

Included Features



THE COURTYARDS AT
WEST CARY
An Epcon Community



A Simply Luxurious Lifestyle

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)

Included Features



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 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.

