AvilaCanyon
ESTATES

LOT 21, PLAN 3

Modern Contemporary Elegance

Discover the sophisticated allure of Lot 21, Plan 3 at Avila Canyon Estates. This contemporary design offers luxurious living spaces that seamlessly integrate refined 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

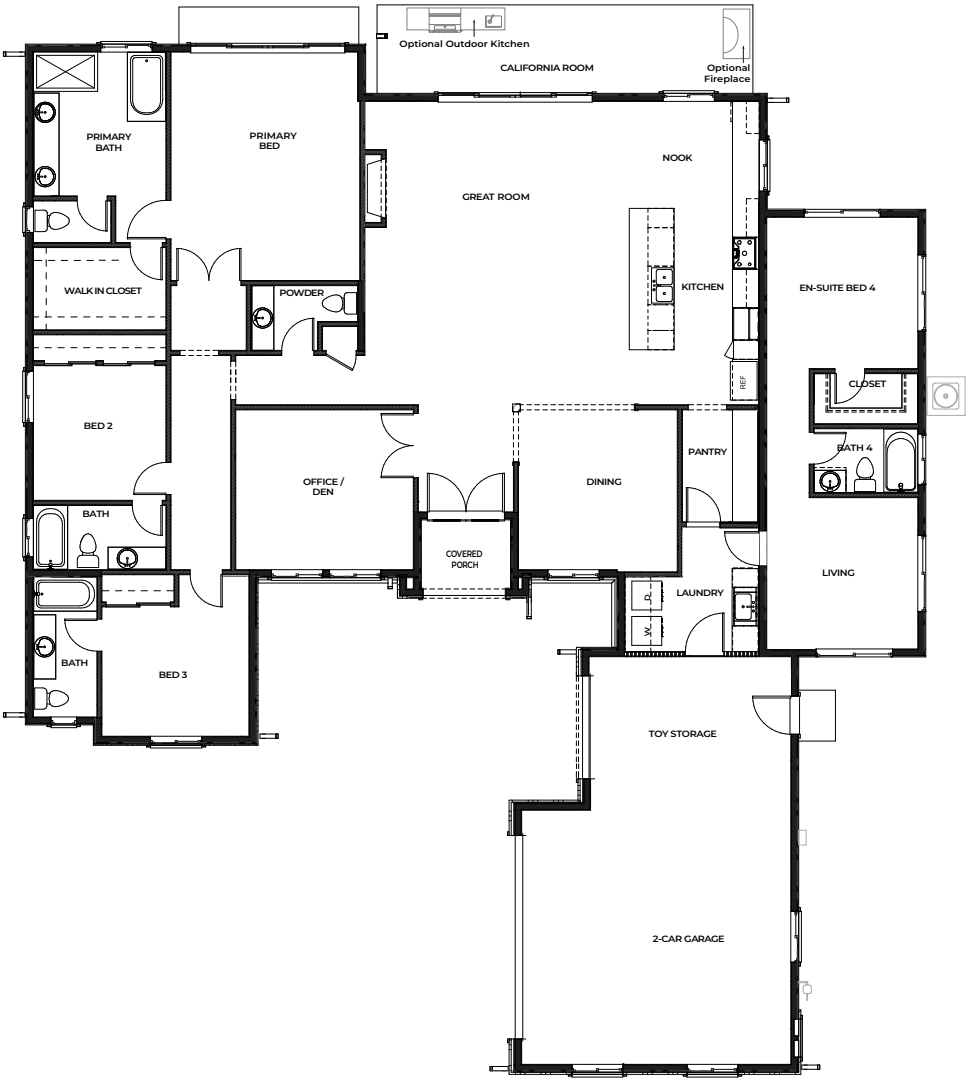
LOT 21

Contemporary Living: Floorplan

Total Area: 2,925 sq. ft.

Step into 2,925 sq. ft. of meticulously crafted space in Lot 21. This single-level home features four bedrooms, including an en-suite fourth bedroom, 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***
- ***Bathrooms: 4.5 baths***
- ***Garage Spaces: 3-car garage with RV Toy Storage***
- ***Ceilings: 10'***
- ***Large Open Kitchen***



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LOT 21

Scenic Beauty & Spacious Living

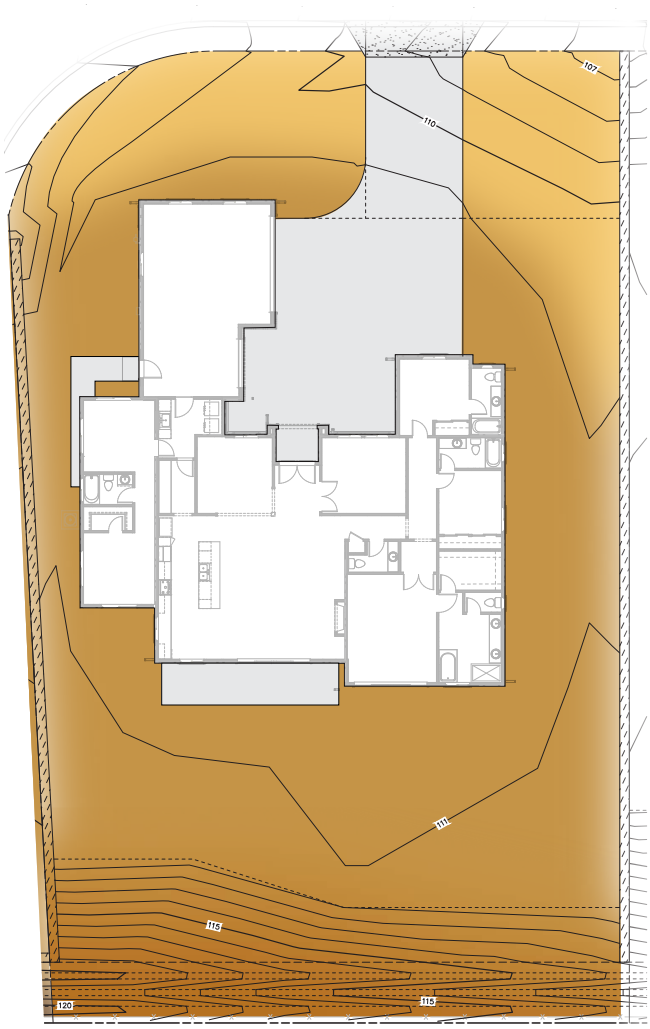
15,620.2 sq. ft. – Expansive Estate Lot

Lot 21 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 = 15,620.2 SF±

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

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



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

AVILA CANYON ESTATES
LOT 21

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LOT 21

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 21 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 21's placement, ensuring privacy and convenience.

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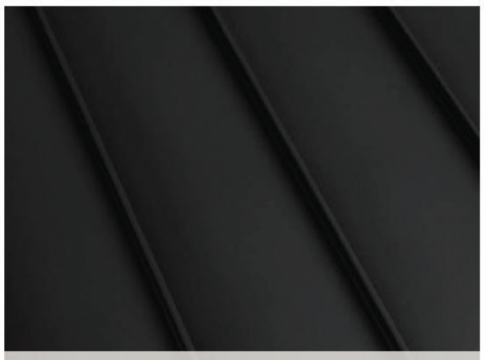
LOT 21

Sophisticated Colors & Materials

Lot 21 features a refined color palette that complements its luxury contemporary design. Exterior finishes are highlighted by Coronado Stone: Banff Springs, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Charcoal Conc. Tile,' ensuring both durability and style. The front door is painted in SW Crabby Apple, and the board & batt siding and trim are SW Pure White, enhancing the overall aesthetic of this stunning home.

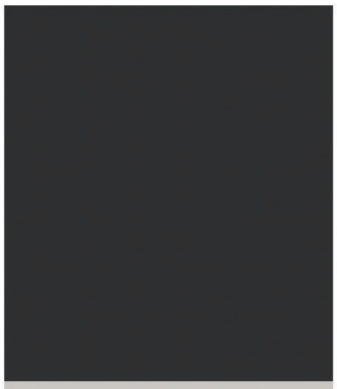
ROOF: CHARCOAL CONC. TILE



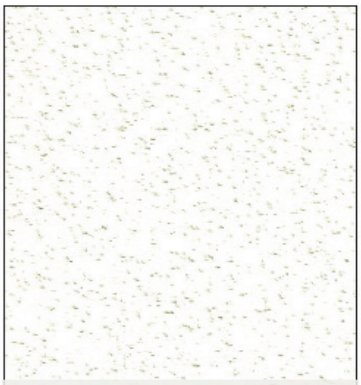
ACCENT ROOF: MATTE BLACK

BOARD & BATT PAINT: SW PURE WHITE

DOOR: SW CRABBY APPLE



FASCIA: SW CAVIAR



STUCCO: GLACIER

EL DORADO STONE:
BANFF SPRINGS

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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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