

This unit includes:

- 1.) The direct elevator access into your semi-private foyer includes the furniture pieces (2 rattan chairs and glass and metal table, large decorative urn, and silk flower plant), Chandelier, light sconces and elevator mood light. **Four custom paintings, ceiling and faux marble entry wall completes this implied outdoor patio area with a painted view of the pool and view to ocean** is considered common condominium area and shared by owners of both 501A and 501B. Both owners are in agreement with the art pieces in the hallway and all is jointly owned with the decoration of said space jointly agreed upon as is to this date.
- 2.) Customized unit with Parota wood cabinets and doors throughout condo, double swing hung windows with coloured brown vinyl wood like grain, Gourmet Kitchen includes extra storage, 3 kitchen drawers, island with 5 drawers, 4 stools, 12 place setting of porcelain dishes, wine, water, and beverage glassware, pots and baking pans, cutlery, all utensils, knives, kitchen towels Kitchen Aid fan (fully vented to outdoors), upgraded double door GE fridge with ice maker and large bottom drawer freezer, Whirlpool dishwasher, Panasonic Inverter microwave, separate drinking water tap and D'AQUA water purification system, and Smeg 5 burner gas range. The New Cal.o.rex on demand Water heater is included in the kitchen custom broom/pantry, includes shelving unit, vacuum and window washing poles. Extra pot lighting above kitchen sink and under cabinet mood lighting with three drop lights over island and extra plug at end of island. Two sun/shade blinds included in kitchen windows.
- 3.) Kitchen cabinets include all storage containers, miscellaneous tools and tool kit. Custom Built-in desk/Nook and cabinetry across from Kitchen Island with Wall Sconces, drawers, plug for printer and extra storage.
- 4.) Living room includes (Four to one) sliding glass patio doors drapes, three living room sun/shade blinds, 42" Sony flat screen Television, LG blue ray player and Yamaha Stereo in the entertainment center included. Three-seater sofa/twin-bed, matching sofa chair, Custom glass/parota wood/metal coffee table, live edge sofa table with silk flower bouquet, table lamp and round metal/glass tree table between 2 decorator custom chairs.
- 5.) Hallway to Master includes large **custom 44" x 64" painting "Three Sisters"** with added custom spot lighting.
- 6.) Master Bedroom includes privacy blinds and upgraded blackout blinds and drapes, king sized bedding, floor rugs, 2 twin beds/King size (brand new mattress's), **"Cactus Painting" above the master bed**, accent pot lights for art on most walls, lounging chair to match living room set, metal chair (zebra), mirror, 2 parota custom bedside tables, bedside lamps and King size parota headboard, custom lighting, pot lights, wall shelves and mini tv. Custom Clothes closet with bifold parota door, tower of double his and her drawers and shelves, and security wall safe.
- 7.) Spare bedroom includes desk area, chair, 2 custom twin beds with Fabric headboards when placed together make a king bed. Clothes closet with slider parota wood doors to double rod hanging space with tower of drawers. King and twin sized bedding included, privacy blinds, above king bed, upgraded blackout blinds, added pot lights, custom shelving, and side table cabinet.

- 8.) Second bath includes towels, custom shower with single multi-temp controls, hand shower for easy clean, porcelain sink, added drop lights, custom shower wall nook with glass shelf, upgraded easy clean shower glass, and custom drawers.
- 9.) Master en-suite bath includes custom over-sized shower with single multi-temp controls, hand shower for easy clean, porcelain sink, added drop lights, custom shower wall nook with glass shelf, upgraded easy clean shower glass, air circulation fan, separate space with pocket door to toilet area. Custom laundry room with Frigidaire Dryer, brand new LG Washing machine, iron and ironing board, and custom built in storage shelves.
- 10.) The large outdoor patio includes added sun/shade blinds, glass and aluminum dining table, 6 chairs, 2 red custom wooden chairs, 2 rattan love seats, patio carpet, plants, 2 glass matching end tables, extra mood lighting, custom metal ceiling chandelier, custom patio sink with granite counter-top, and hot and cold water near gas BBQ with direct gas outlet, and custom electrical plug for Xmas lights. The patio has been resurfaced with Large Porcelain Ceramic Tile for easy maintenance.
- 11.) Includes one parking space and one bodega.
- 12.) Monthly condo fees for 2 bedroom unit is \$6,146.89 Pesos.
- 13.) Listing price is \$489,990.00 US dollars.