

AvilaCanyon

ESTATES



LOT 8, PLAN 5

Modern Luxury in Nature

Experience the ultimate in contemporary elegance with Lot 8, Plan 5 at Avila Canyon Estates. This exquisitely designed home offers luxurious living spaces that seamlessly blend sophisticated architecture with the natural beauty of Avila Canyon. Perfect for those who appreciate fine details and a bespoke lifestyle, this residence promises unmatched comfort and refinement.

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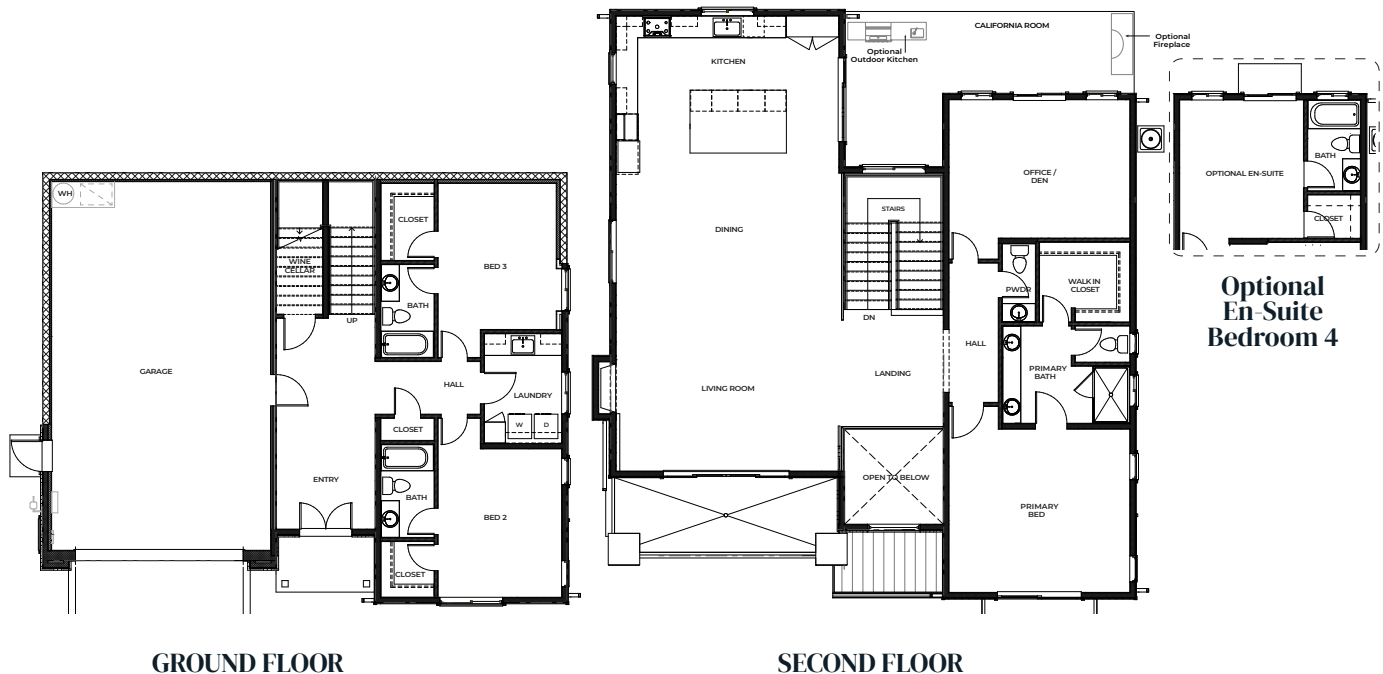
DRE# 01266964

Exquisite Living: Your Floorplan

Total Area: 3,070 sq. ft.

Step into 3,070 sq. ft. of meticulously designed space in Lot 8. This two-story home features three bedrooms, an office or den that can be converted into an optional en-suite fourth bedroom, and three 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. Highlights include high-end finishes, state-of-the-art appliances, and a California Room with optional features like an outdoor fireplace and kitchen.

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



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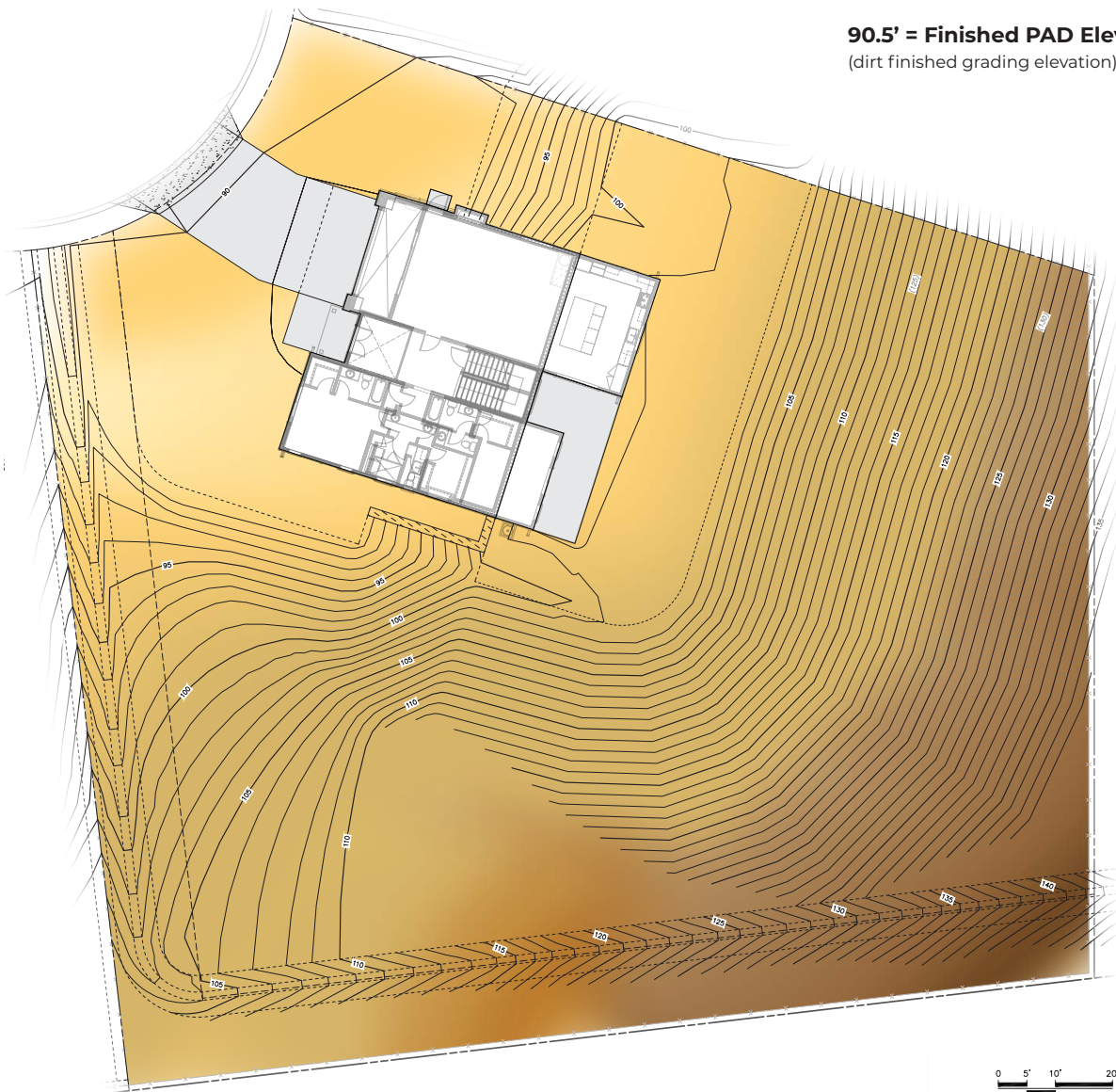
Scenic Beauty & Spacious Living

29,052.1 sq. ft. – Expansive Estate Lot

As one of the largest lots in the development, Lot 8 offers a serene private retreat with a unique elevation built into a lush hillside, earning the Avila Canyon name. 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.

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

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



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

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Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 8 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 8's placement, ensuring privacy and convenience.



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Sophisticated Colors & Materials

Lot 8 features a refined color palette that complements its luxury contemporary design. Exterior finishes are highlighted by Coronado Stone: Artisan LedgeStone Cypress Point, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Matte Black,' ensuring both durability and style. The front door and fascia are painted in SW Caviar, the garage door in SW Peppercorn, and the stucco in Clay. Optional wood accents enhance the overall aesthetic of this stunning home.



ACCENT ROOF: MATTE BLACK



FRONT DOOR AND FACIA: SW CAVIAR



GARAGE DOOR:
SW PEPPERCORN



STUCCO:
CLAY



OPTIONAL WOOD ACCENT



CORONADO STONE
ARTISAN LEDGESTONE
CYPRESS POINT

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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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