



THE COURTYARDS
AT
The Oaks
AN EPCON COMMUNITY

 Showcase Home

 Sold

***SALES OFFICE
OPEN DAILY 1-5**



Larry Klenda

New Home Sales Specialist

316.644.2225

larry@perfectionbuilders.com

**NOW SELLING
FINAL PHASE**



PICKLEBALL COURTS


3000 SQ FT CLUBHOUSE

GOLF COURSE

WATER FEATURE

Visit

CourtyardsAtTheOaks.com

 [CourtyardsAtTheOaks](https://www.facebook.com/CourtyardsAtTheOaks)

Marketed by
PB REALTY

Showcase Home Details

	Address	Plan	Approx. Price	Description	Availability
A	930 Cross Creek Ct	Capri IV	\$338,000	1418 sq. ft, Front Covered Porch, Master Closet/Concrete ICF Rm	UNDER CONTRACT
B	1030 Waters Edge	Palazzo	\$379,200	1699 sq ft, Four Seasons Rm, Covered Rear Patio W/Private Courtyard, Walk-In Pantry, Walk-In Shower	AVAILABLE
C	1000 Waters Edge	Provenance	\$677,500	EPCON'S Newest & Largest Floorplan Contact For Info, 2832 sq ft	AVAILABLE
D	906 Cross Creek Ct	Promenade III	\$453,700	2158 sq ft, Sitting Rm, Concrete ICF Rm, Walk-In Shower, Partially Covered Private Courtyard	AVAILABLE
E	924 Cross Creek Ct	Palazzo	\$384,600	1699 sq. ft, Four Seasons, Covered Patio, Walk-in Pantry, 3 Car Garage	Spring 2023

For Your Information

Home Design	Beautiful European Country exterior design. Each home features a private outdoor courtyard. Standard tall ceilings and open floor plans with lots of windows. Unique designs that range from 1,330 to 3,297 square feet. Two bedrooms and two full baths. Larger plans also have den/office. Concrete or steel safe room options. Efficient use of space with abundant storage. NO STAIRS!
Bonus Suite Options	Most floor plans offer optional 3 rd bedroom, 3 rd bath and living space upstairs for guest quarters or additional storage!
Clubhouse	Featuring a fully equipped exercise room, gathering room with fireplace, TV & stereo system, kitchen, men's & women's restrooms, covered patio with outdoor fireplace and heated salt water swimming pool.
HOA Dues	\$205 per month. Dues include common area & lawn maintenance, yard irrigation, trash service, snow removal, clubhouse/pool payments and paint exterior of your home (except for roof, windows, doors, and storm or fire damage).
General Taxes	Approximately 1.6% of appraised value.
Special Taxes	Approximately \$150 - \$180 per month for 20 years.



Larry Klenda,
New Home Sales Specialist

316.644.2225
larry@perfectionbuilders.com



Visit CourtyardsAtTheOaks.com

Marketed by:



PB REALTY

