

# About the Builder



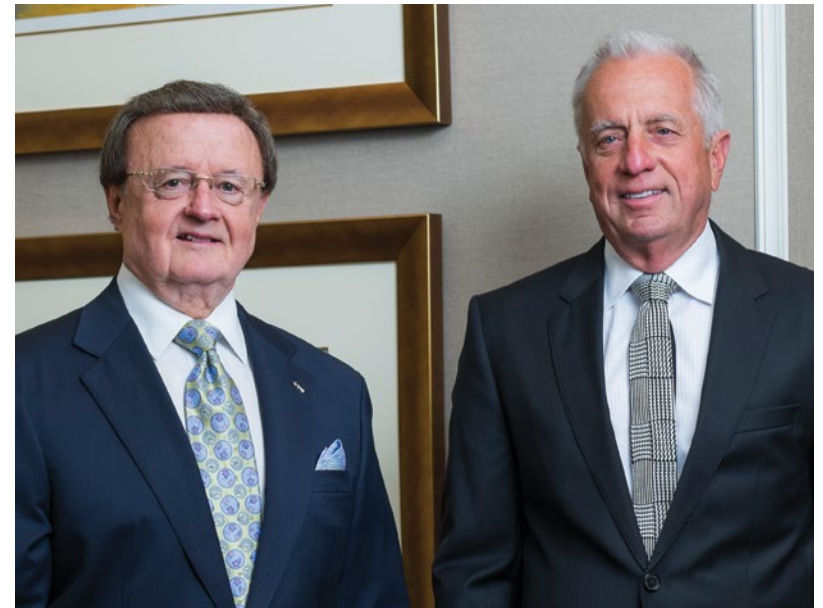
## ONE REMARKABLE EXPERIENCE AND A SIMPLY LUXURIOUS LIFESTYLE

*Epcon Communities is the nation's preeminent developer and builder of single-level living communities.*

In 1986, Ed Bacome and Phil Fankhauser recognized home builders had overlooked the needs and preferences of one of the most important contributing segments of our society.

These buyers needed or preferred to avoid stairs, wanted sunlit homes with easy access to usable outdoor space, community amenities for recreation and socialization, and lawn maintenance services for a more carefree lifestyle. Ed and Phil founded Epcon Communities in Dublin, Ohio, to meet these needs, and this founding principle has sustained the company ever since. Today, Epcon's Signature Courtyard single-family homes all offer main-level owner's suites, optional second-level bonus suites, and Epcon's unique private, garden courtyards.

Buyers who choose Epcon Communities enjoy high-quality, low-maintenance living with optimal comforts and easy manageability. More than 450 Epcon communities have been established across the country, earning Epcon the distinction as the nation's preeminent builder of luxury single-story homes and residential communities.



**ED BACOME AND PHIL FANKHAUSER**

*"We believe that great home design can improve lives and create stronger communities."*

PHIL FANKHAUSER

Lawyers Road & Allen Black Road, Stallings, NC 28104

**TheCourtyardsonLawyersRoad.com** | 704.908.6165

Amenities vary by community. Although all floorplans, features, illustrations, and specifications of the homes and communities are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, layout, colors, finishes and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only and not part of a legal contract. The designs shown here are the property of IP86, LLC (2021) and are subject to copyright protection. Use of any part of these designs is prohibited without the written consent of IP86, LLC. This notice is "copyright management information" under the Digital Millennium Copyright Act and is included to police and deter copyright infringement and must not be removed or modified from any copy or derivative of this work.



# Included Features



## EXTERIOR FEATURES

- Cultured Stone in Custom Finish
- ZIP System® Sheathing, tape and weather barrier
- Certainteed, 30 year roof shingles in Driftwood
- Therma-Tru fiberglass front door
- Windows, single hung vinyl, Low E glass
- 5" pre-finished, seamless gutters in Linen
- 12" Gable Overhangs
- Painted Soffit & Aluminum Fascia, pre-finished Accessible Beige
- Exterior Hose Bib & Weather Protected Electrical Outlets (2)
- 2 Car wide private concrete driveway
- Black Aluminum Fencing on front porch (per elevation)
- Coach Lights at all Exterior Doors
- Recessed Lighting on Front Porch per plan on specific model types
- Front porches with smooth ceilings and decorative trim (per plan)
- 16" on center wall studs
- LP's Smartside siding and Trim

## GARAGE FEATURES

- Drywall and painted garage interior
- Hose bib inside garage
- Garage door opener with keypad & 2 remotes
- Amarr Series 2000 steel insulated, pre-finished garage door with glass (optional)
- 1 electrical outlet on each wall

## HVAC

- Lennox 93% gas furnace with digital programmable thermostat
- Lennox 14 SEER air conditioner

## IMPRESSIVE INTERIORS

- 9' ceiling heights with smooth finish, 8' ceiling heights in 2nd floor bonus suites
- 10' tray ceilings in the kitchen, dinette, family room & owner's suite (varies with bonus suite addition)
- Two-tone Sherwin William paint package with flat finish walls & semi gloss finish on trim
- Deluxe trim package with one-piece crown and upgraded baseboards
- Recessed lighting in the kitchen
- Savoy House lighting fixtures
- In brushed nickel finish
- Decorative wall niche with recessed light (per plan)
- Raised panel, smooth finish interior doors
- Schlage, Dexter Seville lever door hardware in Brushed Nickel
- Front door peephole
- Ventilated vinyl coated white shelving in closets, linen and pantry
- Laundry tub rough-in located in laundry room
- Overhead light and fan prewire in all bedrooms, living room and den
- R-15 Kraft faced fiberglass insulation in the walls
- R-38 blown-in fiberglass insulation in the ceiling
- Programmable thermostats
- Phone line in owner's suite
- Cable lines in owner's suite, guest bedroom and living room

## LANDSCAPE PACKAGE

- Professionally designed landscape package with sodded lawn
- Private courtyard with concrete patio, planting beds with pine needles all enclosed by fencing at the front and rear
- Full lawn irrigation system

# Included Features



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An Epcon Community



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## KITCHEN FEATURES

- Granite Countertops, level 1
- GE Stainless Steel smooth top range, GE Stainless dishwasher, GE Stainless microwave, GE Stainless 25 cu. ft. side by side refrigerator
- Staggered Cabinets with crown molding
- Masco, Wood Star square panel cabinetry in various finishes
- Stainless Steel double-bowl kitchen sink
- Garbage Disposal
- Single handle faucet with built in sprayer in brushed nickel by Delta
- Oversized kitchen island with large overhang for seating

## FLOORING FEATURES

- 3" Engineered Hardwood floors in the living room, Ceramic in the entry foyer
- Ceramic tile in the owner's bath and secondary bath
- Shaw carpeting in bedroom, closets, den and room additions

## BATHROOM FEATURES

- Masco, Wood Star square panel cabinetry in various finishes
- Delta, chrome finish plumbing fixtures in all baths
- Venetian marble counter tops with integrated sinks
- Double sink vanity in owner's bath
- Elongated Comfort Height commodes in owner's bath and secondary bath
- Delta bathroom accessories in Brushed Nickel
- 50 gallon electric water heater

## PEACE OF MIND

- Pre-construction & pre-settlement meeting with your project manager
- Quality Mark Inspection done on all homes prior to settlement
- Certified Termite Treatment
- GFI protected receptacles per building code
- Smoke & carbon monoxide detectors per code
- Comprehensive Air Infiltration Package sealing up the entire exterior walls of the home

Prices, specifications, included features and available options are subject to change at any time without notice.

See Sales Consultant for current information. Features may vary based on plan, elevation and options selected.

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# Community



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NOTE: This rendered community plan is an approximate representation of homes, streets, walks and other elements of the community. Variation may occur. Landscaping and trees are best depicted in the final, architectural landscape plan available upon request.

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# Amenities



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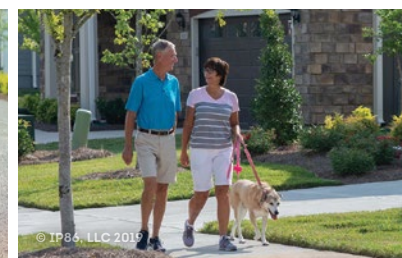
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## THE PERFECT BALANCE OF COMFORT AND CONVENIENCE

Epcon Communities started with the simple idea that smart floorplans, high-quality building materials and the right amenities, combined with a low-maintenance lifestyle, provide an ideal environment for homeowners. Epcon communities are designed to help you live well every day.

With amenities such as a fitness facility, pool, clubhouse, walking trails, pickle ball, and bocce ball, homeowners can enjoy a resort-style living experience as well as a convenient place to gather for clubs or community events.

*We've designed The Courtyards on Lawyers Road to be a private retreat, surrounded by today's modern conveniences.*



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# Homeowners Association



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## LET SOMEONE ELSE DO THE WORK

Homeowners Association Services Provided to Residents:

- . Lawn mowing, fertilization and weed control*
- . Landscape maintenance*
- . Common area lighting*
- . Clubhouse and pool operation and care*
- . Plus more (see back for details)*

See back for a more detailed list of services and amenities. Please see the purchase agreement and the community's organizational documents for a full explanation of terms and conditions, in the event of a conflict, the community's organizational documents shall control.

## WE DO THE WORK



## YOU DO THE LIVING



## HOMEOWNERS ASSOCIATION SERVICES

Association fees include the following:

SERVICE	YOUR CURRENT MONTHLY COSTS	COVERED BY THE HOA
<b>Grass mowing &amp; edging, lawn fertilization &amp; weed control</b>		✓
<b>Common area irrigation and tree/shrub care</b>		✓
<b>Community clubhouse operation and maintenance</b>		✓
<b>Flowers and shrubs</b> Planting in select lawn and common areas, does not include courtyard areas.		✓
<b>Community amenities maintenance and repair</b>		✓
<b>Property Insurance for Common Element Area Improvements</b> Does not include dwelling unit improvements or personal possessions.		✓
<b>Common-area lighting + pond maintenance</b>		✓
<b>Termite treatment bond and exterior pest control</b>		✓
<b>Swimming pool operation and maintenance</b>		✓
<b>Fitness center operation and maintenance</b>		✓
<b>TOTAL</b>	\$	\$

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These and all other features and services provided by the condominium association are described in your purchase agreement and /or the community's organizational documents and are subject to change in accordance with such documents. Please refer to those documents for details, including an explanation of types of assessments and how they may change. This is for informational purposes only and does not provide a full explanation of the terms or services offered. While the information provided here is believed to be accurate, no representation or warranty is made or implied. The designs shown here are the property of IP86, LLC (2021) and are subject to copyright protection. Use of any part of these designs is prohibited without the written consent of IP86, LLC. This notice is "copyright management information" under the Digital Millennium Copyright Act and is included to police and deter copyright infringement and must not be removed or modified from any copy or derivative of this work.





# QualityMark®



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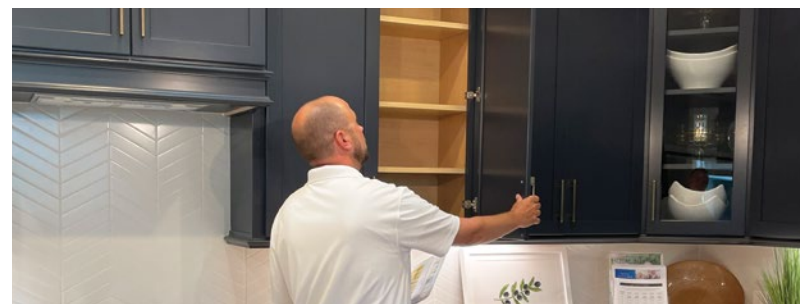


## ENJOY ADDED PEACE OF MIND

Your home closing is coming, and you're anxiously counting the days. As we wrap up the final finishes, we want to make sure everything has been completed so that it meets our high standard for quality construction.

To ensure that happens, Epcon employs QualityMark®. It's a quality control process managed independently from our construction crews. Staffed with experts who can provide a fresh eye, the QualityMark® process is a thorough inspection of your home several days prior to closing.

As the QualityMark® inspectors go through your home, they will make a list of any items that need attention or correction. Epcon then takes the necessary steps to correct them before you move in. Our goal is to deliver a beautiful new home that is move-in ready at closing, not months down the road.



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CHARLR20M01 Rev. 10/21