

AvilaCanyon

ESTATES



LOT 23, PLAN 2

Modern Contemporary Elegance

Embrace the luxurious charm of Lot 23, Plan 2 at Avila Canyon Estates. This contemporary design integrates refined architecture with the serene beauty of Avila Canyon, offering a perfect haven for those who appreciate bespoke details and an upscale lifestyle.

CCB.Homes/AvilaCanyon

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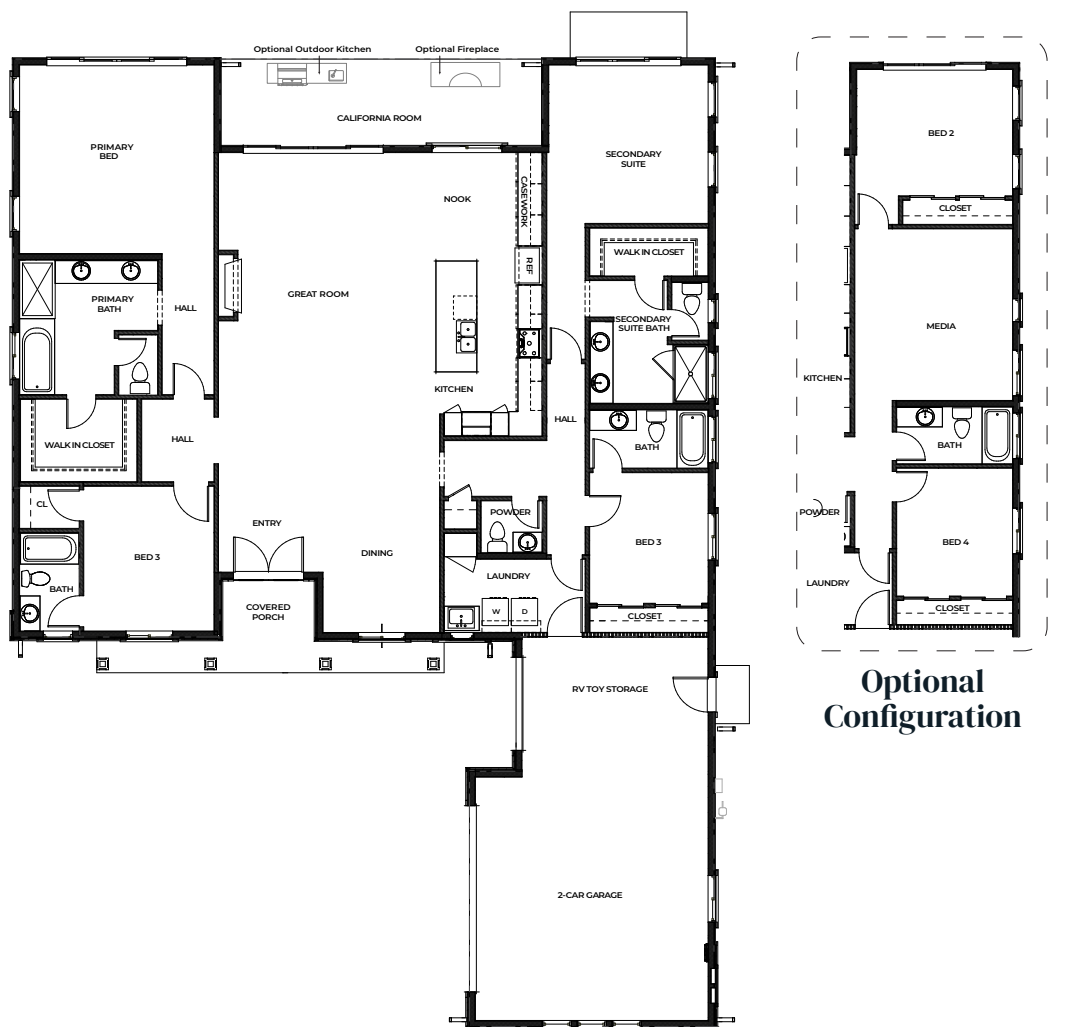
DRE# 01266964

Contemporary Living: Floorplan

Total Area: 2,718 sq. ft.

Explore 2,718 sq. ft. of meticulously designed space in Lot 23. This single-level home features four bedrooms, including a primary suite and a secondary suite, and four and a half bathrooms. 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: 4 (optional media room configuration)**
- **Bathrooms: 4.5 baths**
- **Garage Spaces: 3-car garage**
- **Ceilings: 10'**
- **Large Open Kitchen**



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Scenic Beauty & Spacious Living

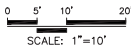
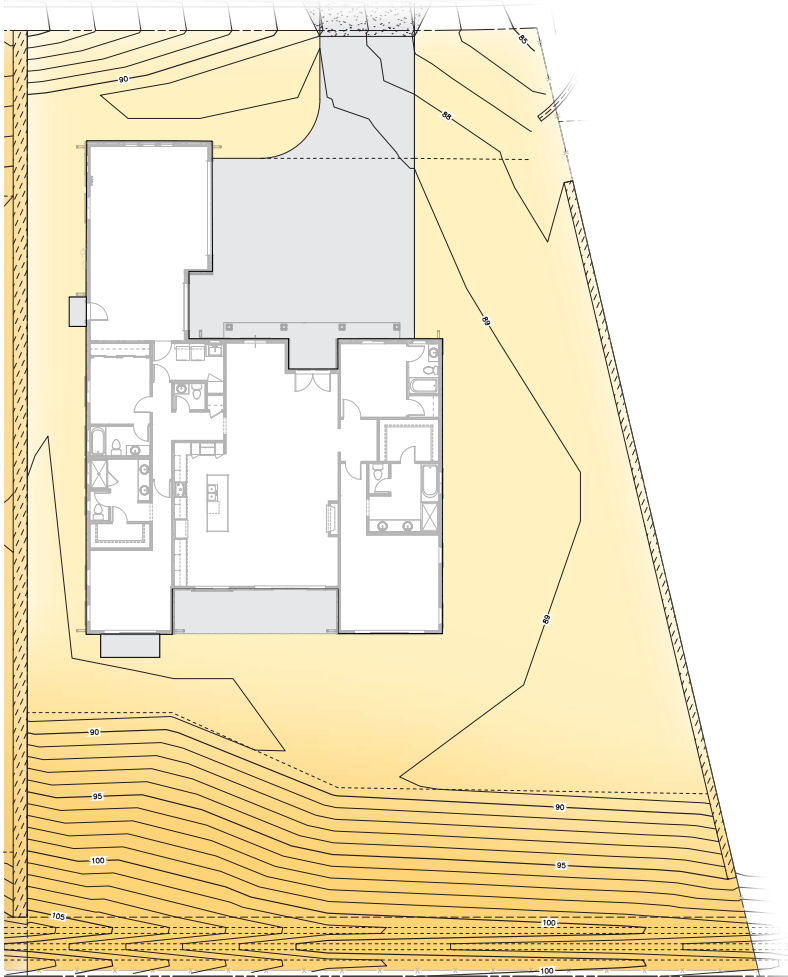
16,815.7 sq. ft. – Expansive Estate Lot

Lot 23 offers a generous private retreat with a unique elevation built into a lush hillside. Enjoy stunning panoramic views and the tranquility of nature. The spacious backyard is ideal 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 = 16,815.7 SF±

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

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



AVILA CANYON ESTATES
LOT 23

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Community Map & Your Home

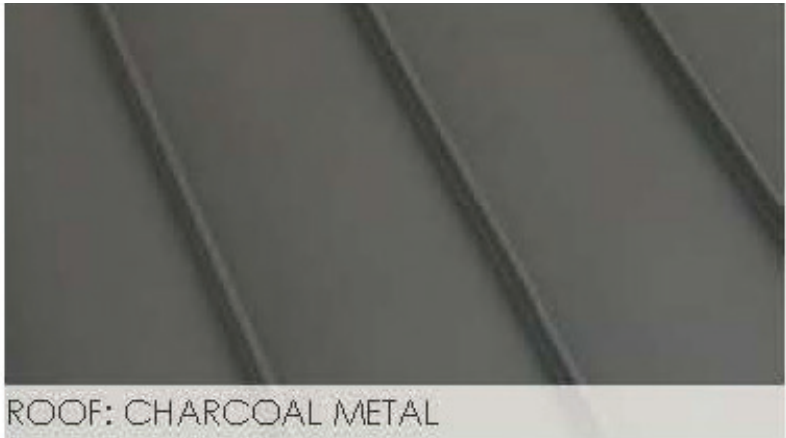
Strategically located within Avila Canyon Estates, Lot 23 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 23's placement, ensuring privacy and convenience.



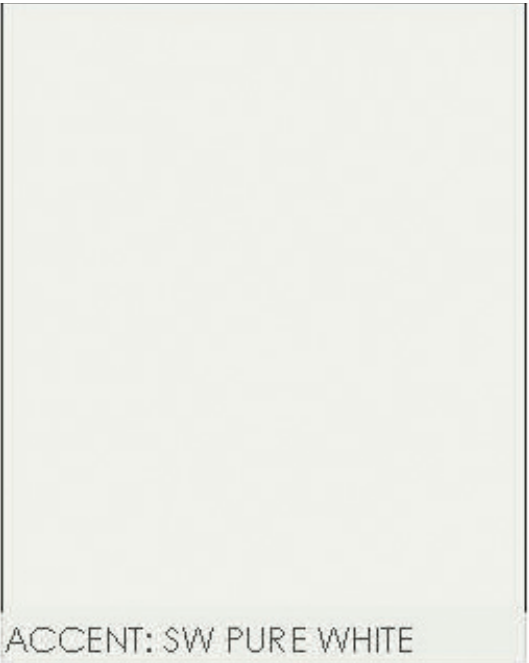
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Sophisticated Colors & Materials

Lot 23 features a refined color palette that complements its luxury contemporary design. Exterior finishes are highlighted by Rubble Stone: Texas Cream, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Charcoal Metal,' ensuring both durability and style. The fascia is SW Grizzle Gray, enhancing the overall aesthetic of this stunning home.



ROOF: CHARCOAL METAL



ACCENT: SW PURE WHITE



STUCCO: CLAY



DOOR: SW
NEEDLEPOINT NAVY



FACIA:
SW GRIZZLE GRAY



RUBBLE STONE:
TEXAS CREAM

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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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