AvilaCanyon
ESTATES

LOT 22, PLAN 2

Modern Farmhouse Charm

Experience the inviting warmth of Lot 22, Plan 2 at Avila Canyon Estates. This farmhouse design blends elegant architecture with the natural beauty of Avila Canyon, offering a perfect sanctuary for those who value bespoke details and a luxurious lifestyle.

CCB.Homes/AvilaCanyon

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DRE# 01266964

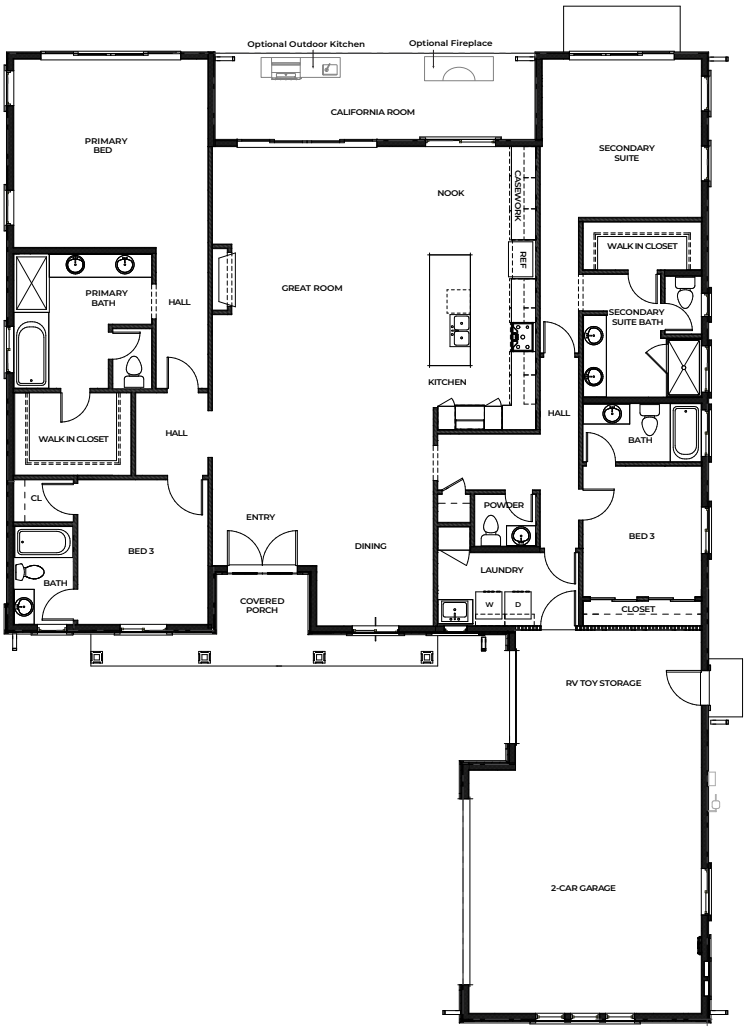
LOT 22

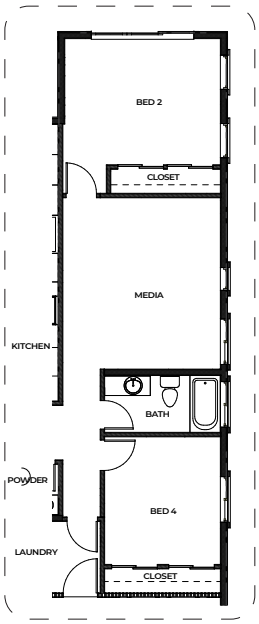
Farmhouse Living: Your Floorplan

Total Area: 2,718 sq. ft.

Step into 2,718 sq. ft. of thoughtfully designed space in Lot 22. 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***





Optional Configuration

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LOT 22

Scenic Beauty & Spacious Living

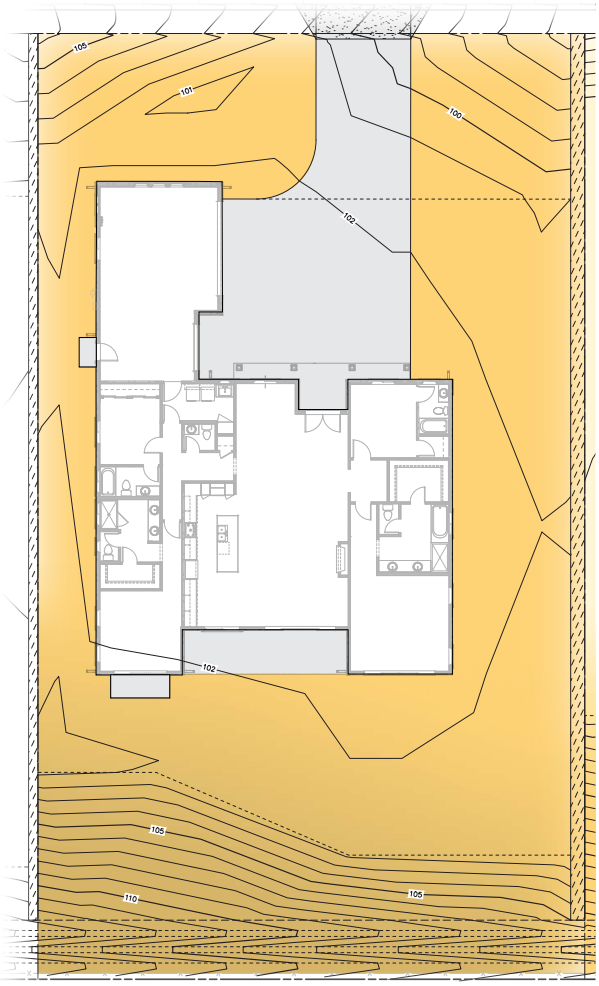
14,797.8 sq. ft. – Expansive Estate Lot

Lot 22 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 = 14,797.8 SF±

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

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



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

AVILA CANYON ESTATES
LOT 22

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LOT 22

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 22 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 22's placement, ensuring privacy and convenience.

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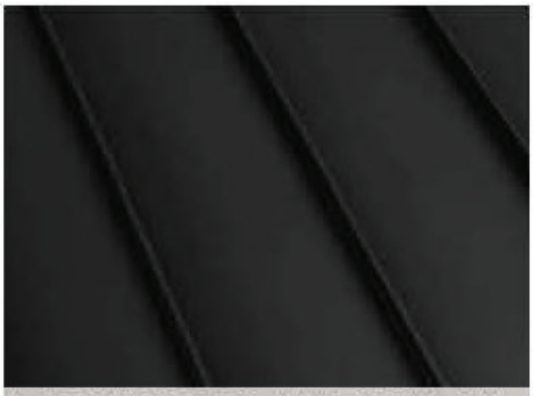
LOT 22

Sophisticated Colors & Materials

Lot 22 features a refined color palette that complements its luxury farmhouse design. Exterior finishes are highlighted by Rubble Stone: Texas Cream, adding a touch of modern elegance. The roofing uses eco-friendly materials in 'Birchwood Shingle,' ensuring both durability and style. The fascia is SW Pure White, enhancing the overall aesthetic of this stunning home.

ROOF: BIRCHWOOD SHINGLE



ACCENT ROOF: MATTE BLACK

LAP SIDING AND TRIM: SW PURE WHITE

ACCENT: SW LABRADORITE

ACCENT PAINT:
SW STAMPED CONC.

DOORS/FASCIA:
SW CAVIAR

STUCCO:
THUNDER GRAY

RUBBLE STONE:
TEXAS CREAM

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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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