

About the Builder



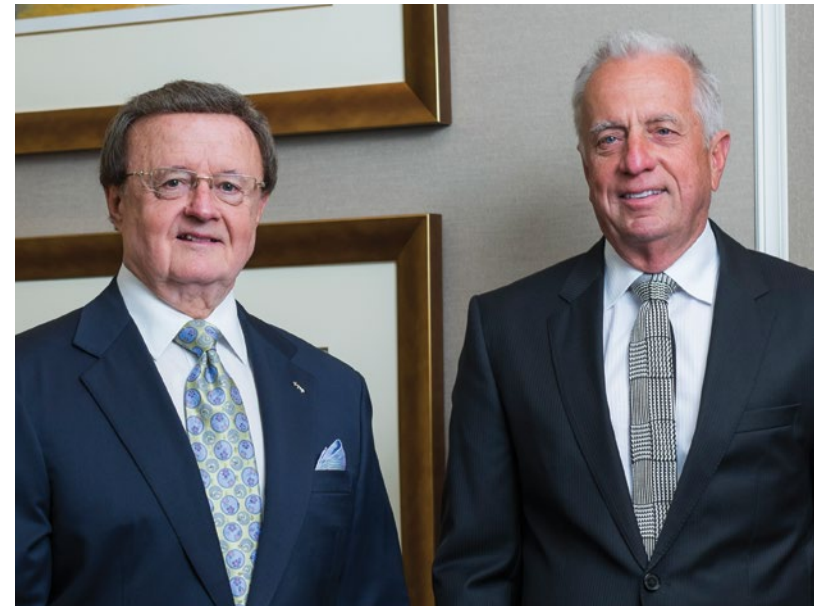
ONE REMARKABLE EXPERIENCE AND A SIMPLY LUXURIOUS LIFESTYLE

Epcon Communities is the nation's preeminent developer and builder of single-level living communities.

In 1986, Ed Bacome and Phil Fankhauser recognized home builders had overlooked the needs and preferences of one of the most important contributing segments of our society.

These buyers needed or preferred to avoid stairs, wanted sunlit homes with easy access to usable outdoor space, community amenities for recreation and socialization, and lawn maintenance services for a more carefree lifestyle. Ed and Phil founded Epcon Communities in Dublin, Ohio, to meet these needs, and this founding principle has sustained the company ever since. Today, Epcon's Signature Courtyard single-family homes all offer main-level owner's suites, optional second-level bonus suites, and Epcon's unique private, garden courtyards.

Buyers who choose Epcon Communities enjoy high-quality, low-maintenance living with optimal comforts and easy manageability. More than 450 Epcon communities have been established across the country, earning Epcon the distinction as the nation's preeminent builder of luxury single-story homes and residential communities.



ED BACOME AND PHIL FANKHAUSER

"We believe that great home design can improve lives and create stronger communities."

PHIL FANKHAUSER

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Amenities vary by community. Although all floor plans, features, illustrations, and specifications of the homes and communities are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, layout, colors, finishes and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only and not part of a legal contract. The designs shown here are the property of IP86, LLC (2025) and are subject to copyright protection. Use of any part of these designs is prohibited without the written consent of IP86, LLC. This notice is "copyright management information" under the Digital Millennium Copyright Act and is included to police and deter copyright infringement and must not be removed or modified from any copy or derivative of this work.

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**ACTIVE
LIFESTYLE
COMMUNITY**



EQUAL HOUSING
OPPORTUNITY

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