AvilaCanyon
ESTATES

LOT 9, PLAN 4

Charming Farmhouse Elegance

Experience the pinnacle of luxurious living in this 3,139 sq. ft. two-story home that blends modern farmhouse and contemporary design. This home offers spacious and comfortable living areas that seamlessly integrate modern amenities with rustic charm. Perfect for those who value bespoke details and an elevated lifestyle, this residence provides a perfect blend of sophistication and warmth.

CCB.Homes/AvilaCanyon

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CCB | Coastal Community Builders

DRE# 01266964

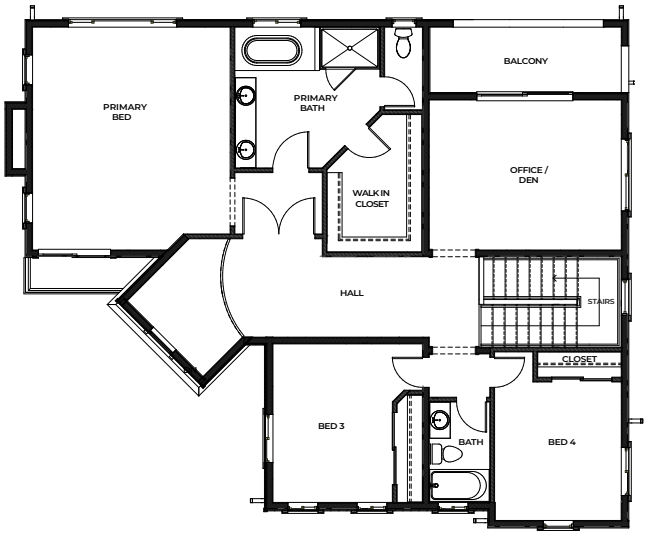
LOT 9

Spacious Elegance: Your Floorplan

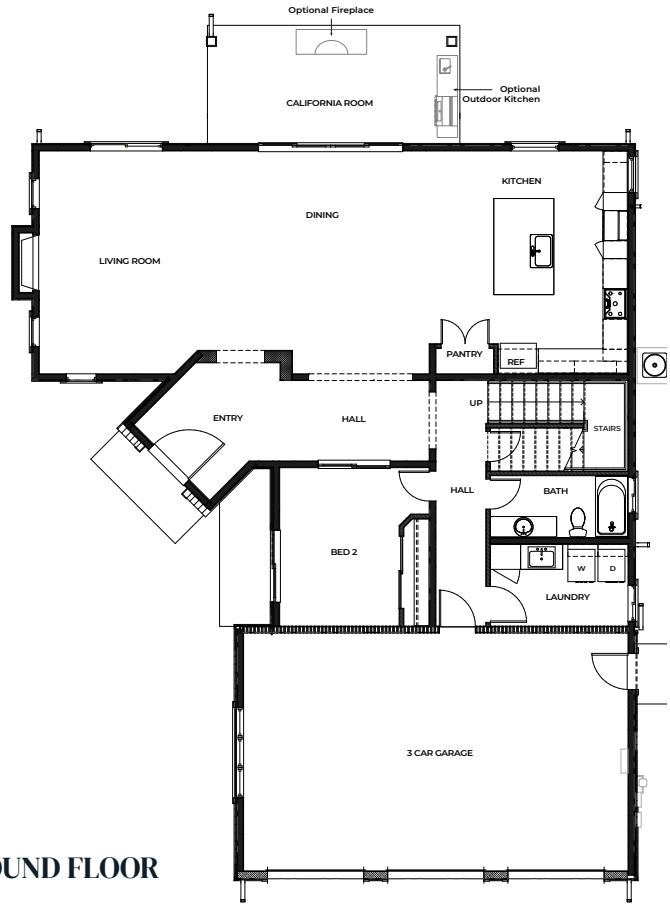
Total Area: 3,139 sq. ft.

Step into 3,139 sq. ft. of meticulously designed space in Lot 9. This two-story home features four bedrooms, an office or den, and three full 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: 4***
- ***Bathrooms: 3 baths***
- ***Garage Spaces: 3***
- ***Ceilings: 10'***
- ***Large Open Kitchen***



SECOND FLOOR



GROUND FLOOR

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LOT 9

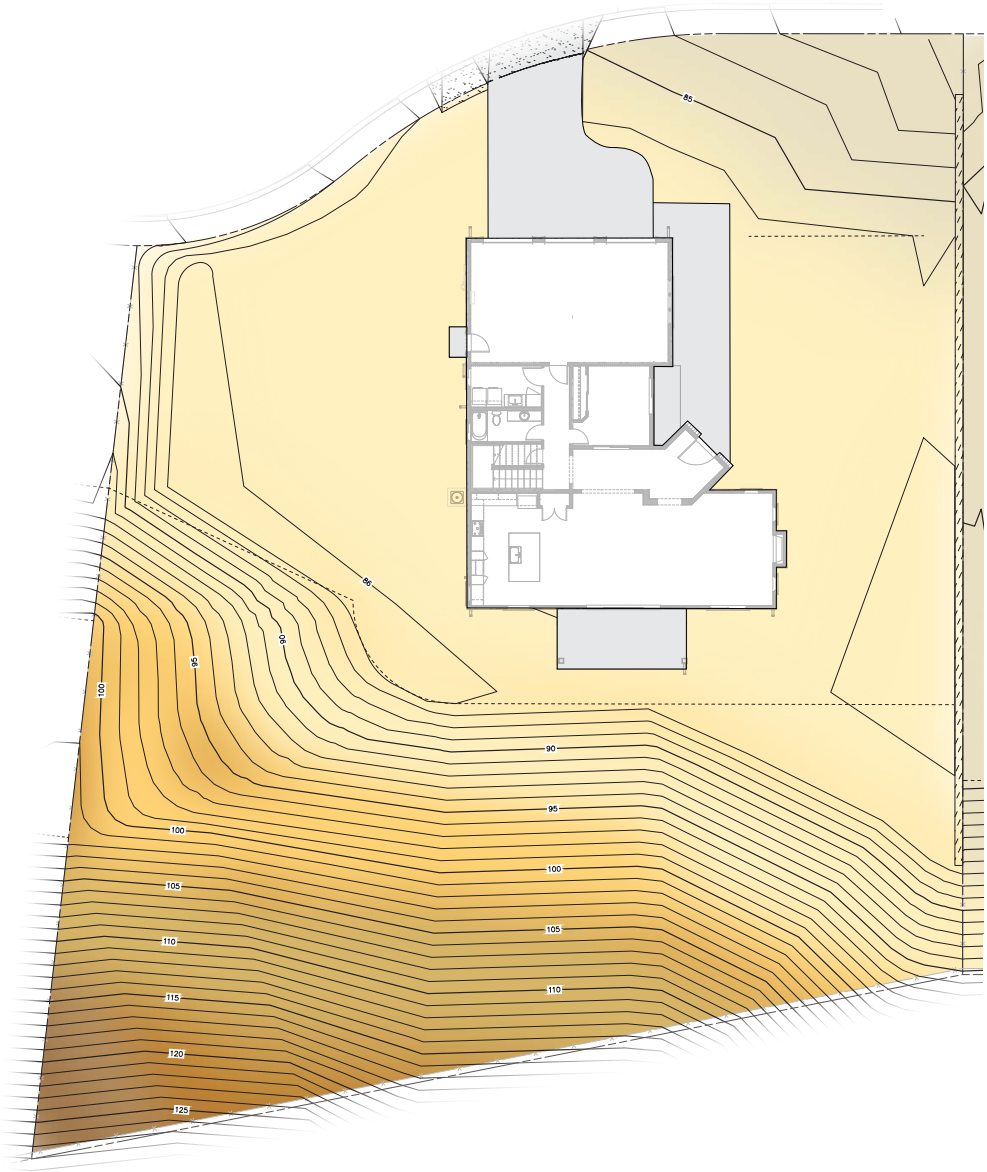
Spacious Retreat with Scenic Views

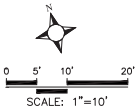
22,690 sq. ft. – Expansive Estate Lot

Lot 9 offers a generous private retreat with a unique elevation built into a lush hillside, providing beautiful panoramic views. 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 = 22,690.0 SF±

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





AVILA CANYON ESTATES
LOT 9

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LOT 9

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 9 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 9's placement, ensuring privacy and convenience.

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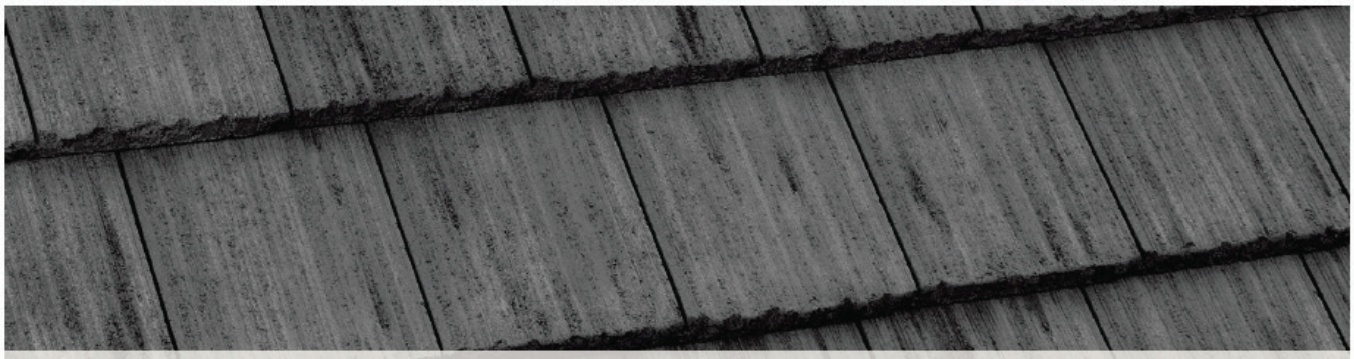
LOT 9

Sophisticated Colors & Materials

Lot 9 features a refined color palette that complements its luxury farmhouse design. Exterior finishes are highlighted by Coronado Stone: Artisan Ledge Cypress Point, adding a touch of rustic elegance. The roofing uses eco-friendly materials in 'Eagle Pondersosa Sierra Madre,' ensuring both durability and style. The board and batt paint is done in SW Eaglet Beige, trim and fascia in SW Pure White, and stucco in Desert Beige, enhancing the overall aesthetic of this stunning home.



ROOF: EAGLE PONDEROSA SIERRA MADRE

BOARD & BATT PAINT:
SW EAGLET BEIGE

GARAGE DOORS/FACIA/
TRIM: SW PURE WHITE

ENTRY DOOR:
SW NEEDLEPOINT NAVY

STUCCO: DESERT BEIGE

CORONDADO: ARTISAN LEDGE
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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