AvilaCanyon ESTATES



LOT 16, PLAN 3

Modern Farmhouse Living

Experience the charm and elegance of Lot 16, Plan 3 at Avila Canyon Estates. This exquisite farmhouse design offers a blend of contemporary luxury and rustic sophistication. Nestled in the heart of Avila Canyon, this home provides an idyllic retreat for those seeking a serene and refined lifestyle.

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DRE# 01266964

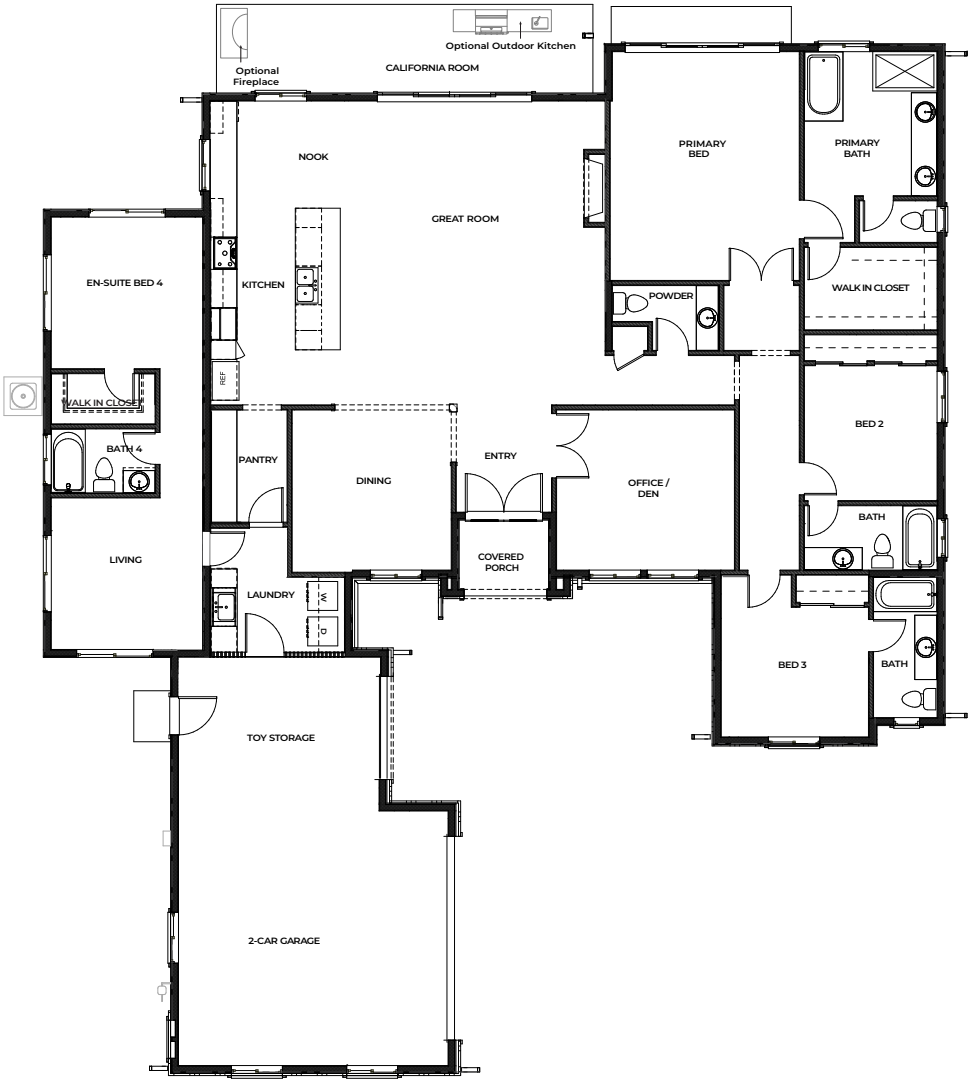
LOT 16

Elegant & Spacious: Your Floorplan

Total Area: 2,952 sq. ft.

Step into 2,952 sq. ft. of meticulously crafted space in Lot 16. This single-level home features three bedrooms, including a primary suite with luxurious finishes, and an en-suite fourth bedroom. The open floorplan enhances flow and functionality, perfect for modern living and entertaining. Enjoy high ceilings, a large open kitchen, and premium finishes throughout.

- ***Bedrooms: 4 (including an en-suite bedroom)***
- ***Bathrooms: 3.5 baths***
- ***Garage Spaces: 2-car garage with RV Toy storage***
- ***Ceilings: 10'***
- ***Large Open Kitchen***



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LOT 16

Expansive & Scenic Retreat

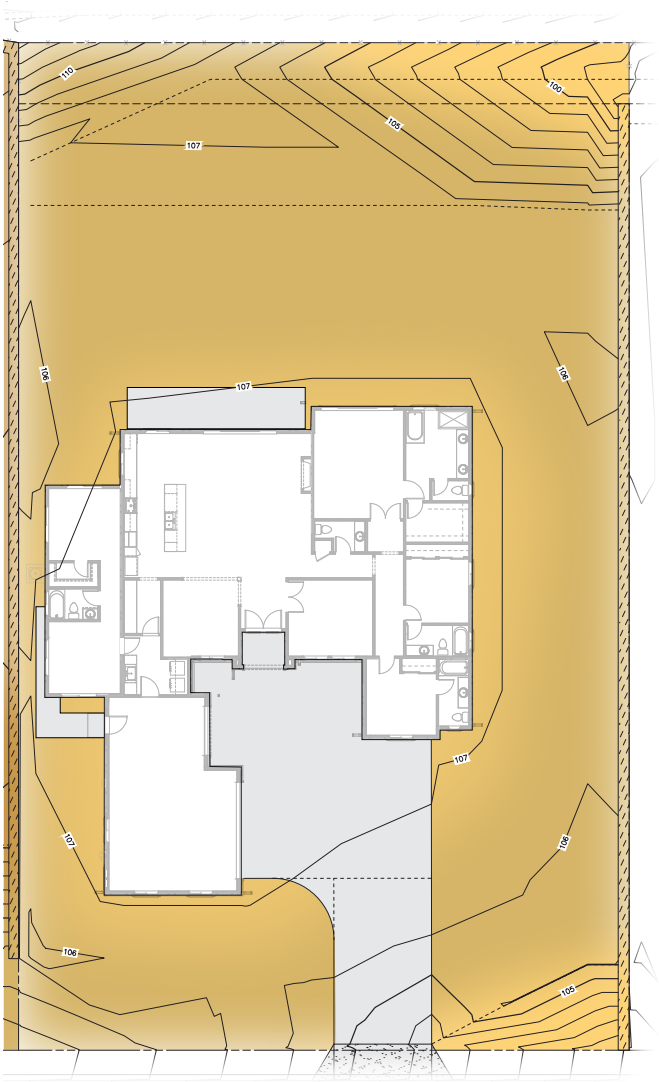
16,500 sq. ft. – Generous Estate Lot

Lot 16 offers a spacious and private retreat with a unique elevation built into a lush hillside. This expansive lot provides panoramic views and endless possibilities for outdoor living. Create your dream garden, a luxurious patio, or an outdoor entertainment area, all set against a picturesque backdrop.

Lot Size = 16,500.0 SF±

107.73' = Finished Floor Elevation
(concrete floor finished elevation)

106.9' = Finished PAD Elevation
(dirt finished grading elevation)



0 5' 10' 20'
SCALE: 1"=10'

AVILA CANYON ESTATES
LOT 16

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LOT 16

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 16 offers a tranquil retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 16's placement, ensuring privacy and convenience.



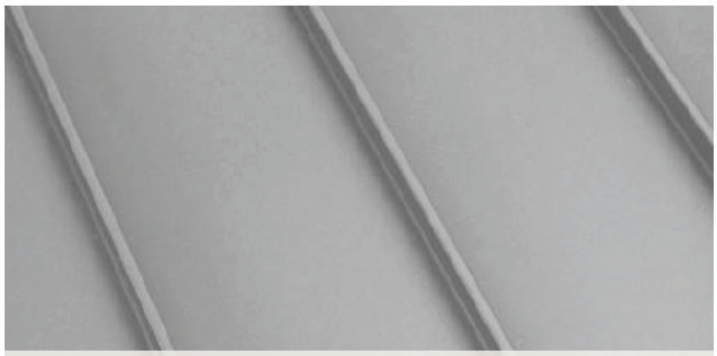


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LOT 16

Sophisticated Colors & Materials

Lot 16 features a refined color palette that complements its luxury farmhouse design. Exterior finishes are highlighted by El Dorado Stone: Ledgecut33 Birch, adding a touch of rustic elegance. The roofing uses eco-friendly materials in 'Light Gray Metal,' ensuring both durability and style. The front door is painted in SW Caviar, and the board & batt siding and trim are SW Pure White. The fascia is SW Caviar, enhancing the overall aesthetic of this stunning home.



ROOF: LIGHT GRAY METAL

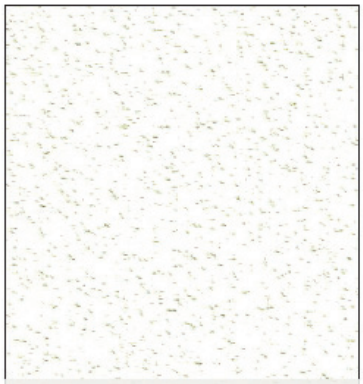


WARM WOOD ACCENTS

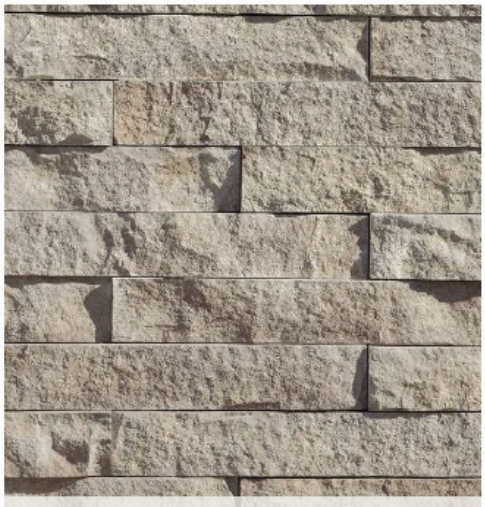
BOARD & BATT PAINT/FACIA/TRIM:
SW PURE WHITE



ENTRY DOOR:
SW CAVIAR



STUCCO: GLACIER



EL DORADO STONE:
LEDGECUT33 BIRCH

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Explore the Exquisite Features

Unparalleled Craftsmanship and Luxurious Details

Interior Detailing

- **Ceilings:** 10 ft. ceilings throughout
- **Doors:** 8 ft. entry doors, 8 ft. interior doors
- **Cabinetry:** Stain Grade Shaker Cabinets
- **Countertops:** Premium quartz countertops with a 6” splash
- **Faucets:** 8” spread bathroom faucets in the master bath, under-mount sinks in secondary baths
- **Safety:** Overhead fire suppression system
- **Hardware:** Satin Nickel finish hardware throughout
- **Walls:** Skip trowel hand textured walls
- **Lighting:** Prewired for custom lighting
- **Flooring:** Luxury Vinyl Plank (LVP) throughout all living areas, carpet in bedrooms
- **Fireplace:** Superior linear gas fireplace

Designer Upgrades

- **Appliances:** Upgraded appliance package options
- **Design Packages:** PB Modern Upgrade, Modern Farmhouse Upgrade, RH Lux Upgrade, and Ultra Modern Upgrade
- **Outdoor Add-ons:** California Room gas grill and fireplace (optional)

Exterior Features

- **Architecture:** Distinctively crafted in Modern Farmhouse & Contemporary styles
- **Parking:** Garage space and design varies by plan
- **Outdoor Space:** California Room (optional)
- **Gutters:** Full wrap as needed, with downspouts
- **Landscape:** Backs to open space with rolling hills

Energy-Saving Elements

- **Windows:** Dual-pane, low-E vinyl windows and sliding doors
- **Plumbing:** Water-saving, low-flow commodes
- **Thermostat:** Digital programmable thermostat
- **Water Heater:** 80-Gallon tank water heater with built-in recirculating pump
- **Lighting:** LED recessed lighting
- **Heating:** 95% efficient FAU system
- **EV:** Preplumbed for EV charger

Kitchen Design

- **Culinary Space:** Elegant and spacious gourmet kitchen with oversized island
- **Countertops:** Premium quartz countertops for effortless upkeep
- **Backsplash:** 6” continued quartz backsplash
- **Appliances:** GE Cafe Energy Star-rated appliances
- **Refrigerator:** Pre-plumbed for water at refrigerator bay

Primary Suite

- **Bedroom:** Spacious bedroom quarters
- **Master Bath Shower:** 12x24 tiled to the ceiling with nickel framed enclosure
- **Master Bath Countertops:** Quartz countertops with spacious dual sinks
- **Master Bath Tub:** 70” free-standing tub
- **Closet:** Generous walk-in wardrobe



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