



THE COURTYARDS  
AT *The Oaks*  
AN EPCON COMMUNITY



Showcase Home



Sold

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



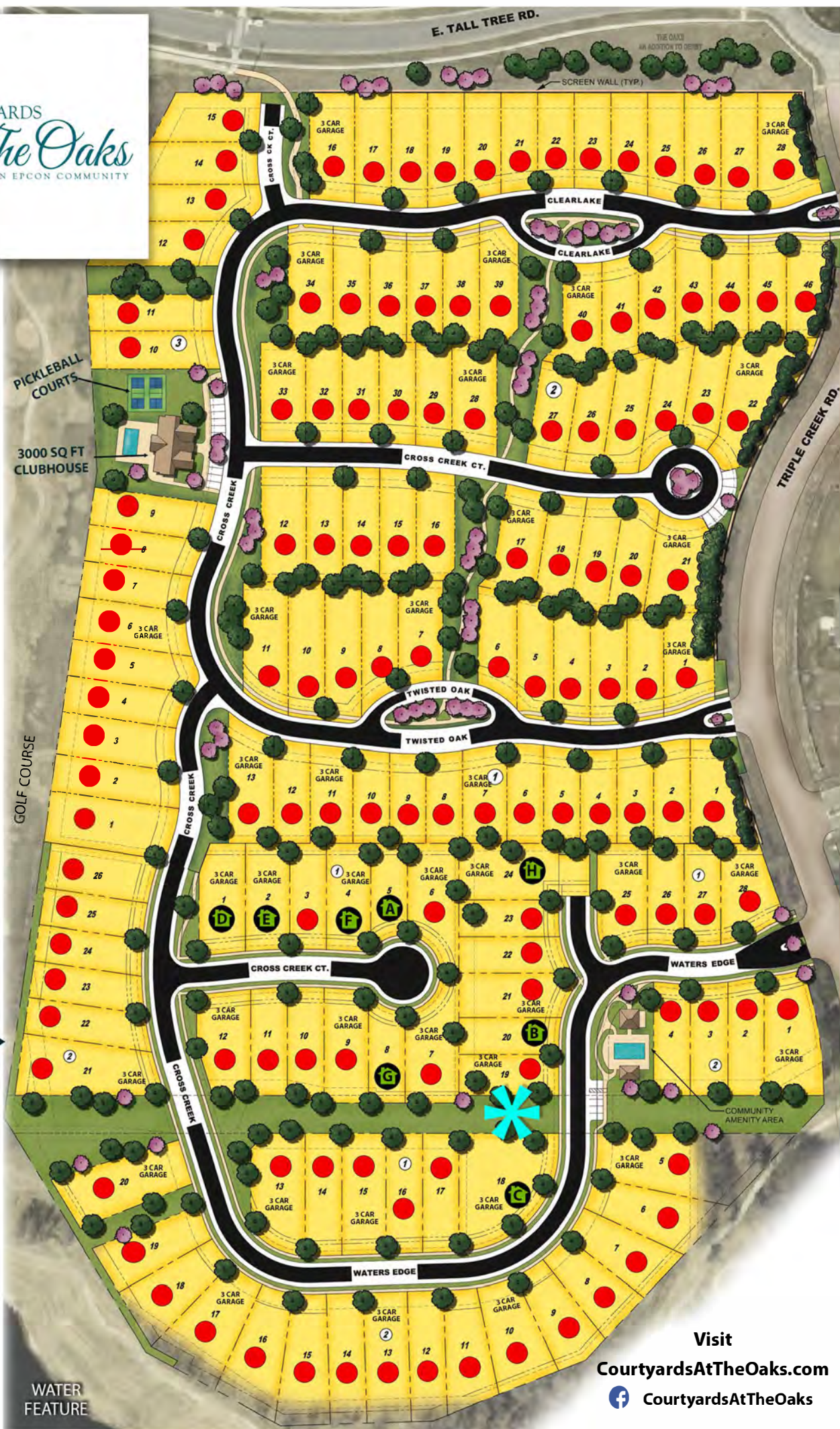
**Larry Klenda**

New Home Sales Specialist

**316.644.2225**

[larry@perfectionbuilders.com](mailto:larry@perfectionbuilders.com)

**NOW SELLING  
FINAL PHASE**



Visit  
[CourtyardsAtTheOaks.com](http://CourtyardsAtTheOaks.com)



Marketed by  
PB REALTY

WATER  
FEATURE

# Showcase Home Details

	Address	Plan	Approx. Price	Description	Availability
A	930 Cross Creek	Capri IV	\$330,000	1418 sq. ft, Front Covered Porch, Master Closet/Concrete ICF Rm	Winter 2022
B	1030 Waters Edge	Palazzo	\$362,000	1699 sq ft, Four Seasons Rm, Covered Rear Patio W/Private Courtyard, Walk-In Pantry, Walk-In Shower	Winter 2022
C	1000 Waters Edge	Provenance	\$687,000	EPCON'S Newest & Largest Floorplan Contact For Info, 2832 sq ft	Winter 2022
D	906 Cross Creek	Promenade III	\$442,000	2158 sq ft, Sitting Rm, Concrete ICF Rm, Walk-In Shower, Partially Covered Private Courtyard	Winter 2022
E	912 Cross Creek	Salerno	\$386,000	1803 sq ft, 2 Bed 2 Bath, Sitting Room, Walk-in Shower, 3 Car Garage	Spring 2023
F	924 Cross Creek	Palazzo	\$369,000	1699 sq. ft, Four Seasons, Covered Patio, Walk-in Pantry, 3 Car Garage	Spring 2023
G	925 Cross Creek	Portico	\$406,000	1776 sq ft, 2 Bed 2 Bath, Covered Patio, Concrete Safe Room	AVAILABLE
H	1913 Waters Edge	Verona	\$490,000	2261 sq. ft, 3 Bed, Sitting Room, Concrete Safe Room, Extended Covered Courtyard, 3 Car Garage	Spring 2023

## For Your Information

<b>Home Design</b>	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!
<b>Bonus Suite Options</b>	Most floor plans offer optional 3 <sup>rd</sup> bedroom, 3 <sup>rd</sup> bath and living space upstairs for guest quarters or additional storage!
<b>Clubhouse</b>	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.
<b>HOA Dues</b>	\$185 per month. Dues include common area & lawn maintenance, yard irrigation, trash service, snow removal, clubhouse/pool payments and exterior maintenance on your home (except for roof, windows, doors, and storm or fire damage).
<b>General Taxes</b>	Approximately 1.6% of appraised value.
<b>Special Taxes</b>	Approximately \$150 - \$180 per month for 20 years.



**Larry Klenda,**  
New Home Sales Specialist

**316.644.2225**  
larry@perfectionbuilders.com



**Visit [CourtyardsAtTheOaks.com](https://www.CourtyardsAtTheOaks.com)**

Marketed by:

