AvilaCanyon
ESTATES

LOT 12, PLAN 3

Contemporary Luxury in Nature

Experience the sophisticated charm of Lot 12, Plan 3 at Avila Canyon Estates. This contemporary home seamlessly blends elegant design with the natural beauty of Avila Canyon. Perfect for those who appreciate bespoke details and a luxurious lifestyle, this residence offers an exquisite combination of comfort and style.

CCB.Homes/AvilaCanyon

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DRE# 01266964

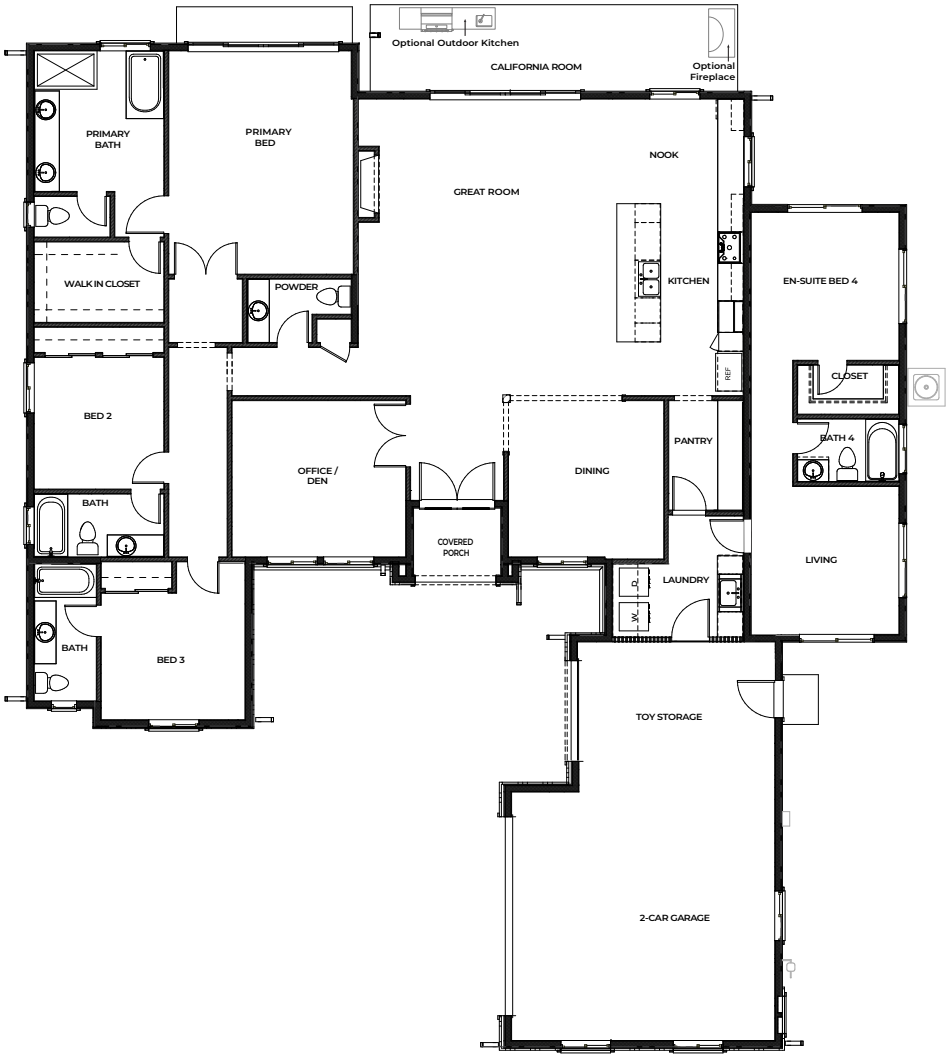
LOT 12

Luxury Contemporary Living

Total Area: 2,952 sq. ft.

Step into 2,952 sq. ft. of meticulously designed space in Lot 12. This single-level home features four bedrooms, including a primary suite and a dedicated en-suite guest room, 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 (including en-suite guest room)***
- ***Bathrooms: 4.5 baths***
- ***Garage Spaces: 2-car garage plus additional RV/Toy storage***
- ***Ceilings: 10'***
- ***Large Open Kitchen***
- ***Office/Den***



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LOT 12

Scenic Estate Living

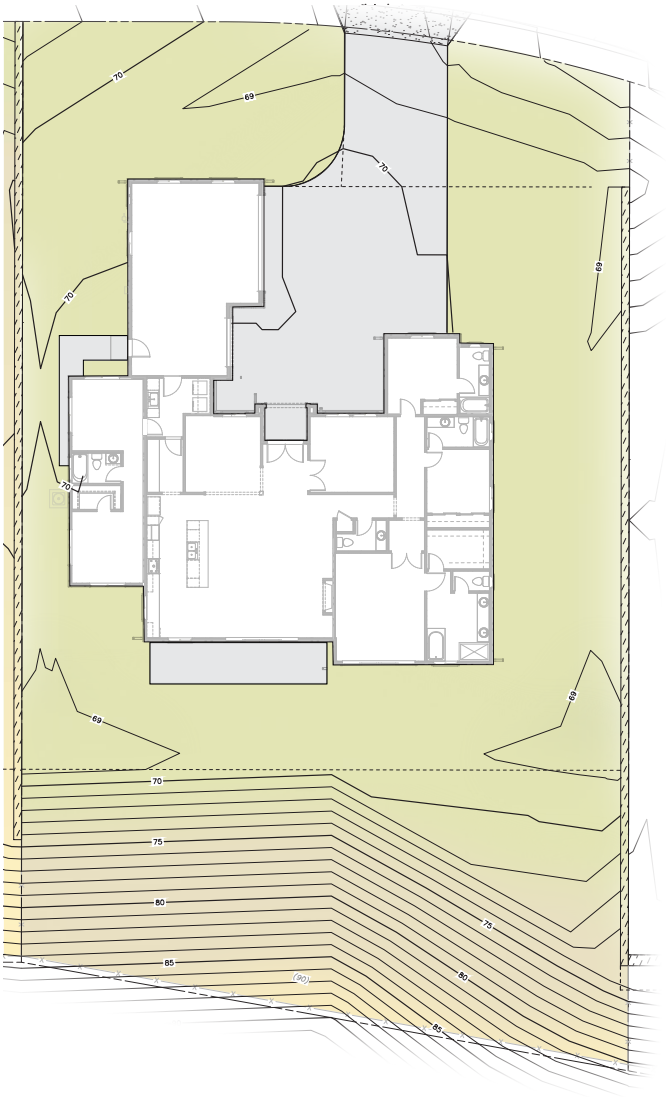
16,171.4 sq. ft. – Expansive Estate Lot

Lot 12 offers a generous private retreat with a unique elevation built into the lush hillside, earning its place in Avila Canyon. Enjoy beautiful panoramic views and the tranquility of nature. The spacious 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 = 16,171.4 SF±

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

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



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

AVILA CANYON ESTATES
LOT 12

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LOT 12

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 12 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 12's placement, ensuring privacy and convenience.

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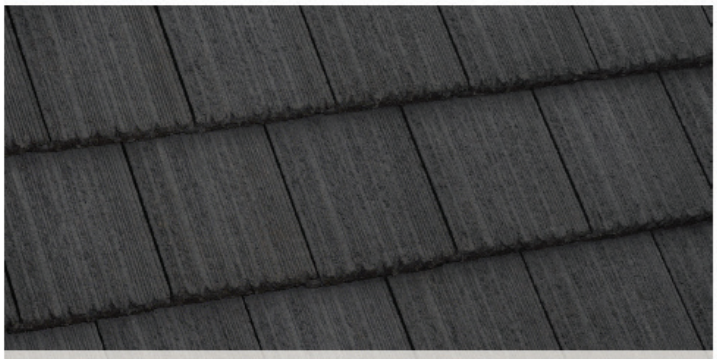
LOT 12

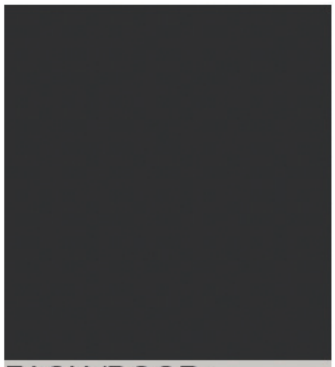
Sophisticated Colors & Materials

Lot 12 features a refined color palette that complements its luxury contemporary design. Exterior finishes are highlighted by Coronado Stone: Northland, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Charcoal Concrete Tile,' ensuring both durability and style. The stucco is Glacier, enhancing the overall aesthetic of this stunning home.

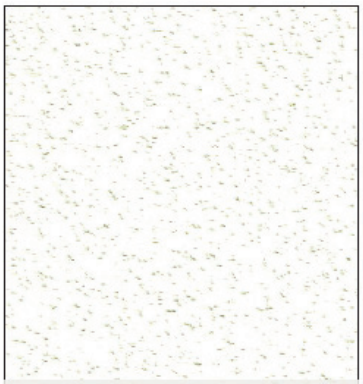


ROOF: CHARCOAL CONC. TILE

BOARD & BATT PAINT: SW PURE WHITE



FACIA/DOOR:
SW CAVIAR



STUCCO: GLACIER

CORONADO STONE:
NORTHLAND

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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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