AvilaCanyon
ESTATES

LOT 3, PLAN 3

Quintessential Farmhouse Charm

Experience the perfect blend of rustic charm and modern elegance with Lot 3, Plan 3 at Avila Canyon Estates. This beautifully designed home offers spacious, luxurious living areas that harmonize with the serene natural surroundings of Avila Canyon. Crafted for those who value fine details and a bespoke lifestyle, this residence promises both sophistication and comfort.

CCB.Homes/AvilaCanyon

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

CCB | Coastal Community Builders

DRE# 01266964

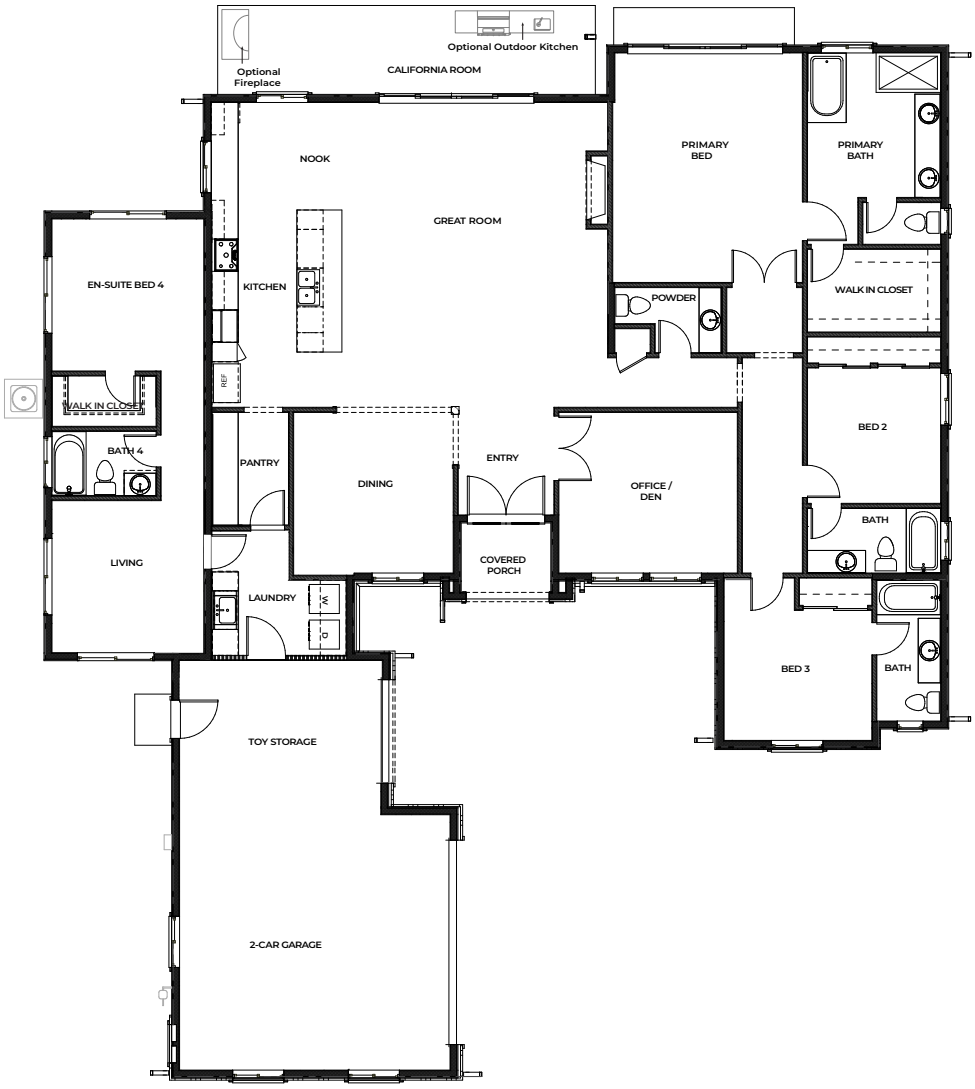
LOT 3

Refined Living: A Tailored Floorplan

Total Area: 2,952 sq. ft.

Enter into 2,952 sq. ft. of thoughtfully designed space in Lot 3. This single-story home features four bedrooms, including an en-suite bedroom, and an office or den. The open floorplan includes a spacious dining area, a grand living space, and a large kitchen with high-end finishes. The California Room offers optional features like an outdoor fireplace and kitchen, making it perfect for entertaining.

- ***Bedrooms: 4***
- ***Bathrooms: 3.5 baths***
- ***Garage Spaces: 2-car garage with additional RV/toy storage***
- ***Ceilings: 10'***
- ***Large Open Kitchen***



In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

LOT 3

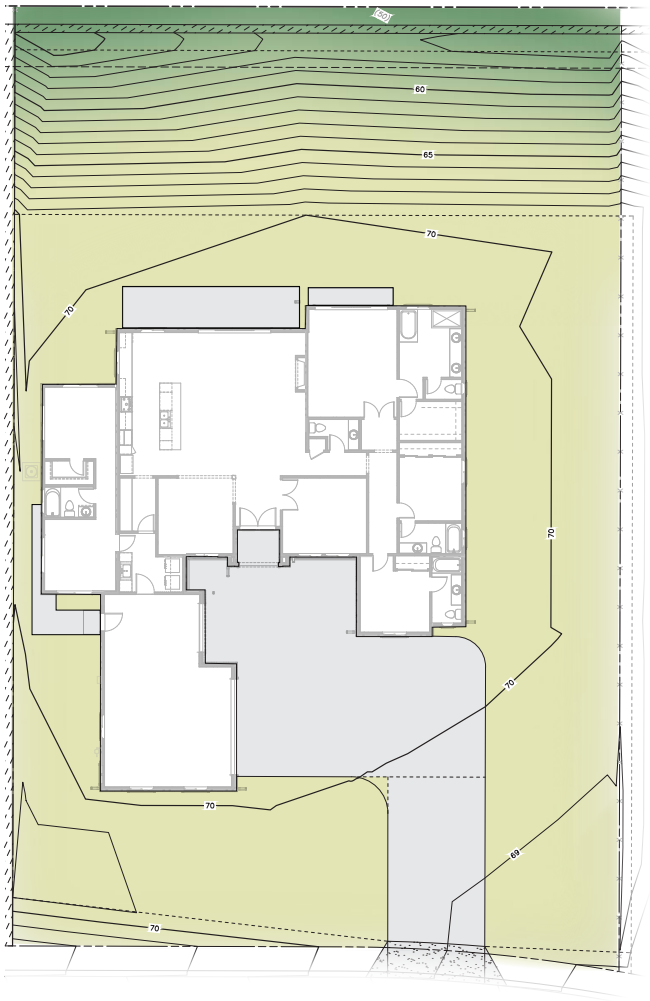
Serene Retreat & Expansive Views

15,558.4 sq. ft. – Generous Estate Lot

Lot 3 offers a serene private retreat with a unique elevation, providing breathtaking expansive views of the lush Avila Canyon landscapes. The spacious backyard invites you to create your ideal outdoor living area, whether it's a tranquil garden, a luxurious patio, or an entertainment hub, all set against a picturesque hillside backdrop.

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

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



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

AVILA CANYON ESTATES
LOT 3

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

LOT 3

Community Map & Your Home

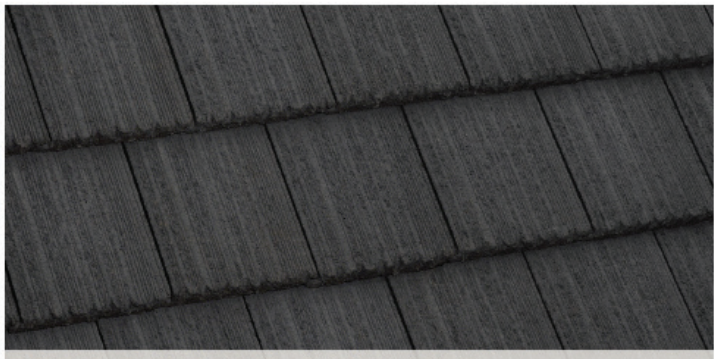
Strategically located for both privacy and convenience, Lot 3 is a prime location within Avila Canyon Estates. The community map highlights Lot 3's placement, offering a peaceful retreat while maintaining connectivity within this exclusive community.

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

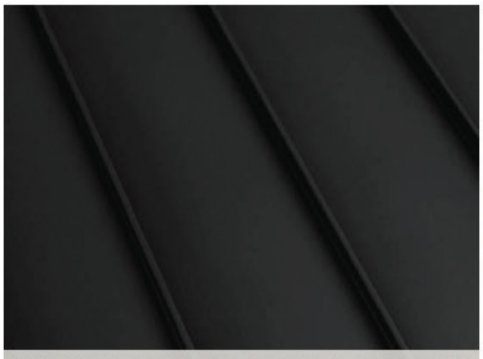
LOT 3

Sophisticated Colors & Materials

Lot 3 features a refined color palette 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,' ensuring both durability and style. The board and batt paint is done in SW Pure White, and the door and fascia are painted in SW Crabby Apple. Interior palettes enhance the open, airy feel, with natural wood floors and 'Crisp Linen' walls, creating a warm and inviting atmosphere.



ROOF: CHARCOAL CONC. TILE



ACCENT ROOF: MATTE BLACK

BOARD & BATT PAINT: SW PURE WHITE

DOOR: SW CRABBY APPLE

FACIA:
SW CAVIAR

STUCCO: GLACIER

WHITE LEDGESTONE

In an effort to meet consumer expectations, coastal community builders reserves the right to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Please refer to the full disclaimer on the last page for details. Coastal Community Builders, Inc.

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

In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plans specifications, materials, features, and colors without notice. All renderings are artist conceptions and are not intended to be literal depictions of the buildings, fences, walks, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hardscape, landscape, and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners' Association and are subject to Special Assessments and Community Facility Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. Coastal Community Builders, Inc. DRE #01266964