



At Intracorp, we believe in “Building the Extraordinary.” This philosophy is our daily reminder to create homes that go beyond the expected. Look for the Intracorp Extraordinary logo  highlighting special features you won’t easily find elsewhere.

## VISION


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 Award-winning design team including WHA (Architects), Jubilee Interiors (Interior Designers), and Land Concern (Landscape Architects).

Spanish architectural exteriors


Spacious, open-concept interiors designed for everyday casual living.

1-car and 2-car direct access garages (per plan) with guest parking throughout the community.

 Private rear yards and rooftop decks at single family detached homes. Large private balconies (per residence).

## COMMUNITY


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 Neighborhood park with outdoor barbeques and seating areas for communal gatherings. Landscaped paseos with tranquil seating.

 Community club room ideal for social gatherings.


Walk to charming Lindaraxa Park. Assigned schools in the Alhambra Unified School District:

Granada Elementary (K-8)  
Alhambra High School (9-12)

 Nearby shopping, restaurants, services and activities, and conveniently located near major transportation corridors.

## KITCHEN

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 White Frost or Grey Storm European quartz countertops with square edge and 6-inch quartz backsplash, full height at cooktop.

LG stainless steel appliances, including a 30” gas range with 4 concealed burners, LG 30” over the range microwave/hood combination, and 24” dishwasher with fully integrated controls.

## KITCHEN CONT.

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White thermofoil matte finish, Shaker style cabinets with European style frameless doors featuring concealed soft closing hinges, adjustable shelves and satin nickel cabinet hardware.

Built-in trash and recycle bin.

Under-cabinet LED lighting in kitchen.

Oliveri Sonetto undermount single basin, stainless steel kitchen sink with InSinkErator garbage disposal.

Delta™ Trinsic single handle, polished chrome high arc, pull down kitchen faucet.

Spacious storage pantry. (Per residence)

Two j-boxes for future pendant lights above kitchen island. Fixtures not included. (Per residence)

## INTERIOR

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Ceiling heights vary per plan and per room.

4” LED recessed can lights throughout all kitchens, dining, great rooms, primary bedrooms, bathrooms, lofts, and hallways.

8’ smooth finish Therma Tru fiberglass front entry doors with glass inserts.

Designer-selected entry building light fixtures. Almond vinyl frame with dual glazed, Low E windows

Two panel Masonite interior doors with Kwikset Halifax polished chrome lever hardware.

Textured vinyl plank flooring at entries, baths, powder rooms, kitchens and laundry.

Plush carpet at main living areas, stairs, bedrooms and hallways.

## INTERIOR CONT.

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Pre-wired for future ceiling fan at great room, and primary bedroom.

Decora white light switches.

Spacious walk-in closet at primary bedrooms (per Residence).

3-1/2” Craftsman style baseboards with 2-1/4” complementary door casing.

Stair systems with painted wood handrails, balusters, newel posts, and curb-wall with MDF cap. (Per residence)

## HEALTHY LIVING

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Energy-efficient Rheem 65 gal water heater.

Energy-saving insulation in exterior walls and ceiling.

Energy-efficient LED lighting throughout.

Gas forced heating and air conditioning. Electronic and hard-wired smoke detectors and carbon monoxide monitors.

Water-efficient landscaping at common areas, maintained by HOA.

## BATH

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White thermofoil matte finish, Shaker style cabinets with European style frameless doors featuring concealed soft closing doors and drawers with full extension glides, adjustable shelves and satin nickel cabinet hardware.

White 3” x 6” ceramic tile shower walls set vertically stacked straight to 88” high with a hot-mopped, 2” x 2” shower tile pan at primary bath showers. (Residences 3, 4, 5, 7 and SF)

Full fiberglass tub/shower combination at primary baths (Residences 1 & 6B)

## BATH CONT.

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Full fiberglass shower only at primary baths (Residence 6A)

Fiberglass tub/shower combination at Bath 2 (all Residences except 6B which has a fiberglass shower only)

Full fiberglass showers only at Bath 3 (Residences 5, 7 & SF)

Fiberglass shower pans with white 3" x 6" ceramic tile shower walls set vertically stacked straight to 88" high at Bath 3 (Residences 3 & 4)

Full fiberglass showers only at Bath 4 (Residence 4)

Semi frameless 3/8" clear glass shower door enclosure with chrome handle at primary bath showers. Semi-frameless bypass shower door with 1/4" clear glass showers.

Chrome shower rod at secondary bath tub/showers.

Frost white or Storm grey quartz countertops with 4" backsplash and white porcelain undermount sinks at primary and secondary bathrooms.

White porcelain pedestal sinks at Powder Baths.

Modern bath vanity lighting.

Delta™ single handle, modern faucets with complementary tub and shower trim in polished chrome at primary and secondary bathrooms.

## GET CONNECTED

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Power/USB combination outlet at kitchen, primary bedroom, and secondary bedrooms.

Pathway and electrical box for future electric car charger located in garage.

Date prepared: 5/11/26

## GET CONNECTED

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Structured wiring data/media 30" panel

2" conduit from roof to media panel for future satellite service.

RG6 outlets for TV and Cat 6 outlets for data provided at primary bedrooms and great rooms.

Primary bedrooms and great rooms each include a high/low outlet for future flat panel connect with hidden connection from flat panel location to TV outlet, located 65" above floor.

## SMART TECH

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Whole house mesh network Wi-Fi system to include 1 hardwired Eero wireless access point location with router.

1 Brilliant™ Smart Home light switch with built-in intercom and video camera with Alexa voice control at great room.

Wayne Dalton smooth finished, insulated sectional roll-up garage door with LiftMaster Wi-Fi Smart Opener and two transmitters.

Ring Doorbell at front door.

Honeywell Lyric programmable thermostat. (Wi-Fi enabled)

Kwikset Halo Touch Pad with San Clemente handleset, black exterior & interior (Wi-Fi connect smart lock)

## SOLAR POWER

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As part of the California Solar Mandate, solar panels/photolytic energy will be installed on all homes, which improves the environment and energy consumption for each residence. Home buyers can elect to purchase or lease their energy plan. Ask a sales representative for more details.

## UPGRADES

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Personalize your home at our Design Studio with the help of a professional designer and choose from numerous options, including:

Refrigerators, washers and dryers.

Cabinet door styles and finishes.

Closet organizers.

Designer-selected flooring.

5" enhanced baseboards.

Enhanced countertops, backsplashes and shower surround materials. (Per residence)

Keyless garage entry.

Two-tone interior paint.

Window coverings.

Smart technology options including additional Brilliant™ Smart Home receptacles, Eero router hardware for mesh network, USB charging stations, home automation packages.

Mirrored wardrobe doors.

Stair railing design and finish options.

Tub enclosures at secondary bathrooms.