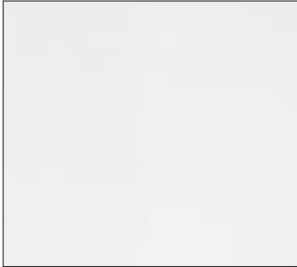


MONTAÑA FLATS | Standard Inclusions Package

THROUGHOUT

Light & Bright, Neutral, Durable Finishes

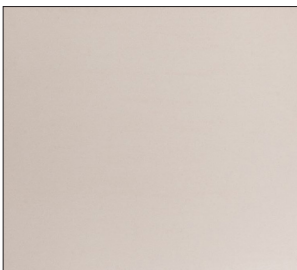
Interior Walls
White Paint or similar



Baseboards
*3-inch pre-fabricated wood
baseboard or similar*



Floors
*Ceramic
Light neutral or similar*



Interior Doors
*Pre-fabricated Wood
2.1 meter tall, stained*



Hardware
Yale or similar



Exterior Doors &
Windows
PVC, Dark color



KITCHEN & BATH

Countertops & 4-inch
Backsplash
Beige Granite or similar



Faucets
Helvex Alabe or similar



Toilet
Helvex Cardo or similar



Melamine flat panel cabinetry, Light Neutral & Chrome



Cabinets
*Light Neutral Flat
Panel or similar*



Shower
*Ceramic Light Neutral
or similar*



Bathroom Accessories
Helvex or similar



MONTAÑA FLATS | Upgrade Packages

ELECTRICAL UPGRADE PACKAGE

Las Catalinas Typical Interior Lighting & Security System | Available before Architectural Construction Drawings Phase



LED Lighting Fixtures

- 3 Additional Spotlights per room (4 total)
- 1 Additional Spotlight in Bathroom ceiling
- 1 Electrical Stubout Over Bathroom Mirror*
- 3 Electrical Stubouts for Pendants Over Island*
- 1 Under-Cabinet Kitchen Lighting

* Only stub out. Fixture not included.



Fans

- 1 Ceiling fan per Bedroom and Living Room
- 1 Ceiling fan in Covered Terrace, where applicable



Switches

- Dimmers in Bedrooms and Interior Social Space



Alarm System

- 1 Alarm Panel and Motion Sensor per Unit



Upgrade Package Pricing

- 1 Bedroom \$10,000
- 2 Bedroom \$20,000
- 3 Bedroom \$30,000

**Models for reference, subject to availability.*

KITCHEN FINISHES UPGRADE PACKAGE

Las Catalinas Typical Plumbing Finishes & High-End Melamine Cabinetry | Available before Bidding Process Phase



Plumbing Fixtures

- Stainless Steel 24" Undermount Sink
- Kohler Simplice Pull-Down Faucet, or similar



Countertops & Backsplash

- White quartz Countertop throughout kitchen
- White quartz Backsplash up to cabinets



Cabinetry

- Melamine Cabinets
- 3 options of colors: Light, Medium, Dark tones



Upgrade Package Pricing

- 1 Bedroom \$18,000
- 2 Bedroom \$20,000
- 3 Bedroom \$23,000



BATH & CLOSET UPGRADE PACKAGE

Las Catalinas Typical Plumbing Finshes & High-End Melamine Cabinetry | Available before Bidding Process Phase



Bathroom Plumbing Fixtures

- Kohler, Brushed Nickel
- Avid Bathroom Faucet (or similar)
- Avid/Awaken Shower (or similar)
- Avid Bathroom Accessories (or similar)
- Wellworth Toilet, white (or similar)



Bathroom Countertops & Backsplash

- White quartz Countertop & 4 inch backsplash
- White Caxton Rectangular Sink, or similar



Bathroom and Closet Cabinetry

- Melamine Cabinets
- 3 options of colors: Light, Medium, Dark tones
- Coordinating Rectangular Mirror



Shower

- Tempered Glass Panel
- Solid Color Baldosa Tile Walls, Brick or Net Pattern, up to ceiling

Upgrade Package Pricing

- 1 Bedroom \$10,000
- 2 Bedroom \$15,000
- 3 Bedroom \$18,000



FIXED FINISHES UPGRADE PACKAGE

Las Catalinas Typical Timeless Touch for Interiors | Available before Bidding Process Phase



Tile Finishes

- 3 Options of Tile Floors for Interior
- Rectangular Exotic Shell Exterior Floors and Pool (when applicable)



Interior Doors

- 2.1 m tall Solid Guanacaste wood doors, sealed finish
- Emtek hardware, Myles lever with rectangular plate, brushed nickel finish (or similar)



Baseboards

- 4 inch solid wood baseboard, stained finish
- 3 Options of Colors: Light, Medium, Dark tones
- 2 options of Profiles



Upgrade Package Pricing

- 1 Bedroom \$25,000
- 2 Bedroom \$30,000
- 3 Bedroom \$40,000



RENTAL UPGRADE PACKAGE

Standard Main Door Lock & Rendered Floor Plans for Las Catalinas Collection Rental Program | Available before Bidding Process Phase



Main Entry Door

- 3 options of Main Door Models
- 3 Options of Colors: Light, Medium, Dark tones

Lock

- 1 Salto Ottawa Lever, black finish
- 2 wrist bands

Rental Plans

- PDF Set of Floor Plans in LCC Standard Format

Upgrade Package Pricing

- 1, 2 or 3 Bedrooms \$4,000

POOL CREDIT OR UPGRADE PACKAGE

Available before Architectural Construction Drawings Phase



CREDIT | -\$15,000

- Option to eliminate existing pool, where applicable
- Area to be filled with exterior floor from selected package

UPGRADE | +\$35,000

- Option to include pool and pool equipment, where applicable
- Size, character and location as indicated by developer
- Pool tile according to selected finish package