

About the Builder



THE COURTYARDS AT
SOUTHPOINT
An Epcon Community



A Simply Luxurious Lifestyle

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

1203 Cherob Lane, Durham, NC, 27713

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Included Features



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EXTERIOR FEATURES

- Cultured Stone In Custom Finish
- Zip System® Sheathing, Tape And Weather Barrier
- Certainteed 30 Year Dimensional Shingles In Weathered Wood
- Fiberglass Front Door
- Single Hung Vinyl Windows, Low E Glass
- 5" Pre-Finished, Seamless Gutters
- 12" Gable Overhangs
- Soffit And Aluminum Fascia
- Exterior Hose Bib (1) & Weather Protected Electrical Outlets (2)
- 2 Car Wide Private Concrete Driveway
- 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
- Wayne Dalton, 9100 Sonoma Series Steel Raised Panel Insulated Prefinished Garage Door
- 1 Electrical Outlet On Each Wall
- Genie Garage Door Opener With Keypad & 2 Remotes

HVAC

- 93% Gas Furnace With Digital Programmable Thermostat
- HVAC Equipment Located In The Attic
- Lennox 14 Seer Air Conditioner
- Smart Programmable Thermostat Controllable Via Phone App

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)
- Sherwin Williams Paint Package With Flat Finish Walls & Semi Gloss Finish On Trim
- Deluxe Trim Package With One-Piece Crown 1st Floor Main Living Area Upgraded Baseboards, Windows Casing And Sills
- Recessed Lighting In The Kitchen
- Thomas Lighting Fixtures In Brushed Nickel Finish
- Decorative Wall Niche With Recessed Light (Per Plan)
- Raised Panel, Smooth Finish Interior Doors
- Schlage, Dexter Lasalle Lever Door Hardware In Brushed Nickel
- Wood Shelving In Owner's Suite Closet And Pantry (Per Plan)
- Ventilated Vinyl Coated White Shelving In Secondary & Linen Closets
- Laundry Sink Rough-In Located In Laundry Room
- Overhead light and fan prewire in all bedrooms, living room and den
- Phone line in owner's suite
- Cable lines in owner's suite, guest bedroom and living room
- R-13 Kraft Faced Fiberglass Insulations In The Walls
- R-38 Blown-In Fiberglass Insulation In The Ceiling
- 100% LED Light Bulbs

LANDCAPE PACKAGE

- Professionally Designed Landscape Package With Sodded Lawn
- Courtyard With Concrete Patio, Planting Beds With Pine Needles All Enclosed By Fencing At The Front And Rear* (Side Courtyards Only)

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KITCHEN FEATURES

- Granite countertops
- GE stainless steel smooth top range, GE stainless dishwasher, GE stainless microwave hood
- 30" / 36" Staggered cabinets with crown molding and nickel handles
- Quality brand flat panel cabinetry in various finishes
- Stainless steel double-bowl kitchen sink with garbage disposal
- Delta single handle faucet with built in sprayer
- Oversized kitchen island with large overhang for seating (per plan)

FLOORING FEATURES

- Level 1 3" Mohawk hardwood in kitchen, dining room, & living room
- Daltile or Emser ceramic in the entry foyer
- Daltile or Emser ceramic tile in the owner's bath & secondary bath
- Shaw carpeting in bedroom, closets, den & room additions
- Mohawk Level 1 vinyl flooring in laundry room

BATHROOM FEATURES

- Quality brand flat panel cabinetry in various finishes
- Delta stainless plumbing fixtures in all baths
- Silestone countertop with undermount sinks
- Double sink vanity in owner's bath
- Raised height bathroom vanities in owner's bath & secondary baths
- Elongated comfort height toilets in owner's bath & secondary bath
- Delta bathroom accessories in stainless
- 50 gallon electric water heater (in garage)

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

SMART HOME FEATURES

- USB outlets in kitchen island and owner's suite (one in each location)
- Smart switch for garage and front door coach lights allowing control via phone app
- Smart programmable thermostat controllable via phone app
- Ability to meet with Guardian Technology and protection to add other features and security system

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.

*Only receive Smart HUB Platform if buyer meets with Guardian (No obligation to purchase).

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Amenities



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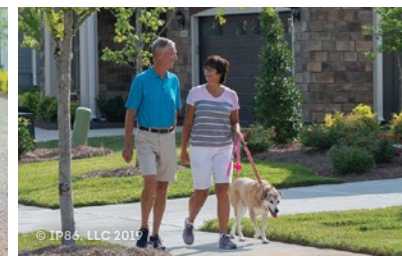
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THE PERFECT BALANCE OF COMFORT AND CONVENIENCE

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 clubhouse, fitness center, lap pool, pavillion, dog park and connection to greenway walking trails, 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 at Southpoint 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
Grass mowing & edging		✓
Common area tree & shrub care		✓
Lawn fertilization & weed control		✓
Seasonal flowers in select lawn and common areas <small>Does not include courtyard.</small>		✓
Community amenities maintenance and repair		✓
Property Insurance for Common Element Area Improvements <small>Does not include dwelling unit improvements or personal possessions.</small>		✓
Common-area lighting		✓
Termite treatment bond and exterior pest control		✓
Professional property management services		✓
TOTAL	\$	\$

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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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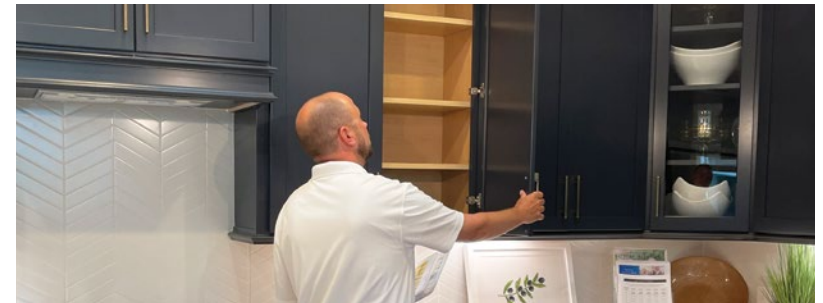


ENJOY ADDED PEACE OF MIND

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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