AvilaCanyon
ESTATES

LOT 4, PLAN 4

Modern Elegance in Nature

Discover the sophisticated elegance of Lot 4, Plan 4 at Avila Canyon Estates. This luxurious contemporary design harmonizes with the stunning natural surroundings of Avila Canyon. Created for those who appreciate exquisite craftsmanship and a refined lifestyle, this residence offers unmatched comfort and sophistication.

CCB.Homes/AvilaCanyon

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DRE# 01266964

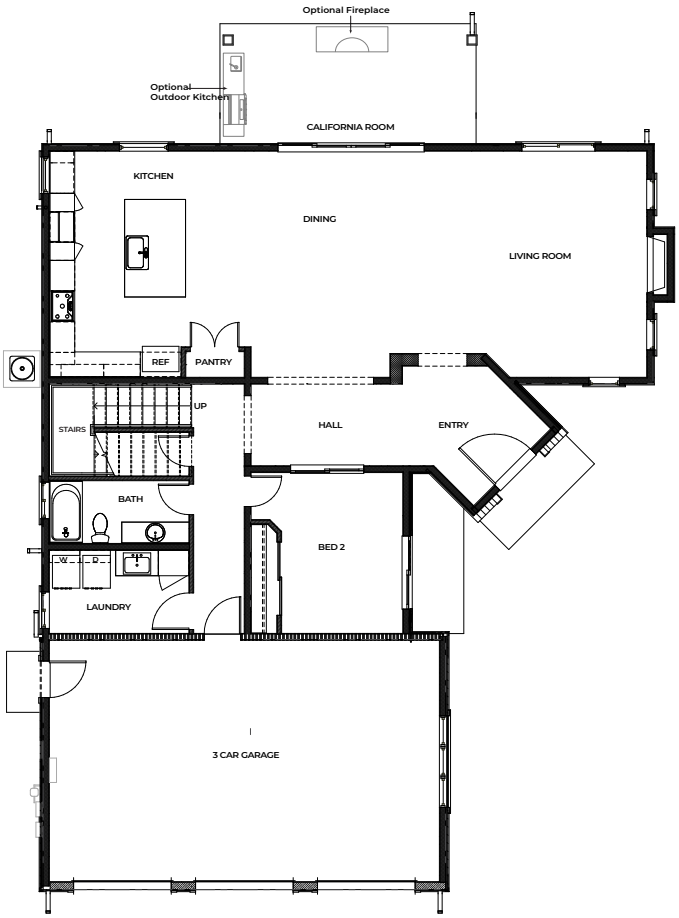
LOT 4

Exceptional Living: Your Floorplan

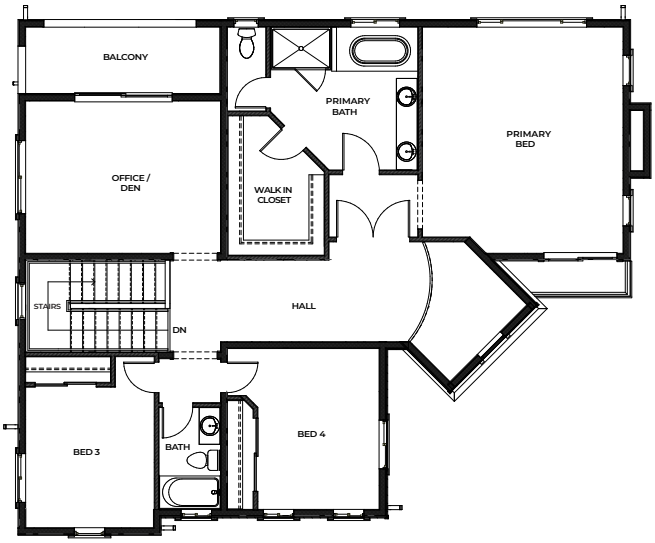
Total Area: 3,139 sq. ft.

Step into 3,139 sq. ft. of meticulously crafted space in Lot 4. This two-story home features four bedrooms, an office or den, and three full bathrooms. The open floorplan seamlessly integrates indoor and outdoor living, with a spacious living area, a gourmet kitchen, and a California Room with optional features like an outdoor fireplace and kitchen. High-end finishes and state-of-the-art appliances ensure both luxury and convenience.

- ***Bedrooms: 4***
- ***Bathrooms: 3 baths***
- ***Garage Spaces: 3***
- ***Ceilings: 10'***
- ***Large Open Kitchen***



GROUND FLOOR



SECOND FLOOR

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LOT 4

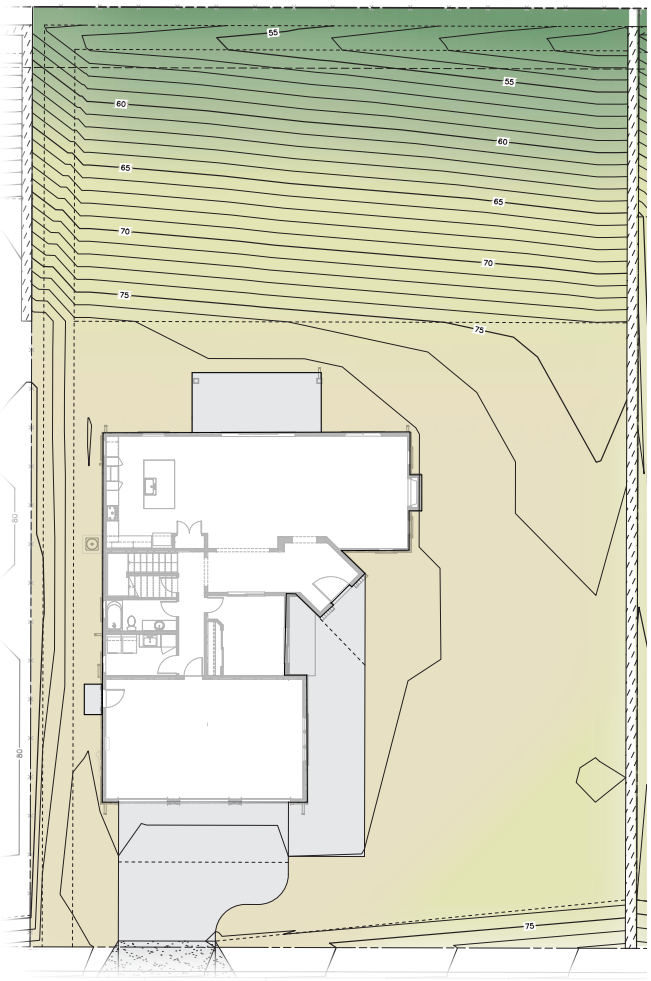
Scenic Beauty & Spacious Living

15,498.3 sq. ft. – Expansive Estate Lot

Lot 4 offers a serene private retreat with a unique elevation, providing breathtaking views of the lush Avila Canyon landscapes. The spacious backyard is perfect for creating your dream outdoor living area, from a tranquil garden oasis to a luxurious patio for gatherings, all set against a picturesque hillside backdrop.

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

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



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

AVILA CANYON ESTATES
LOT 4

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LOT 4

Community Map & Your Home

Strategically located for both privacy and convenience, Lot 4 is a prime location within Avila Canyon Estates. The community map highlights Lot 4's placement, offering a peaceful retreat while maintaining connectivity within this exclusive community.

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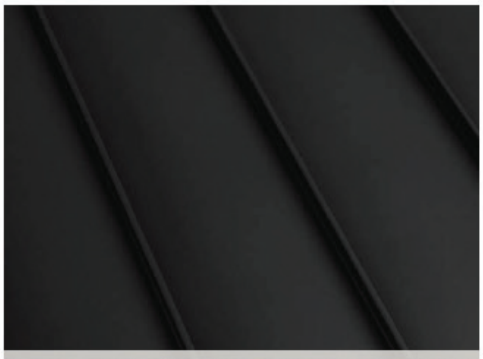
LOT 4

Sophisticated Colors & Materials

Lot 4 features a refined color palette that complements its luxury contemporary design. Exterior finishes are highlighted by El Dorado Stone: Cut Course Cannonade, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Eagle Pondersosa Sierra Madre' with an accent roof in 'Matte Black,' ensuring both durability and style. The front door adds a pop of color with SW Carriage Door, enhancing the overall aesthetic of this stunning home.

ROOF: EAGLE PONDERSOA SIERRA MADRE

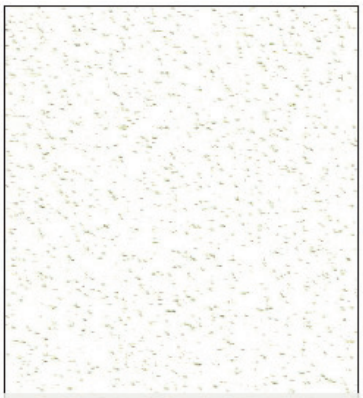


ACCENT ROOF: MATTE BLACK

BOARD & BATT: SW PURE WHITE

FRONT DOOR:
SW CARRIAGE DOOR

FASCIA: SW CAVIAR



STUCCO: GLACIER

EL DORADO STONE:
CUT COURSE CANNONADE

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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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