AvilaCanyon ESTATES

LOT 19, PLAN 5

Modern Contemporary Elegance

Discover the sophisticated charm of Lot 19, Plan 5 at Avila Canyon Estates. This contemporary home blends cutting-edge design with the natural allure of Avila Canyon, offering a luxurious lifestyle with bespoke details and expansive living spaces.

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DRE# 01266964

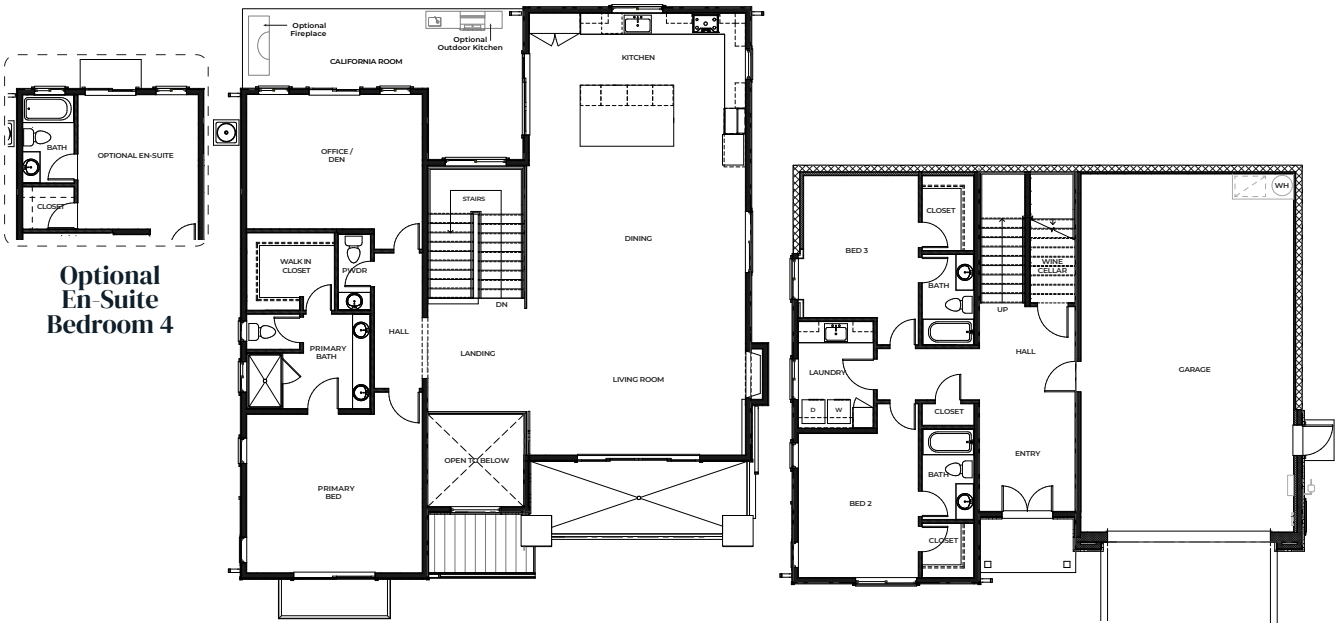
LOT 19

Contemporary Living: Floorplan

Total Area: 3,070 sq. ft.

Step into 3,070 sq. ft. of meticulously crafted space in Lot 19. This two-story home features three spacious bedrooms, three and a half bathrooms, and a dedicated office or den. The open floorplan enhances flow and functionality, with a modern kitchen that opens into a grand living area, perfect for entertaining and relaxation. High-end finishes and state-of-the-art appliances ensure both comfort and style.

- ***Bedrooms: 3 (optional en-suite 4th bedroom)***
- ***Bathrooms: 3.5 baths***
- ***Garage Spaces: 4-car tandem garage***
- ***Ceilings: 10'***
- ***Large Open Kitchen***
- ***Spacious Living Areas***



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LOT 19

Scenic Beauty & Spacious Living

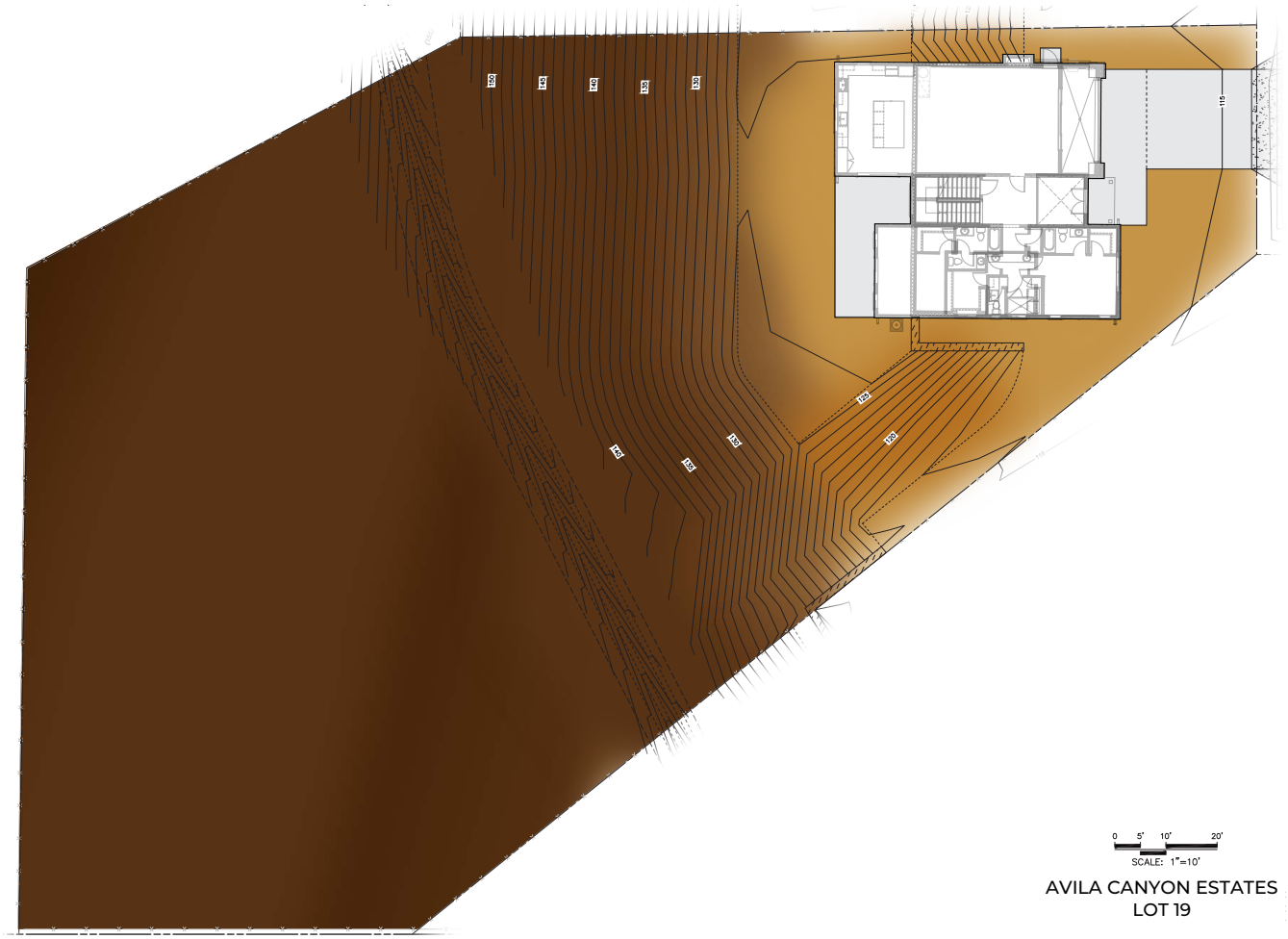
29,576.8 sq. ft. – Expansive Estate Lot

Lot 19 offers one of the largest private retreats in Avila Canyon Estates, built into a lush hillside that earns the development its canyon name. Enjoy breathtaking panoramic views and the tranquility of nature. The expansive backyard is perfect for creating your dream outdoor living area, from a serene garden oasis to a luxurious patio for gatherings, all set against a picturesque hillside backdrop.

Lot Size = 29,576.8 SF±

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

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



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LOT 19

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 19 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 19's placement, ensuring privacy and convenience.

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LOT 19

Sophisticated Colors & Materials

Lot 19 features a refined color palette that complements its luxury contemporary design. Exterior finishes are highlighted by Coronado Stone: Texas Cream, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Matte Black,' ensuring both durability and style. The front door is painted in SW Caviar, and the board & batt siding and trim are SW Pure White, enhancing the overall aesthetic of this stunning home.

ROOF: MATTE BLACK

TRIM:
SW PURE WHITE

GARAGE DOOR:
SW PEPPERCORN

DOOR/ACCENT:
SW CAVIAR

RUBBLE STONE: TEXAS CREAM

STUCCO:
LA HABRA CLAY

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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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