AvilaCanyon
ESTATES

LOT 2, PLAN 4

Timeless Farmhouse Luxury

Discover the essence of refined living with Lot 2, Plan 4 at Avila Canyon Estates. This masterfully crafted home blends luxurious spaces with the natural beauty of Avila Canyon. Designed for those who appreciate intricate details and an exclusive lifestyle, this residence offers unmatched elegance and tranquility.

CCB.Homes/AvilaCanyon

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DRE# 01266964

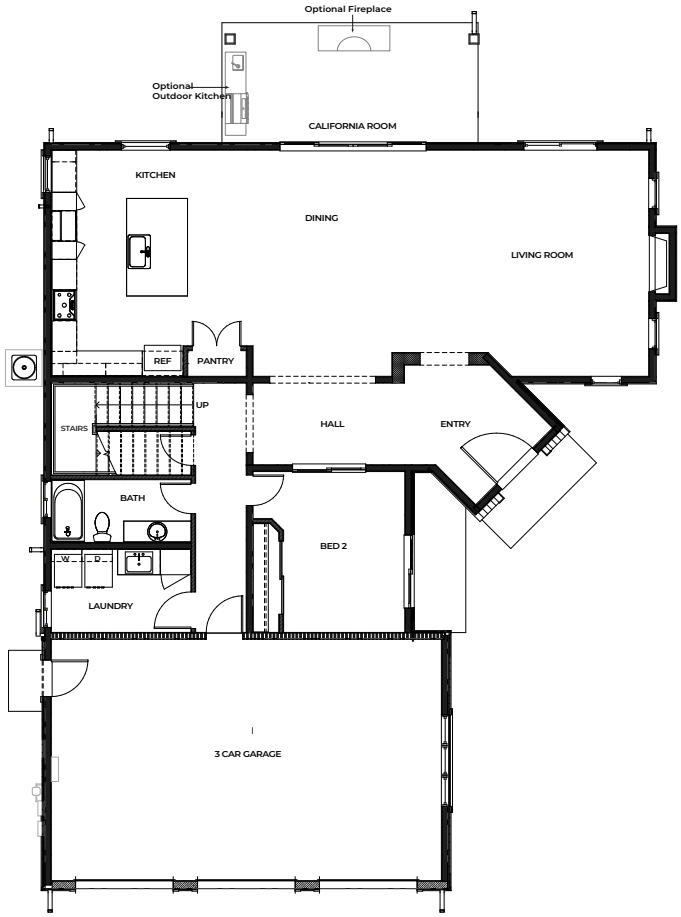
LOT 2

Elegant Living: A Custom Floorplan

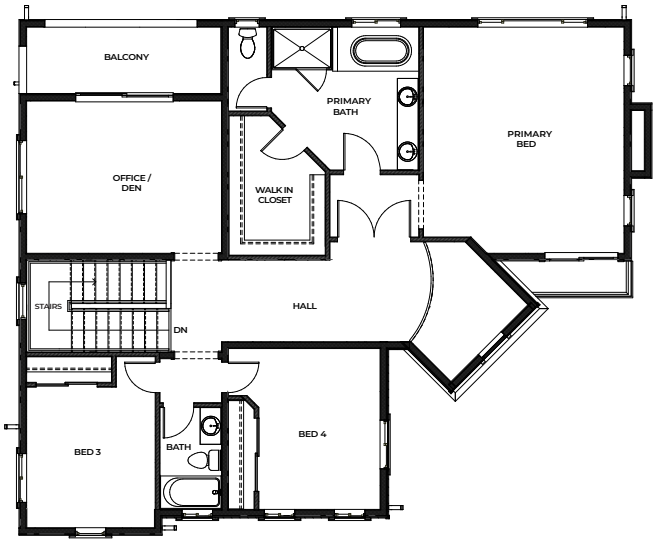
Total Area: 3,139 sq. ft.

Step into 3,139 sq. ft. of meticulously designed space in Lot 2. This two-story home showcases a harmonious blend of Modern Farmhouse and Avila Contemporary design, featuring bespoke details throughout. Enjoy an open floorplan with four bedrooms, an office or den, a separated primary suite, spacious guest rooms, and a 3-car garage. The California Room includes optional features like an outdoor fireplace and kitchen. High-end finishes and state-of-the-art appliances ensure both comfort and style.

- ***Bedrooms: 4***
- ***Bathrooms: 3 full baths***
- ***Garage Spaces: 3***
- ***Ceilings: 10'***
- ***Large Open Living Space***



GROUND FLOOR



SECOND FLOOR

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LOT 2

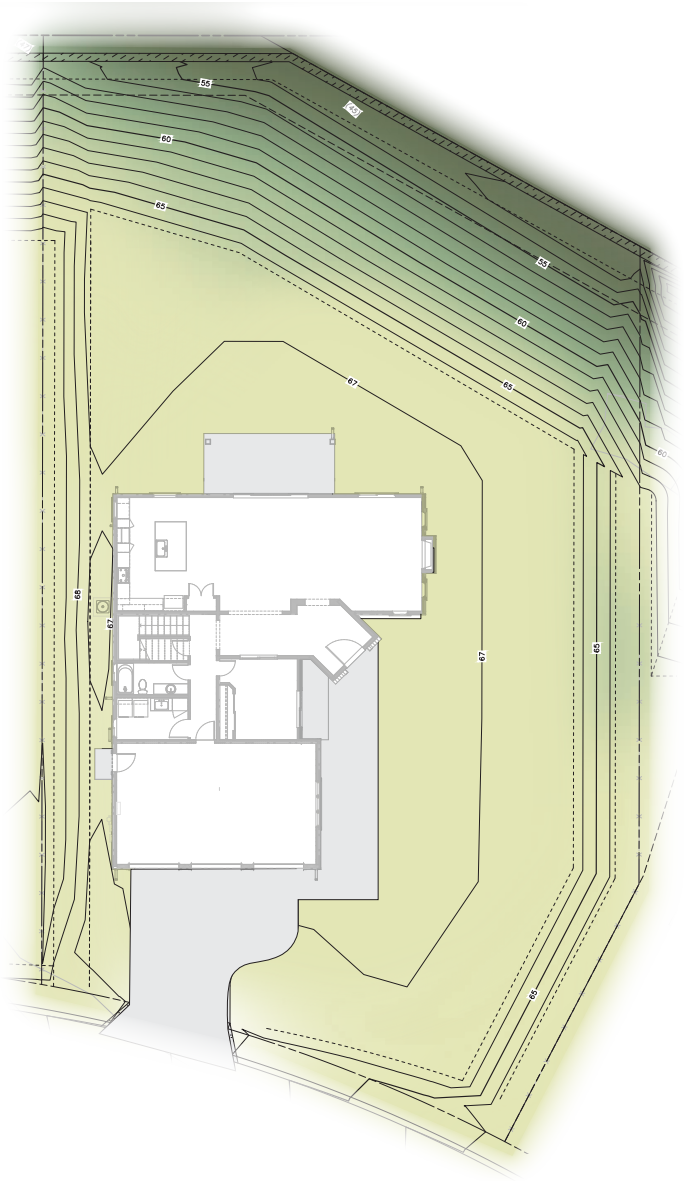
Exclusive Privacy & Scenic Views

15,722.1 sq. ft. – Expansive Estate Lot

Lot 2 provides a spacious private retreat with a unique elevation, offering breathtaking expansive views of the lush Avila Canyon landscapes. The generous backyard is perfect for creating your dream outdoor entertainment space, from a serene garden oasis to a luxurious patio area for gatherings, all set against a picturesque hillside backdrop.

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

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



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

AVILA CANYON ESTATES
LOT 2

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LOT 2

Community Map & Your Home

Perfectly positioned for both privacy and convenience, Lot 2 is prominently located within Avila Canyon Estates. The detailed community map highlights Lot 2's strategic placement, providing a peaceful retreat with easy access to the main entrance. This prime location ensures a blend of seclusion and connectivity within this exclusive community.

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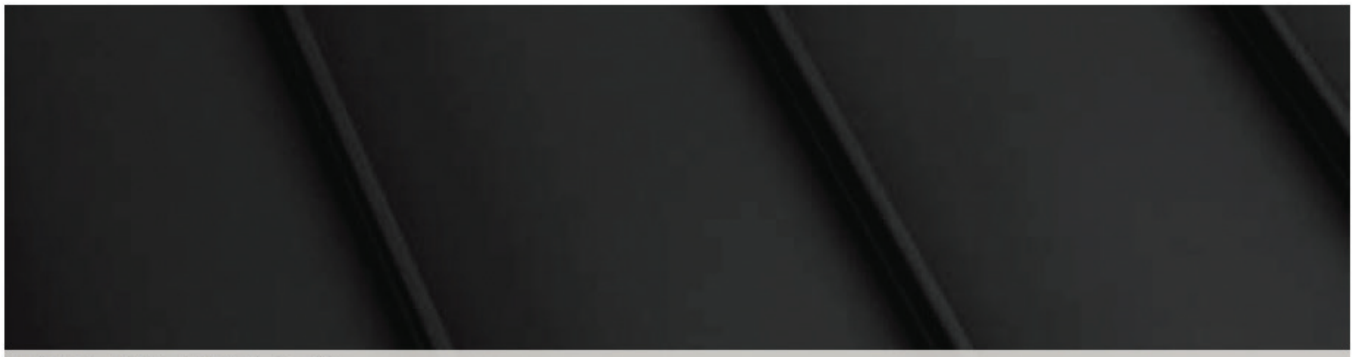
LOT 2

Sophisticated Colors & Materials

Lot 2 features a sophisticated color scheme that complements its luxury farmhouse design. Exterior finishes are highlighted by Coronado Strip Stone White cladding, adding a touch of rustic elegance. The roofing uses eco-friendly materials in 'Matte Black,' ensuring both durability and style. Interior palettes are chosen to enhance the open, airy feel, with natural wood floors and 'Crisp Linen' walls, creating a warm and inviting atmosphere.



ROOF: MATTE BLACK

BOARD & BATT PAINT:
SW PEPPERCORN

TRIM/FASCIA:
SW PURE WHITE

ENRTY DOOR:
SW HOMESTEAD BROWN

STUCCO:
MERLEX GLACIER WHITE

CORONADO STONE:
CORONADO STRIP STONE WHITE

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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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