AvilaCanyon ESTATES



LOT 17, PLAN 3

Timeless Farmhouse Charm

Discover the timeless elegance of Lot 17, Plan 3 at Avila Canyon Estates. This 2,952 sq. ft. single-story home blends modern luxury with classic farmhouse charm, offering a spacious, open-concept design and a seamless indoor-outdoor living experience.

CCB.Homes/AvilaCanyon

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DRE# 01266964

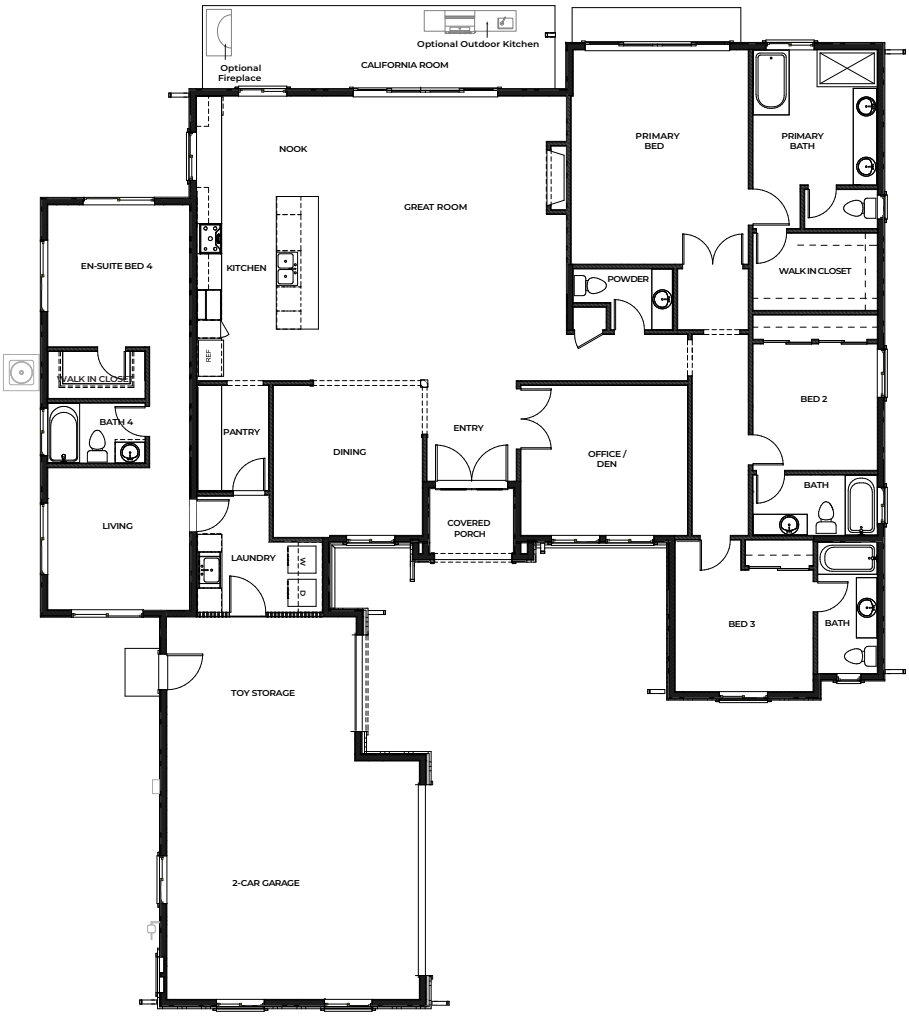
LOT 17

Farmhouse-Inspired Living

Total Area: 2,952 sq. ft.

Step into 2,952 sq. ft. of meticulously crafted space in Lot 17. This single-story home features four spacious bedrooms, including two en-suites and a private guest suite with a separate living area. A dedicated office/den provides versatility, while the open-concept layout seamlessly connects the kitchen and living area, perfect for entertaining. High-end finishes and premium appliances ensure both comfort and sophistication.

- ***Bedrooms: 4, including a private guest suite***
- ***Bathrooms: 4.5 baths***
- ***Garage Spaces: 2-car garage + RV/Toy storage***
- ***Ceilings: 10'***
- ***Expansive Outdoor Lounge with optional outdoor fireplace and kitchen***



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LOT 17

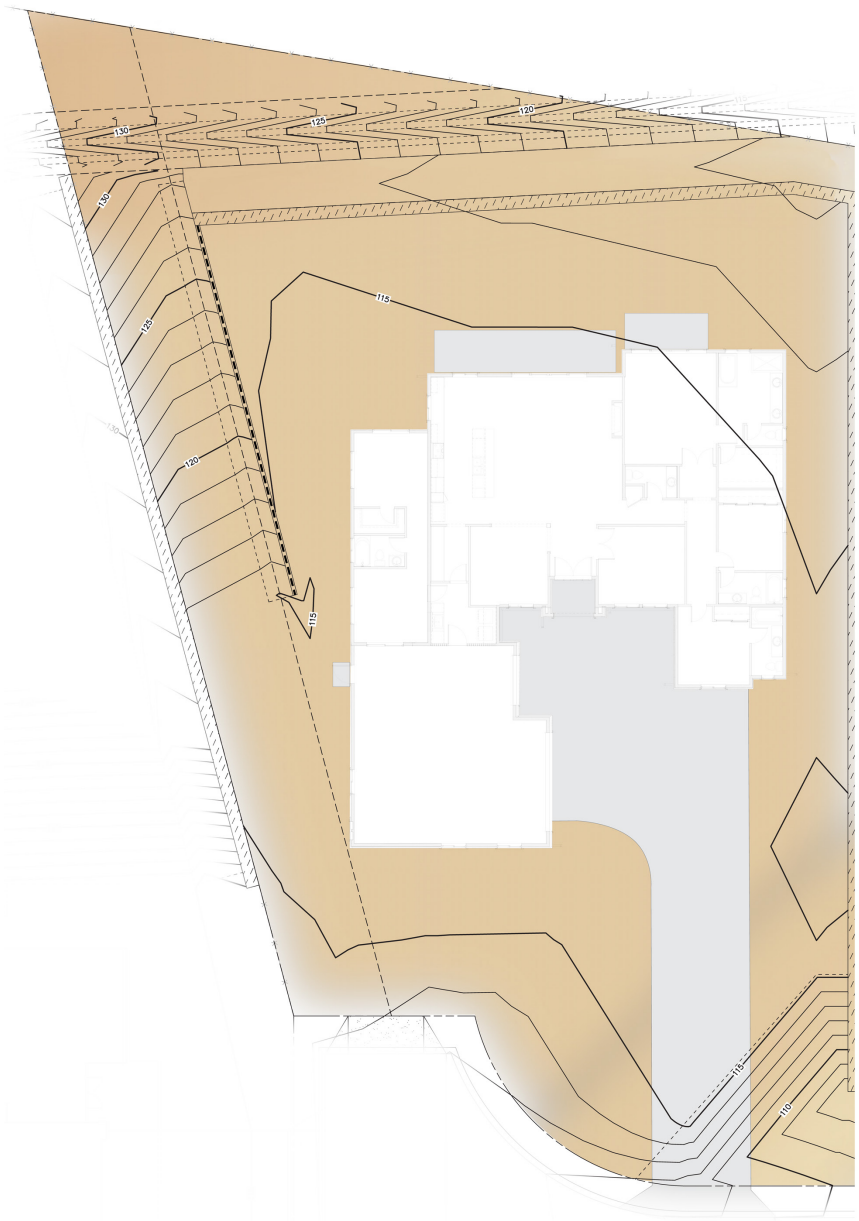
Expansive Retreat with Scenic Views

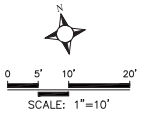
17,657.3 sq. ft. – Expansive Estate Lot

Lot 17 offers a generous private retreat with a unique elevation. Enjoy beautiful panoramic views and the tranquility of nature. The spacious backyard provides endless possibilities for outdoor entertainment, from a serene garden oasis to a luxurious patio for gatherings, all set against a picturesque hillside backdrop.

Lot Size = 17,657.3 SF±

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





AVILA CANYON ESTATES
LOT 17

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LOT 17

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 17 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 17's placement, ensuring privacy and convenience.





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LOT 17

Sophisticated Colors & Materials

Lot 17 features a sophisticated color scheme that complements its luxury farmhouse design. Exterior finishes are highlighted by 'White Ledgestone' cladding, adding a touch of rustic elegance. The roofing uses eco-friendly materials in 'Charcoal Concrete Tile' and 'Charcoal' accent roof, ensuring both durability and style, enhancing the overall aesthetic of this stunning home.



ROOF: CHARCOAL CONC. TILE



ACCENT ROOF: CHARCOAL



BOARD & BATT PAINT: SW TIN LIZZIE



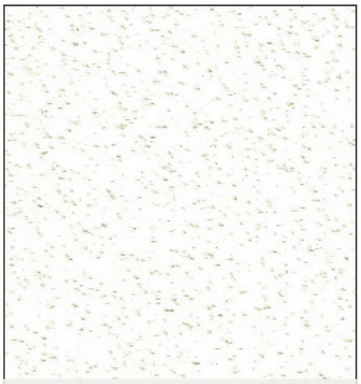
DOOR:
SW HOMESTEAD BROWN



WHITE LEDGESTONE



TRIM/SHUTTERS:
SW CAVIAR



STUCCO: GLACIER

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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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