



CONSTRUCTION & FINISH SPECIFICATIONS

BUILDING SPECIFICATIONS

- Concrete & stucco construction
- Single story, 5 m height including parapets
- Solid (concrete/stucco) covered patio with arches and clay tile roof or flat roof with cantera stone molding.
- Tiled stairs to rooftop deck
- Roof parapets in varying heights
- Built-in outdoor kitchen prep on patio with sink and propane line. BBQ not included.
- Exterior storage closet / utility room
- Propane gas tank 300 liters
- Buried water storage cisterna 10,000 liters
- 1 H.P. water pump & pressure tank (20 gal)
- Propane hot water heater (30 gallons)
- GFCI outlets in all wet areas, covered outlets at exterior non-covered areas.
- City utility hookups (water, electricity, and biodigester or sewer per municipal plan)
- Concrete steps to ground at main entrance. ¹
- Concrete steps from patio to ground; located at point nearest to ground. ¹
- 2 foot concrete ramp at garage entrance (if purchased). Retaining wall not included.

EXTERIOR FINISHES

- Cantera molding on parapets
- Ceramic tile on patio
- Solid wood entry door w/ glass insert
- Covered entry with clay tile roof or stacked stone facade (per elevation plans)
- Stacked stone planter bed
- Choice of 8 exterior paint colors
- Metal louvered door on bodega
- Rooftop terrace with shade pergola (wood beams with palo de arco shade material)
- 3 hose bibs for irrigation

INTERIOR FINISHES

- 10' ceiling height
- Square or rectangular ceramic floor tile throughout interior
- Smooth plaster walls
- Granite counters & backsplash in kitchen
- Marble counters & 4" backsplash in baths
- Dual vanities in master bath
- 1 niche per shower (40cm x 50cm)
- Wood framed mirror in all baths
- Walk-in closet in master BR
- Built-in closets in guest bedrooms
- Alder cabinetry/woodwork, choice of light, medium, dark stain, or painted (extra cost)
- Choice of 6 interior paint colors
- Brushed nickel or chrome fixtures
- Recessed LED can lights
- Standard ceiling fans: 1/room
- Internet/TV conduit in LR and master BR
- 3" aluminum sliding doors and windows with mosquito screens
- 6mm single pane glass on windows and doors

APPLIANCE PACKAGE

- Whirlpool stainless steel appliances (propane stove, microwave/fan, dishwasher, and 36" refrigerator)
- Mini-split A/C units in living area and all bedrooms (size varies by room size)

WARRANTIES

- 1 year whole-house warranty
- 5 year structural warranty

NOTES:

1. Tile not included.

Specific finishes, materials, and colors are subject to change based on availability.

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ADDITIONAL AVAILABLE UPGRADES (NOT INCLUDED IN THE HOME PRICE)

- Perimeter walls/fence (builder will install community perimeter fence)
- Driveways
- Dual pane doors/windows
- Low E glass on doors and windows
- Screen door on main entry door
- Safety railings around patio or along stairs
- Landscape around home (builder will place gravel along street)
- Door sweeps or weather stripping on exterior doors
- Door stops on interior or exterior doors
- Weather stripping around garage door
- Ceiling fans at patio (prep only)
- Ceiling fan in dining room (prep only)
- Pendant light above kitchen island (prep only)
- Clothes washer or dryer
- Garbage disposal
- Water softener
- Water filtration system
- Water line to fridge
- Utility sink in laundry room
- Hot water prep to sink location in laundry room (cold water prep only)
- Soft-close cabinet hardware
- Cabinets/counters in laundry room
- Propane stubs at patio or on roof
- Sealant on Cantera stone
- Bench seat in showers
- Dimmable lights
- Floor outlets
- Pool bench seat or Baja step
- Prep for generator, solar, satellite TV, Starlink, Ethernet runs, audio speaker runs, etc.
- Photo sensors for outside lights
- Doorbell prep

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