AvilaCanyon
ESTATES

LOT 10, PLAN 2

Modern Contemporary Elegance

Discover the refined charm of Lot 10, Plan 2 at Avila Canyon Estates. This contemporary design offers luxurious living spaces that seamlessly blend sophisticated architecture with the natural beauty of Avila Canyon. Perfect for those who appreciate bespoke details and an elevated lifestyle, this residence promises a perfect blend of comfort and style.

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DRE# 01266964

LOT 10

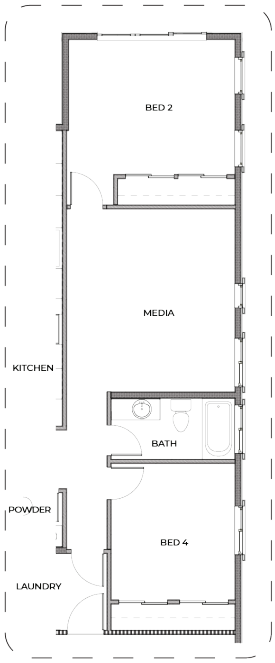
Contemporary Living: Floorplan

Total Area: 2,718 sq. ft.

Step into 2,718 sq. ft. of meticulously crafted space in Lot 10. This single-level home features four bedrooms, including a primary suite and a secondary suite, and four 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. High-end finishes and state-of-the-art appliances ensure both comfort and style.

- ***Bedrooms: 4 (optional media room configuration)***
- ***Bathrooms: 4.5 baths***
- ***Garage Spaces: 3-car garage***
- ***Ceilings: 10'***
- ***Large Open Kitchen***

GROUND FLOOR



Optional Configuration

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LOT 10

Scenic Beauty & Spacious Living

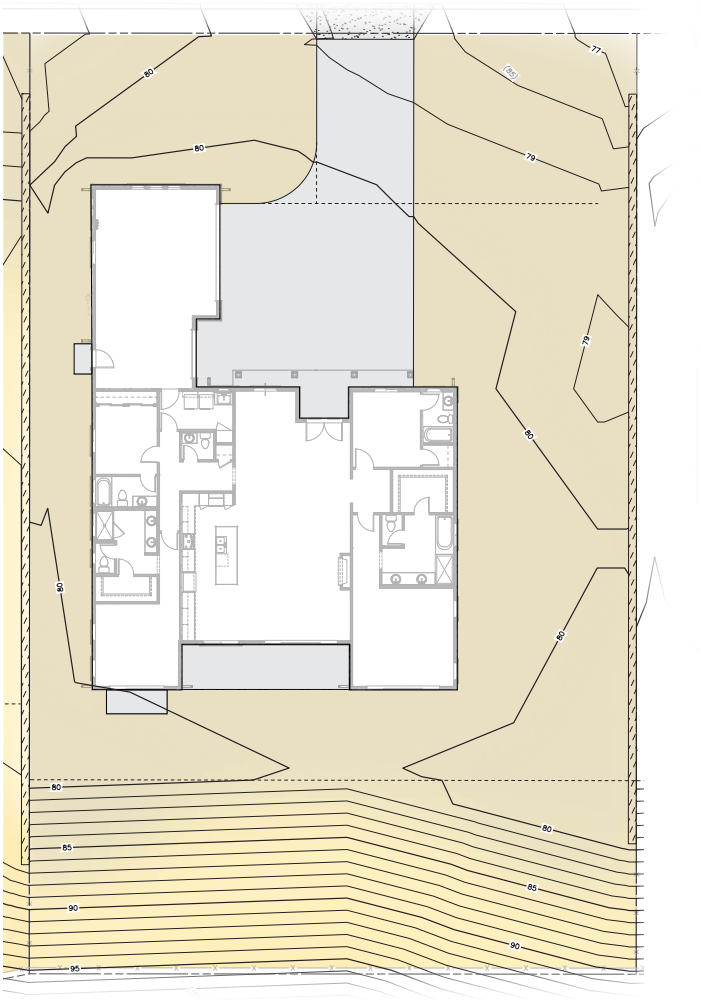
15,500 sq. ft. – Expansive Estate Lot

Lot 10 offers a generous private retreat with a unique elevation built into a lush hillside. Enjoy beautiful panoramic views and the tranquility of nature. 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 = 15,500.0 SF±

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

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



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

AVILA CANYON ESTATES
LOT 10

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LOT 10

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 10 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 10's placement, ensuring privacy and convenience.

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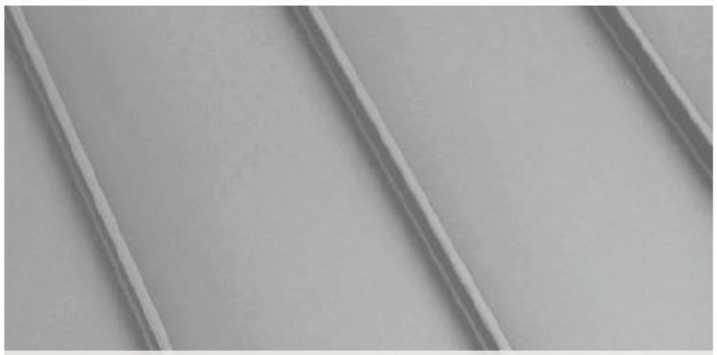
LOT 10

Sophisticated Colors & Materials

Lot 10 features a refined color palette that complements its luxury contemporary design. Exterior finishes are highlighted by Coronado Stone: Northland, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Light Gray Standing Seam Metal,' ensuring both durability and style. The fascia is SW Grizzle, enhancing the overall aesthetic of this stunning home.



ROOF: LIGHT GRAY STANDING SEAM METAL

FRONT DOOR:
SW LABRADORITE

BOARD & BATT SIDING AND TRIM:
SW PURE WHITE

FASCIA:
SW GRIZZLE

CORONADO STONE:
NORTHLAND

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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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