



EPCON'S CLASSIC  
**COURTYARD**  
 COLLECTION

*Portico*



## Portico

### A Classic Courtyard Collection Home

#### Interior

Enjoy all the conveniences of single story living with thoughtfully planned features throughout. A wonderful home with 2 bed rooms, 2 full baths, den and private garden courtyard. We've considered your views from every room.

No matter which way you look, you'll like what you see.

#### ARCHITECTURAL DETAIL

- 9 foot ceilings throughout
- 10 foot tray in owner's suite, living room, kitchen, and dining room
- Gracious arched openings
- Courtyard views from the owner's suite, dining room, kitchen, and living room.
- Courtyard access from living room
- Courtyard access from owner's suite (optional)
- Optional second story suite with bedroom, full bath and sitting room
- Optional screened porch, covered porch, or sitting room off owner's suite

#### SMART AMENITIES

Large eat-in kitchen:

- Beautifully crafted Aristokraft® cabinetry
- Granite counters
- Large pantry
- Energy efficient GE appliances
- Optional deluxe kitchen layout

Large owner's suite with walk-in closet

- Owner's bath with optional L-shaped shower
- Spacious vanity with full width mirror

Floors, doors and additional features

- Raised four-panel doors throughout
- Lever door handles
- Recessed lighting
- Hardwood, ceramic tile and carpet flooring
- Laundry room with optional cabinets and laundry tub
- Optional hutch in dining room
- Optional fireplace
- Optional living room cabinetry

#### Exterior

The Portico is a beautifully designed, free-standing home on a boutique-style lot. Each home includes access to your private, fenced, garden courtyard and architectural accents abound.

#### ARCHITECTURAL DETAIL

- Brick and HardiePlank® exterior
- Tamko® 30 year shingle
- High-quality, low maintenance materials
- Low-e glass windows and screens
- Covered entryway
- Optional alternate front elevation
- Concrete driveway
- Private fenced courtyard

#### LAWN AND LANDSCAPING

- Amenities professionally landscaped, association-maintained lawn
- Spacious enclosed private patio and courtyard
- Optional courtyard features (fire pits, fountains, pavers, trellises)

#### EXTRA LARGE GARAGE

- Paneled steel garage door
- Pull-down stair with lighted storage area
- Oversized by 20%

#### UTILITIES AND WIRING

- High efficiency (13 SEER) electric central air conditioning
- Quick-recovery 50 gallon electric water heater
- Optional tankless water heater
- Energy efficient insulation package including air filtration package
- Wired for ceiling fans (select areas)
- Wired for cable television in living room, den, and bedrooms

#### SPACE

- Heated/cooled square feet - 1755 main floor
- Optional sitting room/porch SF- 119
- Garage SF- 495
- Courtyard SF - 994
- Optional bonus suite SF - 685
- Total personal living space maximum SF - 3929



**OPTIONAL  
EXTENDED  
COURTYARD  
W/OPTIONAL DOOR  
TO OWNER'S SUITE,  
FIREPIT, WATER  
FEATURE AND ARBOR**



**OPTIONAL  
FIREPLACE  
W/OPTIONAL WINDOWS**



**OPTIONAL  
WINDOWS  
AT DEN**



**OPTIONAL  
L-SHAPED  
SHOWER**

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**OPTIONAL  
SITTING ROOM  
W/OPTIONAL DOOR**



**OPTIONAL  
KITCHEN  
DELUXE**



**OPTIONAL  
SCREENED PORCH  
W/OPTIONAL DOOR**



**OPTIONAL  
COVERED PORCH  
W/OPTIONAL DOOR**

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Optional  
Kitchenette