



## Live Well *In an Epcon Community*

### LUXURY RANCH HOMES

Our open, modern floor plans include abundant natural light, and are designed for single-level living, everything you need is on one floor – kitchen, living space, bedrooms, laundry and storage.

### PRIVATE COURTYARDS

Whether you're enjoying a cocktail under the stars or a quiet moment with your morning coffee, connect with the outside world while maintaining your privacy.

### FEATURES OF UNIVERSAL DESIGN

Epcon homes are designed to support your lifestyle now and in the future, with first floor's suites and open floor plans. Features of accessibility ensure that you'll be comfortable in your new home for years to come.



*A Simply Luxurious Lifestyle*

[AtteberryHomes.com](https://AtteberryHomes.com) | 913.620.7876

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# Live Well *Every Day*



*Luxury Ranch Homes*



*A Simply Luxurious Lifestyle*

# Capri

2-3 BEDS | 2-3 BATHS | 1,418-1,832 SQ. FT.

The Capri is the perfect fusion of luxurious design and modern functionality. Complete with two large bedrooms and flexible living areas, the Capri offers a seamless blend of single-level living and an open, light-filled floorplan. An optional upstairs bonus suite can serve as additional guest space, a home office, an exercise room, game or craft room, or simply as a quiet retreat. And the home's private garden courtyard provides an outdoor room of its own. The Capri's open design creates a more connected feeling for everyday living or special entertaining.



ELEVATION A © IP86, LLC 2019



ELEVATION B © IP86, LLC 2019



ELEVATION C © IP86, LLC 2019

- 2 1/2 car rear-entry garage
- Open, light-filled design
- 1st floor owner's suite
- Spacious kitchen with island
- Private, outdoor courtyard
- Optional covered porch or screened off owner's suite
- Optional 4 seasons room and 2nd floor bonus suite available



# Rockaway

2-3 BEDS | 2-3 BATHS | 1,402-1,776 SQ. FT.

The Rockaway offers flexible and efficient first-floor living. Featuring two large bedrooms on the main level, an optional private den, and ample owner's bathroom space with quick and direct access to the laundry room, you'll love the comfort this home design provides. The optional upstairs bonus suite gives guests a large space for privacy, complete with a separate full bathroom and walk-in closet. No matter which options you choose, you'll enjoy living well every day in this home and have the opportunity to bring the outdoors in with a private courtyard and optional covered porch.



ELEVATION A © IP86, LLC 2023



ELEVATION A BONUS © IP86, LLC 2023



ELEVATION B © IP86, LLC 2023

- Open kitchen & great room design
- 1st floor owner's suite
- Gourmet kitchen with island
- Optional den
- Optional L-shaped oversized shower
- Private, outdoor courtyard
- Optional covered porch off owner's suite
- Optional 2nd floor bonus suite available
- Optional two-car garage



# Gladstone

2-3 BEDS | 2-3 BATHS | 1,347-1,663 SQ. FT.

The Gladstone is designed with a distinctive open layout that pulls the private courtyard space into the main living areas of the home. With two large bedrooms on the main level, a large owner's suite bathroom with a double vanity and walk-in closet, and the opportunity for additional kitchen storage with an optional butler's pantry, the opportunities are almost endless. The optional upstairs bonus suite provides ample space and privacy for guests. Whatever personal mark you choose to put on this home design, you'll appreciate the convenience of split bedrooms and large open living areas for entertaining.



ELEVATION A © IP86, LLC 2023



ELEVATION A BONUS © IP86, LLC 2023



ELEVATION B © IP86, LLC 2023

- Open kitchen & great room design
- 1st floor owner's suite
- Gourmet kitchen with island
- Optional butler's pantry
- Private, outdoor courtyard
- Optional covered porch off owner's suite
- Optional 2nd floor bonus suite available
- Optional two-car garage

