



The cabin as it stands today — finished, off-grid, and ready to live in

PRIVATE SALE PROSPECTUS · BORDÓN · CAHUITA · TALAMANCA · COSTA RICA

Five Acres Above the Caribbean

*A finished off-grid hardwood cabin on a private ridgetop above the sea.
Move in as it stands. What comes next is yours to decide.*

US\$ 449,000

19,983 m² · fully titled · for sale by owner · no commission

AT A GLANCE

A finished home, and room for what comes next

A ridgetop ocean view above 58 hectares of conservation rainforest, a finished off-grid luxury cabin you move into with a suitcase, and five titled acres drawn up by an architect for inspiration — none of it something you are obliged to build.

Price	US\$ 449,000 · sold directly by the owner · no commission
Location	Bordón, district of Cahuita, canton Talamanca, province Limón, Costa Rica
Land	19,983 m² (about 2 ha / 4.9 acres), fully titled and registered
Setting	Private ridge at about 220 m, where the ridge stops running flat and the valley falls away — more than 50 ft (15 m) just past the cabin, and farther beyond; borders 58 ha of conservation rainforest
Built and standing	Handbuilt 5 × 6 m luxury cabin, sleeping loft, 2 × 6 m covered porch (30 m² enclosed, 36 m² living area); two bodegas; six rescued tropical hardwoods; three years in the making — finished and in use
Systems in use	1,480 W solar with a 10.8 kWh battery bank, rainwater harvesting with five-stage reverse osmosis, dual-chamber septic, Starlink, an array of independently solar-powered cameras
Access	Registered easement road, 500 m long and 7 m wide, with seven culverts, passable year-round; 9.3 km to the beach and coastal Route 36
Designed, not built	A complete architectural set conveys with the sale: ridgeline homes, a pool area and guest cabins on the real topography — preview in Part Two, full set to qualified buyers
Sale	Private sale via SUGEF-registered escrow · inquiries in English, German, Spanish or Italian

Why this is rare

Finished, titled, off-grid homes with an ocean view seldom reach this market — most listings are raw land or unfinished projects. This one combines a ridgetop view above conservation forest, proven self-sufficient systems, artisan hardwood construction, and expansion that is already designed.

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How to read this document

Part One is the property as it stands: a finished cabin, its systems and its land, shown in photographs. Part Two is the architectural work that comes with it, shown in renderings and plan sheets — none of it built. Every caption in Part Two says so. If you read only two pages, read **What exists, and what is designed** overleaf and **How information is released** on page 26.

READ THIS FIRST

What exists, and what is designed

This document keeps the two apart on purpose. Everything in Part One is built, finished and in use — the photographs show it. Everything in Part Two is drawn but not built — the renderings and plan sheets are the architect's proposals, and they convey with the property: build them, change them, or leave them in the drawer.

BUILT AND IN USE Part One — you take this over on closing day	DESIGNED, NOT BUILT Part Two — the drawings convey with the sale
The cabin 5 × 6 m, sleeping loft, 2 × 6 m covered porch — 36 m ² living area, finished	Ridgeline homes Studio to multi-bedroom, several variations — proposals
Two bodegas Storage buildings, standing	Pool and leisure Full pool area with a 3 × 25 m lap zone — proposal
Power 1,480 W solar, 900 Ah bank, inverters, backup generator — running	Guest cabins Room for four to six along the ridge — proposal
Water Rainwater harvesting, 2,300 L, whole-house filtration, five-stage RO — running	Viewpoint home At the second Caribbean view — proposal
Wastewater Dual-chamber concrete septic with drain field — installed	Plan set Dimensioned floor plans, sections and elevations
Internet Starlink, 138–198 Mbps — connected	Site plan Sun path, prevailing winds, view axes, building placement
Security Steel gate, lighted tower, solar cameras — operating	Terrain maps Every design set on the property's real contours
Access road Registered easement, 500 m long and 7 m wide, seven culverts — built and passable	Rights The owner holds all rights; they transfer at closing
Garden Established and bearing: bananas, cacao, pineapple, citrus, avocado	Status No permits applied for; the buyer builds on their own schedule
Workshop Chainsaw, mill, welder, drills, saws, hand tools — included	Obligation None — the cabin is a complete home on its own

The short version

You are buying a finished house on titled land. The architectural work is included, and it is worth having, but nothing in Part Two has to happen for this to be a complete place to live.

THE PRACTICAL ADVANTAGE

Living here from day one

The usual way to build in Costa Rica is to buy raw land and manage the work from somewhere else — renting nearby, flying in, or trusting a contractor you cannot see. Here the house is already standing, so the project runs from inside it.

What it gives you	Why it matters
Arrive and live	The cabin is turnkey: hot water, appliances, a fully equipped kitchen, a bed. You move in with a suitcase, on the day you close.
No rent, no commute	Nothing to pay for housing while you build, and no drive to the site — you are already on it.
Supervise it yourself	You watch the work happen from your own porch. On a remote build, supervision is the single hardest thing to buy.
The services already exist	Power, water, internet, septic and security are installed and running. On raw land every one of them comes first, costs real money, and takes seasons before anything else can begin.
You are online on day one	Starlink is installed and working. A raw building site has no power to charge a phone and no way to send a drawing back to an architect; here you can run a business from the porch while the work goes on around you.
The road is built	The registered easement runs 500 m from the public road to the gate and is 7 m wide, engineered with seven 75 cm culverts. Building it took a bulldozer and fifty-five truckloads of material, arranged locally and in Spanish. Materials now get in during the rains.
Tools on site	The workshop that built the cabin stays: chainsaw and Alaskan mill, welder, drills, saws and hand tools.
Build at your own pace	Nothing forces a schedule. Stop for a season, or for good, and you still own a finished home.
Afterwards	Once a main house is built, the cabin becomes guest quarters, caretaker housing, a studio, or simply the place you started.

Compare it to the alternative

The nearest thing on this coast is five acres of raw land. That buyer starts with no house, no power, no water, no internet, no road and no drawings — and pays to live somewhere else while every one of them gets built: quoting and scheduling contractors in Spanish, in a country where they are visibly a foreigner, on a coast where the rains set the calendar. Setbacks and delays are the normal case, not the bad case. Here that work is already behind you. You can start building the week you arrive, or you can sit on the porch and take as long as you like.

PART ONE

The property as it stands

Built, finished and in daily use. Everything on the following pages exists today.

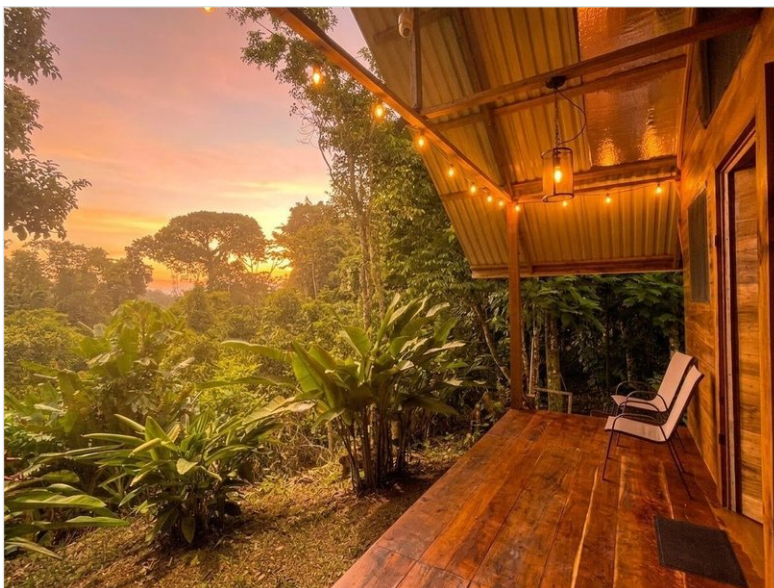
THE PROPERTY TODAY

Photographs of what is built

Every photograph in Part One shows the property as it stands today. The pages after this gallery carry more of them, placed beside the detail each one shows. The architect's drawings — none of them built — begin in Part Two.



The setting: unbroken rainforest between the ridge and the Caribbean. The nearest neighbour is out of sight; the sea is 9.3 km away.



The covered porch at sunset — 2 × 6 m of hardwood deck under the eave, with the ridge falling away into jungle.



The graveled yard: the cabin on its piers at right, the bodegas and the stacked milled hardwood at left.



The main room — a live-edge ironwood desk at the window, hardwood floors throughout, the kitchen and the loft stair beyond. Starlink makes this a working desk.

THE PROPERTY

A private ridge above the sea

From a private ridge at 220 m (720 ft), the Caribbean fills the horizon. The cabin stands on solid, level ground at the point where the ridge stops running flat and the valley begins to fall away toward the sea — more than 50 feet just past the building, and a good deal farther beyond that — with 58 hectares of conservation rainforest rolling down to the water: a wild, private outlook over forest and water.



From the second viewpoint at the far corner of the land: the Caribbean over unbroken canopy. This is the site the architect drew for a viewpoint home (page 16).

The land. Just under five acres (19,983 m²) of titled land in Bordón, in the hills above Cahuita. The cabin sits on the best of a roughly 200 m ridgeline, with about 100 m of additional level, buildable ground that keeps the water view. At the far corner of the land the hill rises up and the trees open onto a second Caribbean view — the site the architect drew up for a viewpoint home (page 16).

All-weather access. A registered easement road runs 500 m from the public road to the gate and is 7 m wide, properly built with seven 75-cm culverts. Passable year-round, in any weather.

Land at a glance

Area	19,983 m² · about 2 hectares · about 4.9 acres
Ridgeline	About 200 m of private ridge, the cabin on its best point
Level ground	About 100 m of additional level, buildable ground that keeps the water view
Viewpoints	Two: the cabin site, and a second Caribbean viewpoint at the far corner
Elevation	About 220 m (720 ft) above sea level
Fall away	The valley drops more than 50 ft (15 m) just past the cabin, and farther below that
Frontage	Borders 58 hectares of conservation rainforest between the ridge and the sea
Trail	Trail access along the garden and the forest edge

Distances & access

Beach and Route 36	9.3 km — the coastal highway and the sea
Playa Grande	About 15 minutes
Cahuita town and national park	About 20 minutes
Puerto Viejo	Restaurants and cafés, just beyond Cahuita
Access road	Registered easement (servidumbre), 500 m long and 7 m wide, from the public road to the gate, seven 75 cm culverts — engineered for year-round use



The easement road under construction — one of the seven 75 cm culverts going in. This is why the road carries traffic through the rainy season.

THE CABIN

Handbuilt in six rescued hardwoods — three years in the making

A 5 × 6 m luxury cabin with a sleeping loft and a 2 × 6 m covered porch. Three-meter walls rise to a five-meter cathedral ceiling over the main room, and every structural member was cut from fallen giants the forest had already let go, milled on site.

Construction

Footprint	5 × 6 m cabin + 2 × 6 m covered porch; 30 m² enclosed and 36 m² living area, counting the covered porch at half in the German manner; sleeping loft above
Height	3 m (10 ft) walls rising to a 5 m cathedral ceiling over the main room
Walls	10 cm (4 in) insulated walls, interior partitions included
Roof	Insulated roof over a tongue-and-groove PVC ceiling; rectangular-profile metal roofing
Walls, finish	Fiber-cement (fibrolit) interior walls sealed with mortar and acrylic
Bedroom	Insulated — stays cool and quiet, rare in the tropics
Bathroom	Shower facing a big picture window into living rainforest; custom hardwood sink
Outbuildings	Two bodegas (storage buildings)
Build	About three years, laser-leveled throughout — a standard of precision you rarely find on this coast; built to last, German-style



The insulated bedroom — cool and quiet, which is rare in the tropics.



The sleeping loft under the cathedral ceiling, above the main room. Photographed furnished; the inventory on page 12 is the list of what conveys.

The six hardwoods

Species	Where it is used
Cachá	Foundation piers
Níspero	Posts; also floorboards and finish work
Cedro caoba	Floor beams (mahogany family)
Laurel	Roof structure and walls
Zapatillo	Floorboards, furniture and finish work
Gavilán	Floorboards, furniture and finish work
Ironwood pieces	Custom loft ladder, table, desk, countertops and shelves



Milled on site from fallen giants: the joinery and finish work run through the whole cabin.



The custom ironwood ladder to the loft — one of several pieces built for this house.

Built for the tropics. Insulated walls and roof, sealed fiber-cement and a metal roof keep the cabin cool in the heat and dry through the rains. The breeze comes off the water all day and reaches the ridge cooled and oxygenated by the forest it crosses on its way up the valley; between that and the insulation, fans alone keep the cabin comfortable. **Cool nights, captivating mornings:** the insulated bedroom stays cool and quiet, and you wake to birdsong with the sea on the horizon. The shower window into the rainforest is the feature every single visitor comments on.

MOVE IN WITH A SUITCASE

Turnkey in the true sense

Hot water throughout, appliances, a fully equipped kitchen and the workshop that built the property — all of it stays.

Included	Detail
Bed and linen	A king-size bed with a memory-foam mattress, plus sheets, blankets and towels
Hot water	Throughout the cabin, from a top-of-the-line five-gallon on-demand propane heater
Laundry	Whirlpool washer and Whirlpool propane dryer
Kitchen	Refrigerator and gas cooktop, fully equipped — plates, glasses, cups, cutlery, pots and pans and cooking utensils, including a pressure cooker for the gas range and a giant olla for stock and soup
Propane	Three tanks, and the appliances that run on them
Coffee	Three ways: drip machine, French press, Italian moka pot
Furniture	Custom ironwood table, desk, shelves, countertops and loft ladder
Workshop	A real workshop, not a drawer of odds and ends: a Stihl MS 661 chainsaw with two guide bars and an Alaskan mill for cutting your own lumber on site; the full kit for chainsaw and tree work — coveralls, gloves, helmet, face guard, professional-grade harness and tree spikes; power drills and bits, a circular saw, a welder, soldering irons, files and a battery tester; and the rest of the hand tools that built this place and keep it running



The kitchen: gas cooktop, sink, refrigerator and open shelving — all of it stays.



The shower faces a picture window into living rainforest; the vanity is custom hardwood.

The rediscovered garden

Where the ridge flattens into the jungle's edge, an established garden is waking back up: bananas, cacao, peppers, pineapple and a rare small-fruited local guanábana, plus young orange, lemon and avocado trees that will reward whoever tends them. This flatland-meets-jungle microclimate shelters Red List species because the environment here is so rich for them to thrive. It isn't manicured — it's alive.

Established	Bananas, cacao, peppers, pineapple, rare small-fruited local guanábana
Young trees	Orange, lemon, avocado
Habitat	Flatland-meets-jungle microclimate sheltering Red List species
Three ways to hold it	Keep the trail clear and simply enjoy it; restore and amplify the garden; or let it do its jungle thing



The garden where the ridge flattens into the jungle's edge — bananas, cacao, pineapple and citrus under giant trees. Established and bearing, not manicured.

SELF-SUFFICIENT BY DESIGN

Off-grid systems — built, installed and proven

The property runs entirely on its own infrastructure. Nothing here is a plan or a proposal: every system below is installed and in daily use.

Power

Solar array	1,480 W
Battery bank	Eight batteries, 900 Ah (about 10.8 kWh)
Charge control	Victron SmartSolar MPPT 250/70 plus two auxiliary charge controllers
Inverters	A 4,000 W 24-volt unit rated to 8,000 W peak, two Giandel 1,200 W pure sine wave inverters on 12 volts, and a Giandel 300 W with a built-in charge controller
Backup	Ultra-quiet TOTAL generator
Distribution	Breaker panel; independent remote-controlled solar lighting system
Monitoring	The solar charge controllers and the water heater report over Bluetooth, so the state of the system is on your phone
Protection	Ground-fault (GFCI) protection and breakers throughout



The 1,480 W array on the ridge, angled for the equatorial sun.



The power station under cover: Victron SmartSolar MPPT and auxiliary controllers, inverters, the 900 Ah battery bank and the backup generator.

Water & wastewater

Source	Rainwater harvesting
Storage	Three tanks — 450 L, 750 L and 1,100 L (2,300 L total)
Treatment	Whole-house filtration plus APEC ROES-50 five-stage reverse osmosis for drinking water
Hot water	Throughout
Wastewater	Dual-chamber concrete septic (separate settling and clarifying chambers) feeding a 3 × 3 × 3 m drain field

Connectivity & security

Internet	Starlink, measured at 138–198 Mbps and holding that speed over a VPN, against 2.83 Mbps from local providers such as Kölbi. It does not go down when the grid does, and there are no lines for a tree to fall across
Entrance	Welded steel gate with a lighted security tower and camera
Cameras	An array of independently solar-powered cameras covers the buildings and the approaches. Check in live from anywhere in the world, configure each camera as you like, and share access with a caretaker, family or friends. No monthly recurring subscription fees. The full layout is given to the buyer at handover



The welded steel gate where the easement road reaches the property, with the lighted security tower and camera above it.

PART TWO

The designed future

Drawn but not built. Every image on the following pages is an architect's proposal; the drawings convey with the property.

THE ARCHITECTURAL VISION

Designed to grow — the plans convey with the sale

Live comfortably in the finished cabin today and expand on a foundation that is already drawn. A complete set of professional architectural renderings and plans conveys with the property; the owner holds all rights to the work, and they transfer to the buyer at closing.

Ridgeline homes	Several variations, from a compact studio to a multi-bedroom main house, sited for the ocean view
Pool & leisure	A full pool area with a dedicated lap/swim zone (3 × 25 m proposal)
Guest cabins / compound	Space for guest cabins or a private family compound along the ridge
Second viewpoint	A one-of-a-kind viewpoint home at the far corner — or simply a deck for morning coffee and yoga
Site-specific	All designed on the property's real topography — terrain maps included
Capacity	The ridge has the room, sun and water for four to six view cabins
Smaller moves	A plunge pool down in the garden, a wider garden, or nothing more than a platform at the second viewpoint for morning coffee and yoga — the drawings scale down as readily as up
Or none of it	Leaving the place exactly as it is — one cabin, one ridge, five private acres — is a real answer, and for some buyers it is the whole point

What the full set contains

The renderings cover the ridgeline homes in each variation, inside and out; the pool, leisure and social areas from several angles; and the guest-cabin layouts. The plan set carries the dimensioned floor plans, sections and elevations for each option, and the terrain maps place every building on the real contours of the land. The pages that follow show a selection.

None of it is built

The pages that follow show proposals. Nothing on them has been constructed, no permits have been applied for, and none of it is required — the cabin in Part One is a complete home on its own. What conveys is the design work, with all rights: build it, change it, borrow one idea from it, or leave it in the drawer and simply live here.

PART TWO · RENDERINGS

The ridgeline cabins



Figure 1 — **Proposed, not built.** A view cabin on stilts, set on the property's real topography so the ridge is touched as lightly as possible. Architect's rendering.



Figure 2 — **Proposed, not built.** Two cabins along the ridge. The land has the room, sun and water for four to six of them. Architect's rendering.

PART TWO · RENDERINGS

Inside a ridgeline cabin



Figure 3 — **Proposed, not built.** The main room of a ridgeline cabin, opening the whole long side to the sea. Architect's rendering.



Figure 4 — **Proposed, not built.** The pool villa, looking out toward the Caribbean. Architect's rendering.

PART TWO · RENDERINGS

The pool and the social area



Figure 5 — **Proposed, not built.** The pool area with its dedicated lap zone, main house beyond. Architect's rendering.



Figure 6 — **Proposed, not built.** The outdoor kitchen and dining terrace beside the pool. Architect's rendering.

PART TWO · RENDERINGS

The same ridge after dark



Figure 7 — **Proposed, not built.** The pool terrace in the evening. Architect's rendering.

A selection, not the set

These seven views are a sample of the design work. The remaining renderings, the complete plan set and the terrain maps are released to qualified buyers under a confidentiality agreement (page 26).

PART TWO · PLAN SHEET

Sheet A124 — upper-level layouts



Figure 8 — **Proposed, not built.** Option 1: two bedrooms with a social area. Option 2: a single integrated room with an ocean view from the bathroom. Section and 3D views at right. One sheet of the plan set, shown as a sample of the drawing standard.

Reading the sheet

The upper level is laid out in two options on the same footprint: a two-bedroom plan with a shared social area, kitchen and laundry, or a single integrated suite with a king bed, desk, kitchenette and a bathroom placed for the ocean view. The section at top right shows the cantilevered platform on the slope; the four 3D views show the cabins from the approach and from below.

PART TWO · PLAN SHEET

Sheet A125 — the pool level

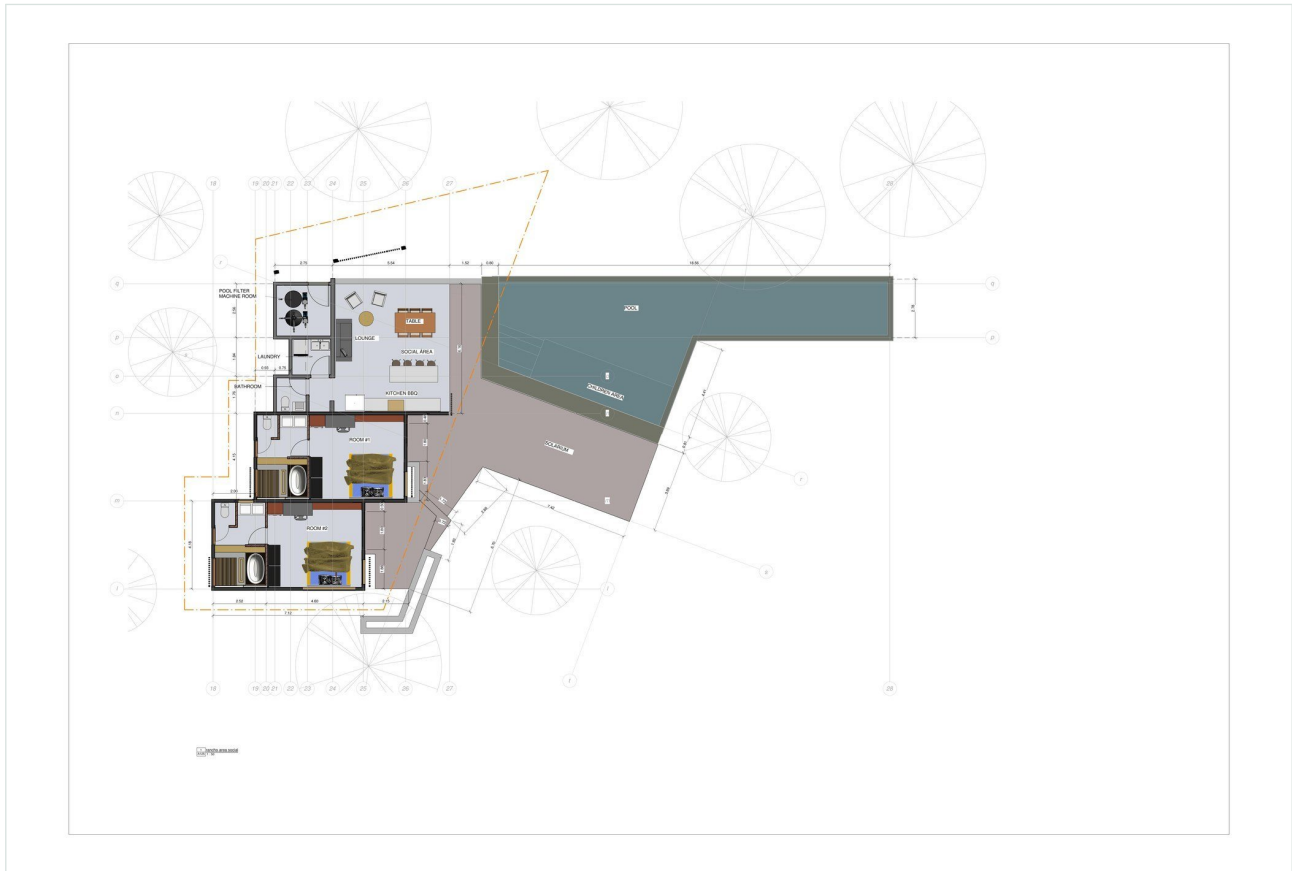


Figure 9 — **Proposed, not built.** The pool level in plan: the pool and its lap zone against the social area, kitchen and service rooms, with the terrace stepping out toward the view. A second sheet of the plan set.

Reading the sheet

The pool runs along the outer edge, with the lap zone extending away from the social area so swimming laps and sitting down to eat do not share the same water. Behind it the plan sets the kitchen, service rooms and covered dining under one roof; the terrace between them and the pool is the part of the design that faces the sea.

PART TWO · SITE PLAN

Sheet A123 — the whole property in one drawing

Before drawing a single building, the architect mapped how the site itself behaves: where the sea lies, where the mountains rise, how the sun crosses, and where the wind comes from.

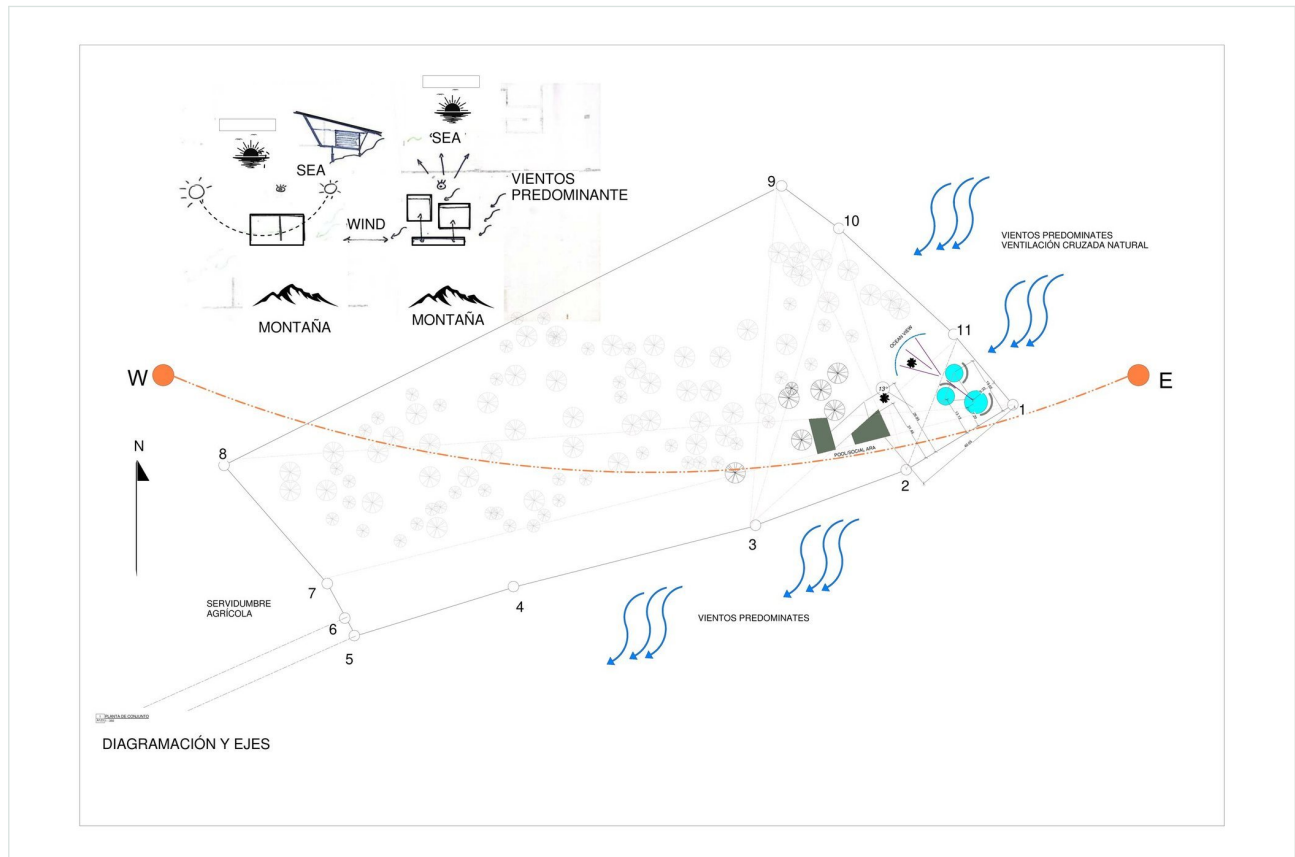


Figure 10 — Site plan (planta de conjunto, 1:350): the property outline with its eleven boundary points, the registered access easement, the sun's east–west path, the ocean-view axis, the proposed pool and social area, and the prevailing winds. One sheet of the plan set.

Reading the sheet

The outline traces the property through boundary points 1 to 11, with the registered easement (*servidumbre*) entering at the lower left. The orange axis running west to east is the sun's path across the site; the north arrow sits beside it. Blue arrows mark the prevailing winds, annotated *ventilación cruzada natural* — the cross-ventilation the proposed buildings are turned to catch, which is why no design here needs air conditioning. At the upper right the proposed buildings are placed along the ocean-view axis with the pool and social area below them, and the sketches at the top left set the sea against the mountains as seen from the ridge.

LOCATION & MARKET

The south Caribbean, at the right moment

Talamanca's coastal roads — 24 km of them — have just been paved under a 10-billion-colón national program, and a 13-billion-colón CCSS health centre (Área de Salud) for the Talamanca canton is under construction near Cahuita, serving some 73,000 residents and opening in the second half of 2027. The south Caribbean is getting the infrastructure the Pacific coast got decades ago, while land still sells at a fraction of Pacific prices and values climb steadily year over year.

Roads	24 km of Talamanca's coastal roads newly paved (10-billion-colón national program)
Healthcare	New CCSS health centre (Área de Salud) for the Talamanca canton, under construction near Cahuita for some 73,000 residents, opening in the second half of 2027
Market	South Caribbean prices remain a fraction of Pacific-coast equivalents, with steady year-over-year appreciation
Nearby	Cahuita National Park, Playa Grande, Puerto Viejo's restaurants and cafés
Climate	Sea breeze off the water all day at 220 m, cooled on its way up the valley — fans are enough

Why this property holds value

A ridgetop ocean view above conservation forest, genuinely turnkey systems, artisan hardwood construction and architect-ready expansion are rare in combination. Finished, titled, off-grid homes with an ocean view seldom reach this market — most listings are raw land or unfinished projects.

TITLE & TERMS

Clean title, clear terms

The property is fully titled and registered in Costa Rica's Registro Nacional. The registered survey (plano catastrado) is on file, the access easement is registered, and land use is confirmed.

Terms	
Price	US\$ 449,000
Commission	None — sold directly by the owner
Payment	Through a SUGEF-registered Costa Rican escrow
Closing costs	Transfer tax, stamps and notary fees are paid by the buyer
Conveys at closing	The cabin, the two bodegas and the systems, all standing and in use; the inventory and workshop listed in Part One; the architectural design set with all rights; the terrain maps; the full photo set
Due diligence	A review period follows the option-to-purchase agreement, per Costa Rican practice
Languages	English · Deutsch · Español · Italiano

Included documentation

A certified registry extract, the registered survey, the municipal land-use certification, water and electrical documentation and the tax standing are all on file and are provided to the buyer for the due-diligence review — see the next page for when each item is released.

HOW INFORMATION IS RELEASED

A sample now, the full file for committed buyers

The owner sells privately. Releasing material in stages keeps the legal and identity documents out of public circulation and reserves viewing time for buyers who are ready to proceed.

Stage 1 · Public available now	Stage 2 · Qualified Buyer Packet after a call, a confidentiality agreement and confirmation of funds	Stage 3 · Due-diligence file after the option agreement is signed and the deposit is in escrow
Includes: the listing, twenty photographs and this prospectus. For: everyone.	Includes: the complete design set — more than twenty renderings, all plan sheets, terrain and topographic maps; the drone video and full photo set; system documentation; a private viewing. Unlocked by: an introductory call, a signed confidentiality agreement, and a bank confirmation of funds for the purchase.	Includes: certified registry extract, registered survey (plano catastrado), municipal land-use certification, water and electrical documentation, tax standing, and the owner's identification for the transfer — everything a Costa Rican notary needs to close. Unlocked by: a signed option-to-purchase agreement with the deposit in a SUGEF-registered escrow. The due-diligence review period then runs before closing.

Steps

- 1 Inquire.** Write to kasavistacaribe@gmail.com in English, German, Spanish or Italian. The owner answers personally.
- 2 Qualify.** A short introductory call, a signed confidentiality agreement and a bank confirmation of funds open the Qualified Buyer Packet and a private viewing.
- 3 Offer.** Terms are set in an option-to-purchase agreement; the deposit goes into a SUGEF-registered escrow and the due-diligence file is released for the review period.
- 4 Close.** Transfer before a Costa Rican notary; keys, systems handover and the architectural design files pass to the buyer.

CONTACT

Arrange a viewing or request the packet

The owner sells directly and answers inquiries personally.

Seller	Don Kay
Email	kasavistacaribe@gmail.com
Phone / WhatsApp	+1 206 227 4044
Languages	English · Deutsch · Español · Italiano
On request	Qualified Buyer Packet: full design set, drone video, full photo set, system documentation

US\$ 449,000 · 19,983 m² · fully titled · for sale by owner · no commission

Notes

This prospectus was prepared by the owner from records and measurements believed accurate at the date of issue. Areas, distances and travel times are approximate. Photographs show the property as built. Renderings and plan sheets depict proposed designs that have not been built and for which no permits have been applied. Nothing in this document is a contractual offer; terms are set only in a signed option-to-purchase agreement. Buyers verify all matters independently during due diligence. September 2026.