AvilaCanyon
ESTATES

LOT 18, PLAN 5

Timeless Farmhouse Elegance

Experience the charm of Lot 18, Plan 5 at Avila Canyon Estates. This 3,070 sq. ft. farmhouse-style home blends rustic elegance with modern comfort, offering a thoughtfully designed two-story layout, high-end finishes, and seamless indoor-outdoor living in an exclusive gated community.

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DRE# 01266964

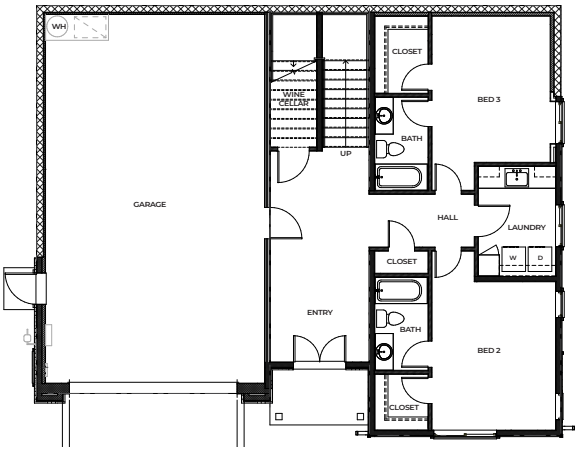
LOT 18

Thoughtful Farmhouse Living

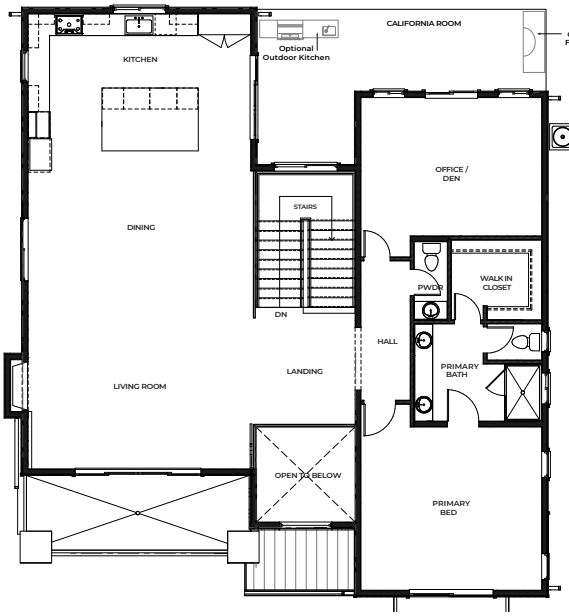
Total Area: 3,070 sq. ft.

Step into 3,070 sq. ft. of meticulously designed space in Lot 18. This two-story farmhouse-style home features four bedrooms, including a private guest suite, and three and a half bathrooms. The flexible office/den provides a dedicated workspace or additional living area. The open-concept layout enhances natural flow, perfect for entertaining and everyday living. High-end finishes and state-of-the-art appliances elevate both comfort and style.

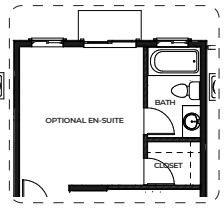
- ***Bedrooms: 4, including a private guest suite***
- ***Bathrooms: 3.5 baths***
- ***Garage Spaces: 4-car tandem garage***
- ***Ceilings: 10' on the main level***
- ***California Room: Optional outdoor fireplace and kitchen***



GROUND FLOOR



SECOND FLOOR



Optional En-Suite Bedroom 4

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LOT 18

Exclusive Estate Living

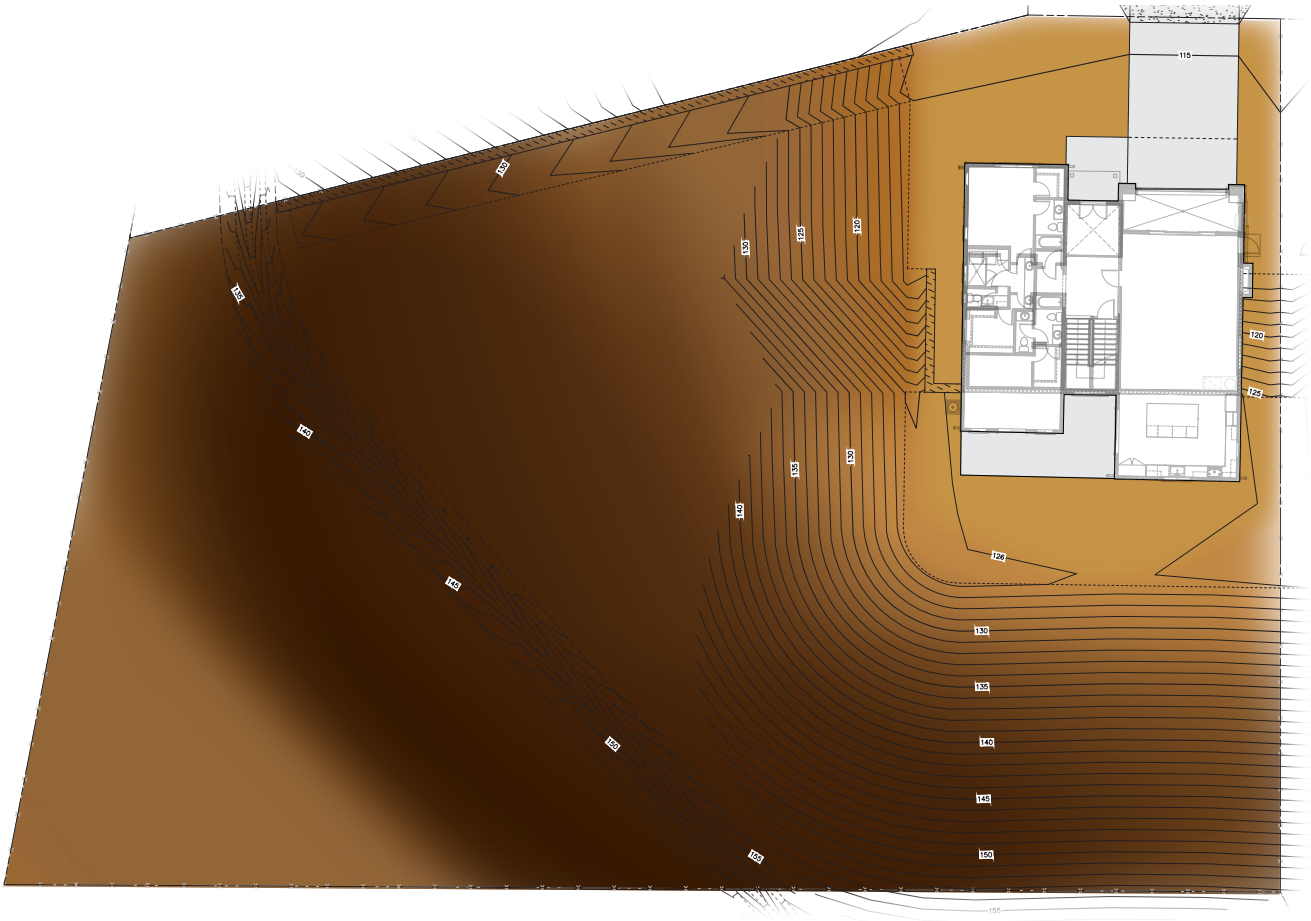
30,108 sq. ft. – Expansive Estate Lot

Lot 18 offers one of the largest private retreats within Avila Canyon Estates, set against a picturesque hillside that embodies the essence of this canyon development. Enjoy expansive views and a serene environment. The spacious backyard provides endless possibilities for outdoor entertainment, from a tranquil garden to a luxurious patio area perfect for gatherings.

Lot Size = 30,108.1 SF±

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

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



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

AVILA CANYON ESTATES
LOT 18

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LOT 18

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 18 offers a tranquil retreat while ensuring connectivity within this exclusive community. The community map highlights Lot 18's prime placement, providing privacy and ease of access.

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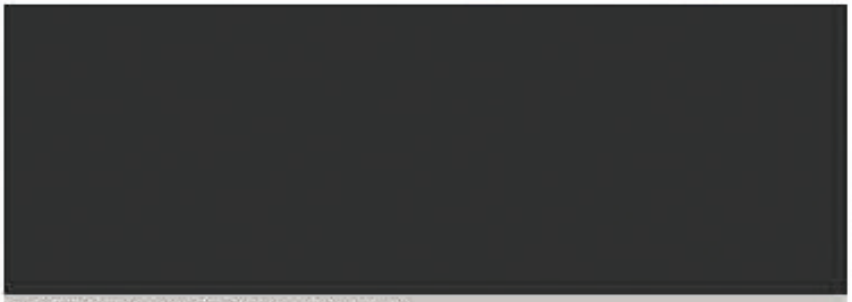
LOT 18

Sophisticated Colors & Materials

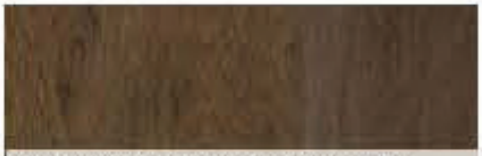
Lot 18 showcases a timeless farmhouse-inspired palette that enhances its warm and inviting aesthetic. The exterior finishes feature Coronado Stone: White Ledgestone, adding a touch of rustic elegance. The roofing is Black Matte Metal, ensuring durability with a classic farmhouse appeal. The fascia is SW Tricorn Black, creating a refined contrast that complements the home's sophisticated design.

ACCENT ROOF: MATTE BLACK

TRIM AND BOARD & BATT:
SW PURE WHITE



FRONT DOOR: SW CAVIAR



OPTIONAL WOOD ACCENT

GARAGE DOOR:
SW PEPPERCORN

STUCCO:
GLACIER WHITE

CORONADO STONE
ARTISAN LEDGESTONE
CYPRESS POINT

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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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