'



Welcome to the Abilene floor plan by BIC Homes, presented in the Transitional elevation. This 4-bedroom, 2.5-bath home offers 2,076 square feet of refined sophistication. The Transitional exterior blends clean modern lines with subtle traditional accents, creating a balanced and inviting façade that delivers timeless curb appeal from the very first glance.

Inside, a bright foyer greets you with a discreetly placed staircase and a convenient half bath. The open-concept design seamlessly connects the living, dining, and kitchen areas, creating an elevated environment for daily living and entertaining. The Abilene's gourmet kitchen stands out with its sleek, modern aesthetic, generous island, and thoughtful layout—an ideal space for cooking, gathering, and connection. A two-panel sliding glass door off the kitchen extends the living space outdoors, offering effortless access to the covered patio and backyard.

Upstairs, a bright landing leads to all four bedrooms and the home's additional bathrooms. Each bedroom is generously sized and carpeted for comfort, while the main living areas and bathrooms feature durable tile flooring. The expansive primary suite welcomes you through double doors and includes two walk-in closets along with a luxurious bathroom featuring dual vanities, a freestanding tub, and a separate standing shower. The Abilene blends thoughtful design with timeless style, creating a home that elevates everyday living and surrounds you with comfort at every turn.

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





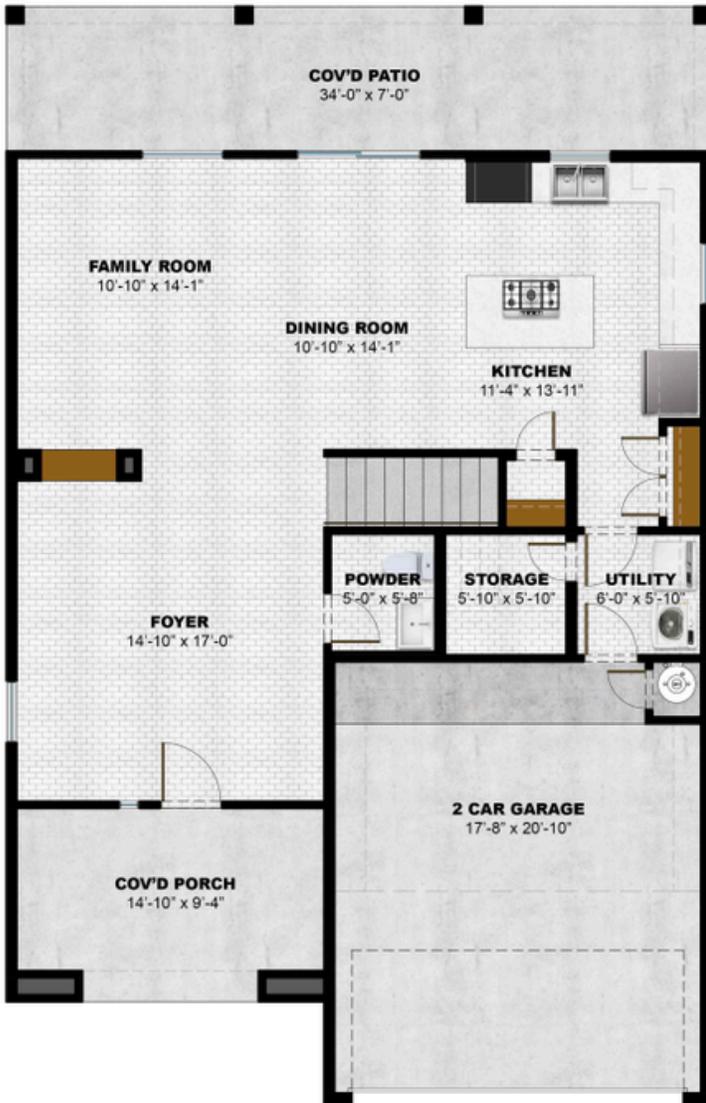
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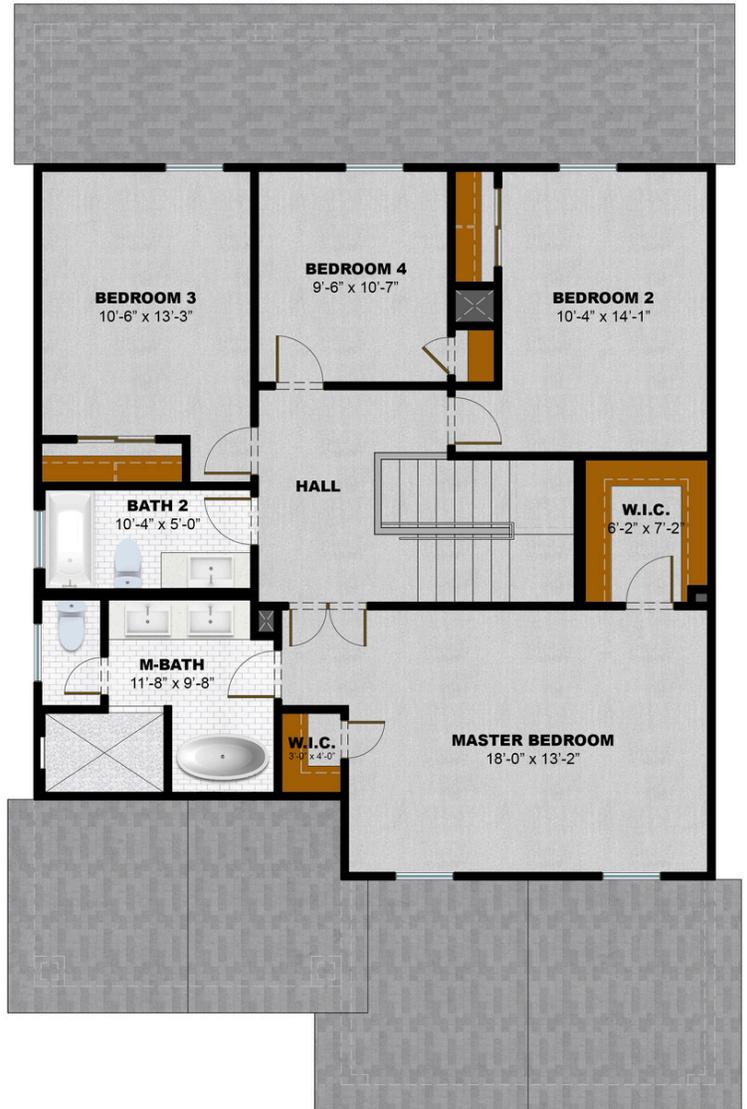
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### 1ST FLOOR PLAN



### 2ND FLOOR PLAN



11440 MONTWOOD DR | EL PASO, TX | 79936 |

915.246.8796

[WWW.BICHOMESLPASO.COM](http://WWW.BICHOMESLPASO.COM)

EXPLORE THIS FLOOR PLAN.  
SCAN THE CODE



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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.

#### **Texture Options**

Brocade Texture on Walls and Ceilings with Rounded Corners on Main Walls OR Semi-Flat texture with straight angle corners.

#### **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

\*Style and Color defined by Color Selection

### 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\***

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