AvilaCanyon
ESTATES

LOT 1, PLAN 1

Modern Country Elegance

This artistically crafted home offers luxurious living spaces that seamlessly blend sophisticated architecture with the natural beauty of Avila Canyon. Designed for those who appreciate fine details and a bespoke lifestyle, this residence promises unparalleled luxury and serenity.

CCB.Homes/AvilaCanyon

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

CCB | Coastal Community Builders

DRE# 01266964

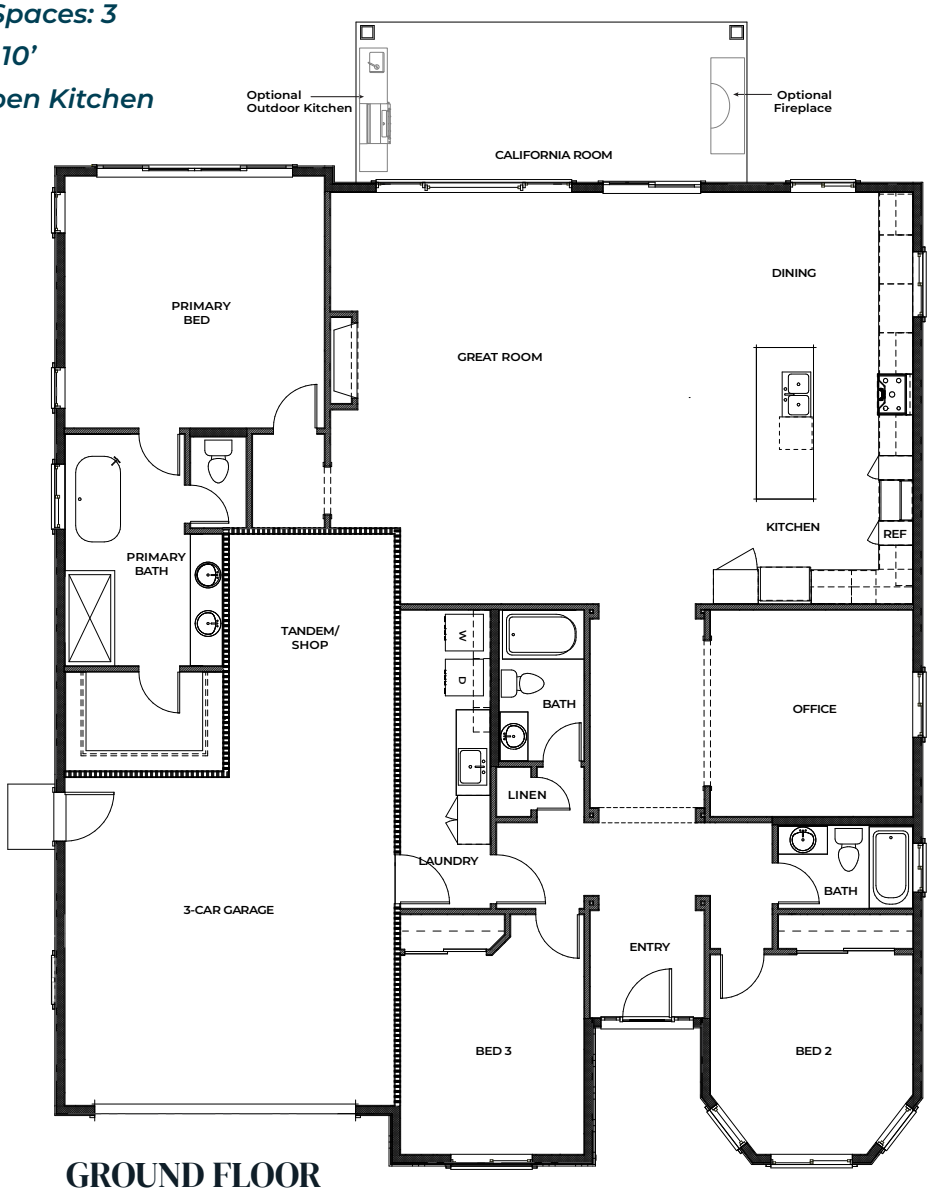
LOT 1

Refined Living: Your Floorplan

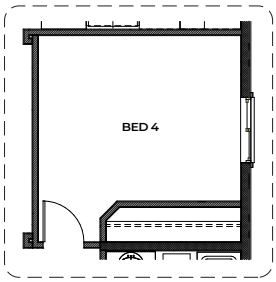
Total Area: 2,485 sq. ft.

Experience nearly 2,500 sq. ft. of expertly designed space in Lot 1. This single-story home blends Modern Farmhouse with Avila Contemporary design, featuring bespoke details throughout. Enjoy an open floorplan with three bedrooms, a dedicated office (or optional fourth bedroom), a separated master suite, a guest en-suite, large laundry room, and a 3-car tandem garage. The California Room offers optional features like an outdoor fireplace and kitchen. High-end finishes and state-of-the-art appliances ensure both comfort and style.

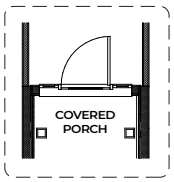
- ***Bedrooms: 3***
- ***Bathrooms: 3 full baths***
- ***Garage Spaces: 3***
- ***Ceilings: 10'***
- ***Large Open Kitchen***



GROUND FLOOR



Optional Bedroom 4



Entry Style B

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

LOT 1

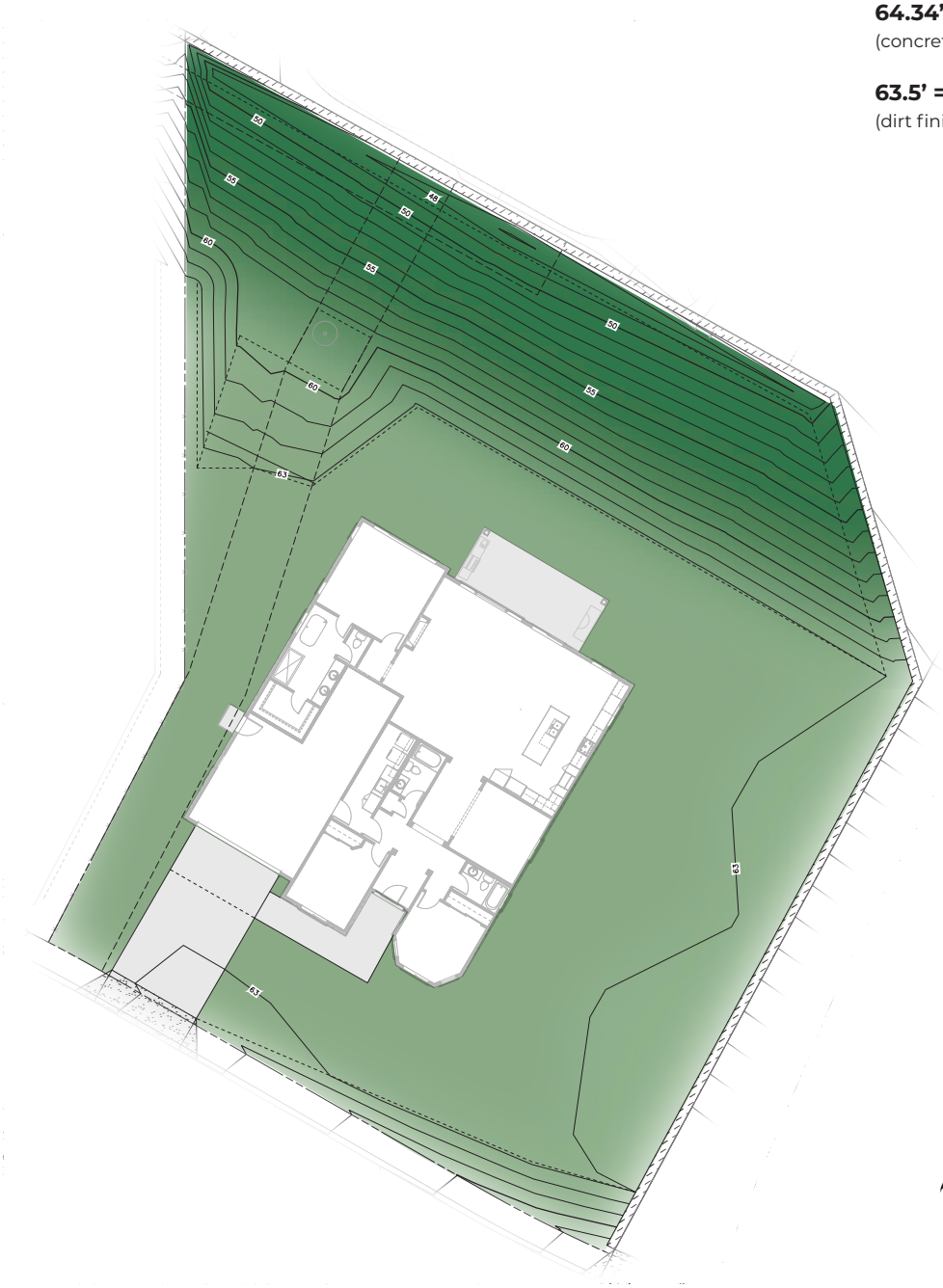
Privacy & Panoramic Views

16,972.3 sq. ft. – Estate Size Lot

Lot 1 offers a generous private retreat with a unique elevation. Enjoy spectacular East and North expansive views of the lush Avila Canyon landscapes. The spacious backyard provides endless possibilities for outdoor entertainment, from a serene garden oasis to a luxurious patio area perfect for gatherings, all set against a picturesque hillside backdrop.

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

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



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

AVILA CANYON ESTATE
LOT 1

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

LOT 1

Community Map & Your Home

Ideally positioned for privacy and convenience, Lot 1 is prominently located within Avila Canyon Estates. The detailed community map highlights the strategic placement of Lot 1, offering a serene retreat with easy access to the main entrance. This location ensures a perfect blend of seclusion and connectivity within the exclusive Avila Canyon Estates.

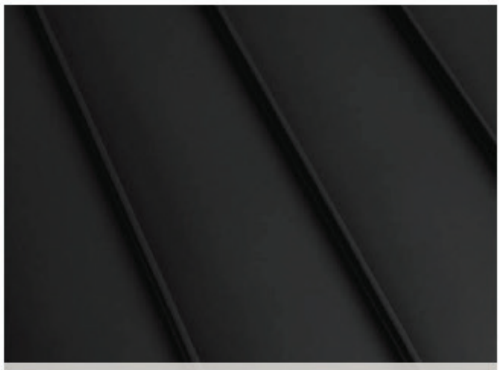
In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

LOT 1

Your Home's Colors & Materials

Lot 1 features a sophisticated color scheme that complements its contemporary design. Exterior finishes accented by 'Natural Stone' cladding that offers a touch of rustic elegance. The roofing is crafted from eco-friendly materials in 'Matte Black', ensuring durability and style. Interior palettes are carefully selected to enhance the open, airy feel of the home, with natural wood floors and 'Crisp Linen' walls, creating a warm and inviting atmosphere.

ROOF: TIMBERLINE CHARCOAL



ACCENT ROOF: MATTE BLACK

BOARD & BATT PAINT: SW EAGLET BEIGE

DOOR/FASCIA: SW CAVIAR

TRIM/GARAGE: SW PURE WHITE

CORONADO GLACIER BRICK

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

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

In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. Coastal Community Builders, Inc. DRE #01266964

AvilaCanyon ESTATES

CCB.Homes/AvilaCanyon

CCB | Coastal Community Builders

DRE# 01266964