AvilaCanyon
ESTATES



LOT 6, PLAN 1

Luxury Farmhouse Living

Experience the pinnacle of luxurious living in this 2,485 sq. ft. single-story home that blends modern farmhouse and contemporary design. This exquisitely crafted home offers luxurious living spaces that blend contemporary architecture with the rustic charm of a farmhouse. Perfect for those who appreciate fine details and a bespoke lifestyle, this residence promises unparalleled comfort and sophistication.

CCB.Homes/AvilaCanyon

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CCB | Coastal Community Builders

DRE# 01266964

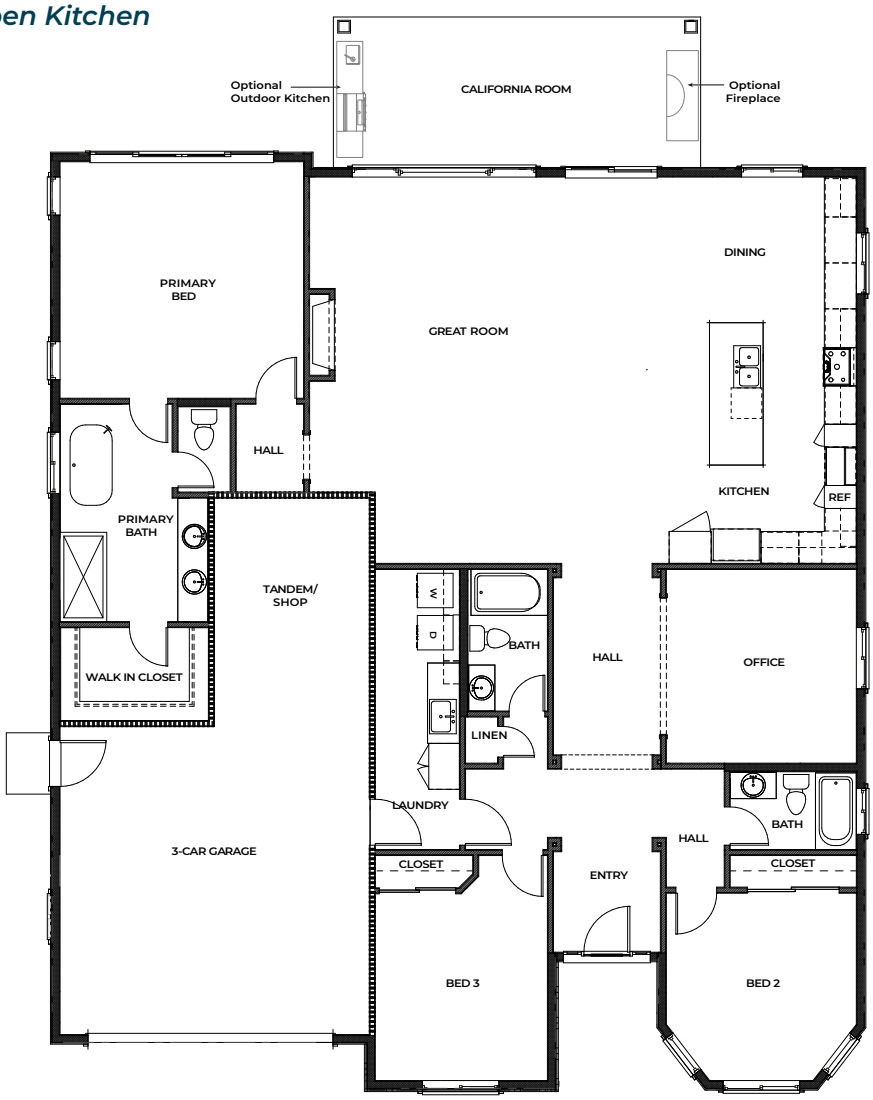
LOT 6

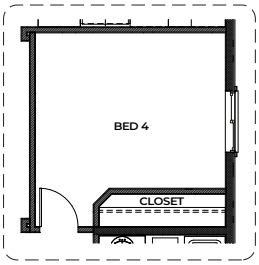
Spacious and Inviting Floorplan

Total Area: 2,485 sq. ft.

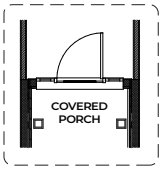
Step into 2,485 sq. ft. of meticulously crafted living space in Lot 6. This single-level home features three bedrooms, a dedicated office that can be converted into an optional fourth bedroom, and three full bathrooms. The open floorplan enhances the flow and functionality, with a modern kitchen that 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: 3 (optional 4th bedroom)***
- ***Bathrooms: 3 baths***
- ***Garage Spaces: 3-car tandem garage***
- ***Ceilings: 10'***
- ***Large Open Kitchen***





Optional Bedroom 4



Entry Style B

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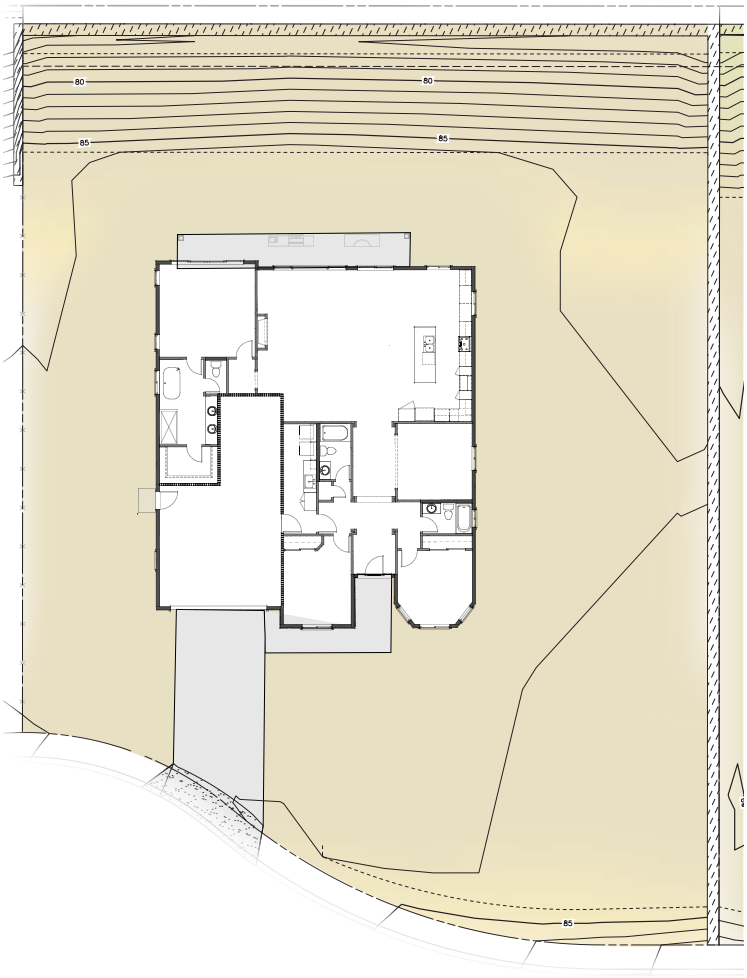
LOT 6

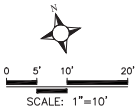
Expansive & Scenic

16,317.4 sq. ft. – Expansive Estate Lot

Lot 6 offers a serene private retreat with a generous lot size and beautiful views. This premium lot provides ample space for outdoor living, from a tranquil garden to a luxurious patio area, set against the picturesque backdrop of Avila Canyon.

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





AVILA CANYON ESTATES
LOT 6

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LOT 6

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 6 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 6's placement, ensuring privacy and convenience.





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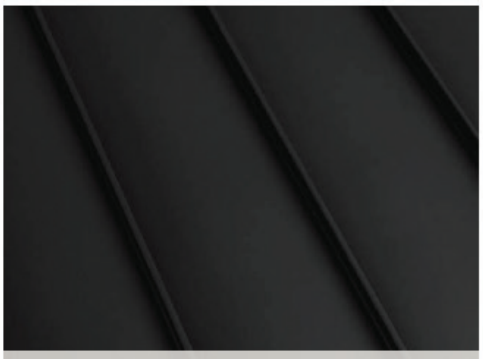
LOT 6

Sophisticated Colors & Materials

Lot 6 features a refined color palette that complements its luxury farmhouse design. Exterior finishes are highlighted by Coronado Stone: Northland, adding a touch of rustic elegance. The roofing uses eco-friendly materials in 'Matte Black,' ensuring both durability and style. Warm wood accents enhance the overall aesthetic of this charming home.



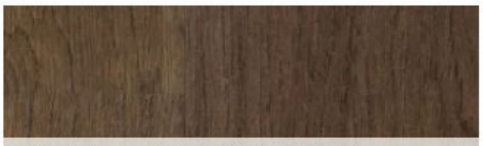
ROOF: CHARCOAL CONC. TILE



ACCENT ROOF: MATTE BLACK

BOARD & BATT PAINT:
SW EAGLET BEIGE

ENTRY DOOR:
SW HOMESTEAD BROWN



ACCENT: WARM WOOD

FACIA: SW CAVIAR

TRIM: SW PURE WHITE

STUCCO:
CLAY



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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