

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

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CCB

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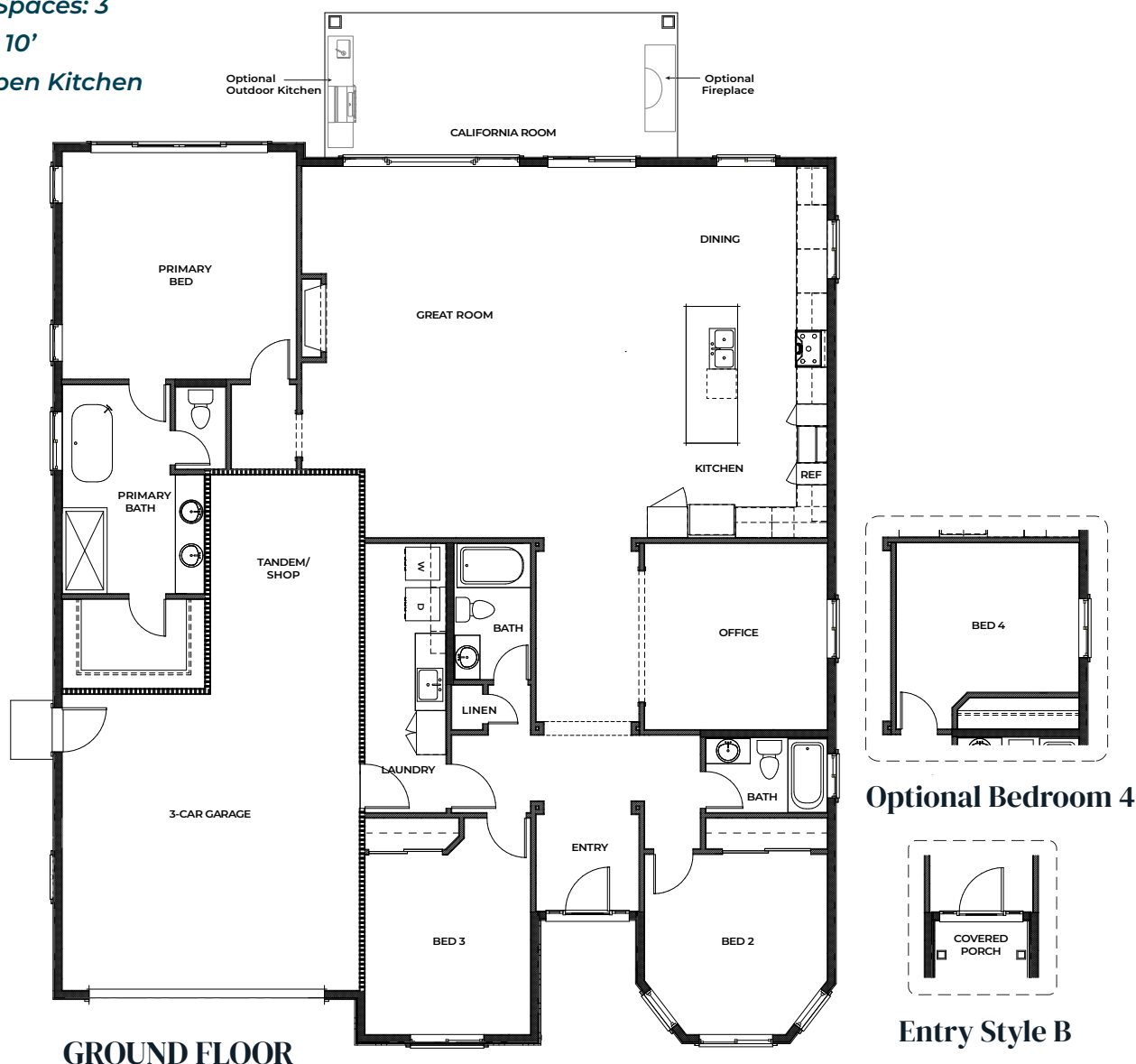
DRE# 01266964

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**



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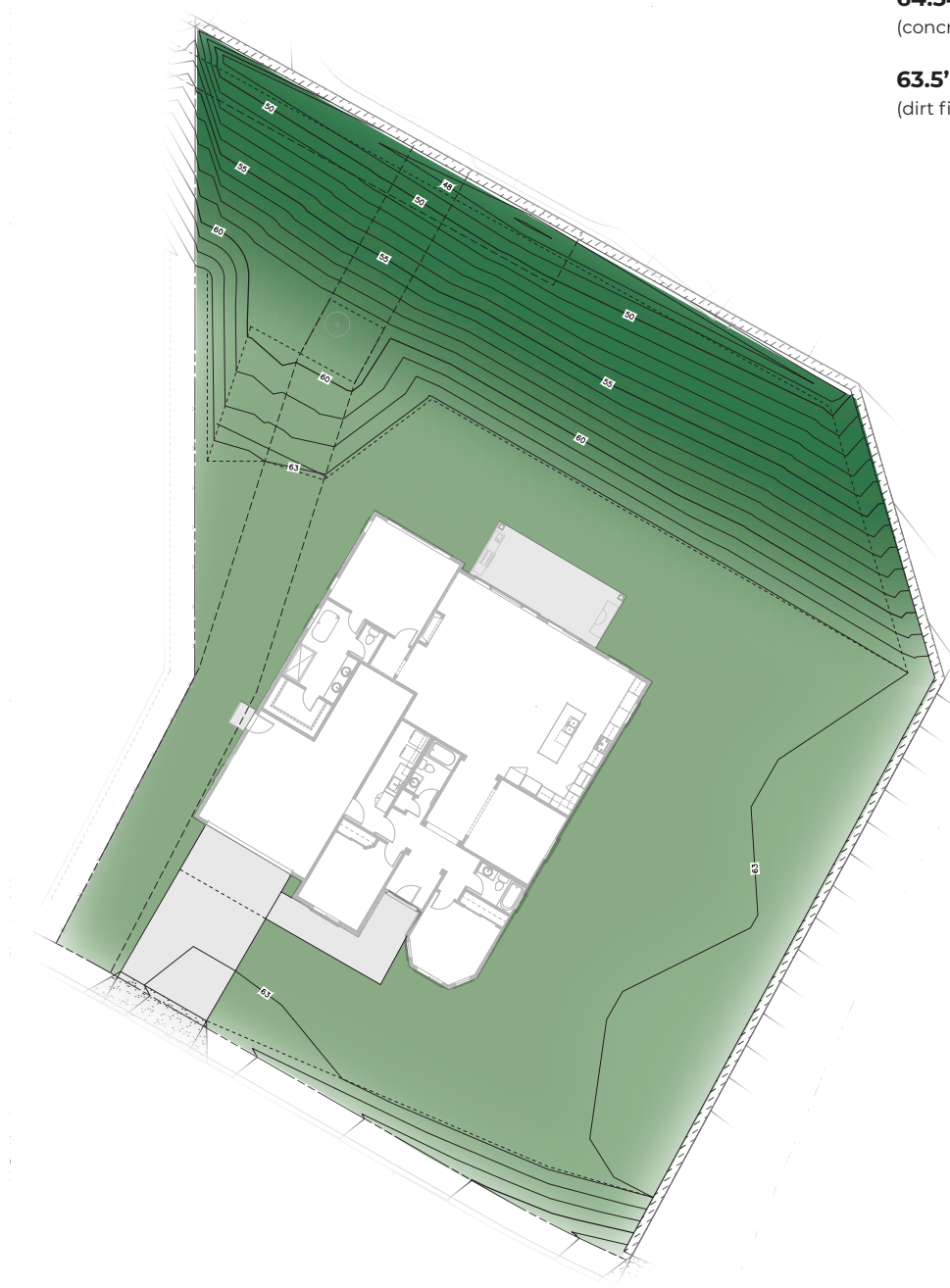
Privacy & Panoramic Views

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

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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.



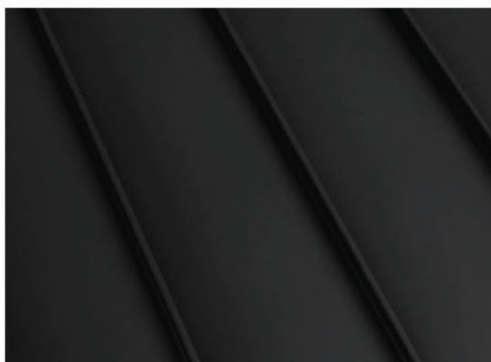
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Your Home's Colors & Materials

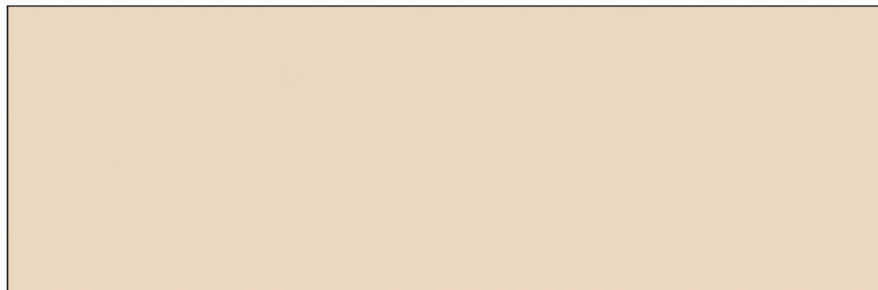
Lot 1 features a sophisticated color scheme that complements its contemporary design. Exterior finishes are accented by 'Natural Stone' cladding that offers a touch of rustic elegance. The roofing is crafted from eco-friendly materials in 'Matte Black', ensuring durability and style. Interior palettes 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

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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
- **Paint:** Spare white velvet paint throughout
- **Fireplace:** Superior 55" 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:** Tankless water heater with built-in recirculating pump
- **Lighting:** LED recessed lighting
- **Heating:** 95% efficient FAU system
- **HVAC:** Prewired for future AC condenser
- **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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