

Included Features



COURTYARDS
by **CARRELL**



EPCON[®]
COMMUNITIES

A Simply Luxurious Lifestyle

EXTERIOR FEATURES

- Cultured Stone in custom finish
- Sheathing, tape and weather barrier
- CertainTeed 30 year dimensional shingles
- Fiberglass front door
- Single hung vinyl windows, Insulated, Low E glass
- 5" pre-finished, seamless gutters
- 12" Gable Overhangs
- Aluminum Soffit and Fascia
- Exterior Hose Bib and 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 cedarmill ceilings and decorative trim (per plan)
- 16" on center wall studs
- James Hardie Fiber Cement Siding and Trim
- Two Hose Bibs

GARAGE FEATURES

- Drywall and painted garage interior
- 1 electrical outlet each wall
- Garage door opener, keypad and 2 remotes included

IMPRESSIVE INTERIORS

- Classic moldings and trim package - 5 1/4" base molding, 2 1/4" window and door casing, 5" crown molding in tray ceilings
- 9' ceiling heights with smooth finish, 8' ceiling heights in 2nd floor bonus suites
- 10' tray ceilings in the kitchen, dining room, living room and owner's suite (varies with bonus suite addition)
- Sherwin Williams paint package with flat finish walls, semi-gloss finish on trim
- Recessed lighting in the kitchen
- Decorative wall niche with recessed light (per plan)
- Raised panel, smooth finish interior doors
- Schlage 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
- 15 SEER HVAC System with programmable thermostats
- R-15 insulation in exterior walls
- R-38 insulation in the ceiling (ranch homes)
- R-38, R-30 insulation in the ceiling (bonus suite home)
- Maxim lighting fixtures
- Cable lines in owner's suite, guest bedroom and living room

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KITCHEN FEATURES

- Bertch square panel cabinetry in various finishes
- Granite Countertops
- Stainless Steel double-bowl kitchen sink
- Garbage Disposal
- Single handle pull-out faucet with built in sprayer by Delta
- Oversized kitchen island with large overhang for seating
- Stainless Steel Appliance Package

FLOORING FEATURES

- Tile Master and Guest Bath
- Luxury carpeting in Bedrooms, Den and Closets
- Luxury Vinyl Plank in Foyer, Living, Kitchen, Dining rooms

BATHROOM FEATURES

- Bertch square panel cabinetry in various finishes
- Raised height vanities
- Delta plumbing fixtures in Stainless
- Granite countertops with undermount sinks
- Double sink vanity in owner's bath
- Delta bathroom accessories in Stainless
- 50 gallon electric water heater

LANDCAPE PACKAGE

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

PEACE OF MIND

- Pre-construction and pre-settlement meeting with your project manager
- Quality Mark Inspection done on all homes prior to settlement
- GFI protected receptacles per building code
- Smoke & carbon monoxide detectors per code

SMART HOME FEATURES

- USB outlets in kitchen island and owner's suite (one in each location)
- Clare Smart Home Control System

Prices, specifications, included features and available options are subject to change at any time without notice. Brand Substitutions may be required due to supply chain shortages.