

AvilaCanyon

ESTATES



LOT 17, PLAN 3

Timeless Farmhouse Charm

Discover the timeless elegance of Lot 17, Plan 3 at Avila Canyon Estates. This 2,952 sq. ft. single-story home blends modern luxury with classic farmhouse charm, offering a spacious, open-concept design and a seamless indoor-outdoor living experience.

[CCB.Homes/AvilaCanyon](https://www.ccbhomes.com/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.

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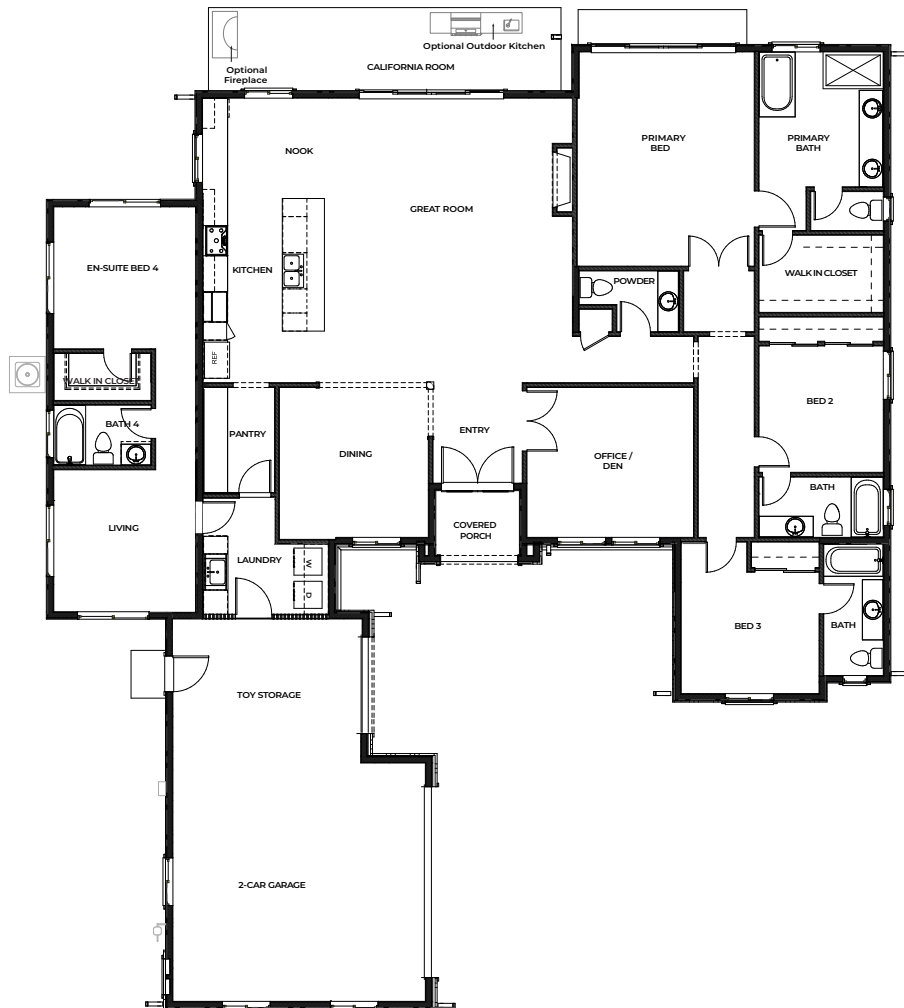
DRE# 01266964

Farmhouse-Inspired Living

Total Area: 2,952 sq. ft.

Step into 2,952 sq. ft. of meticulously crafted space in Lot 17. This single-story home features four spacious bedrooms, including two en-suites and a private guest suite with a separate living area. A dedicated office/den provides versatility, while the open-concept layout seamlessly connects the kitchen and living area, perfect for entertaining. High-end finishes and premium appliances ensure both comfort and sophistication.

- **Bedrooms: 4, including a private guest suite**
- **Bathrooms: 4.5 baths**
- **Garage Spaces: 2-car garage + RV/Toy storage**
- **Ceilings: 10'**
- **Expansive California Room with optional outdoor fireplace and kitchen**



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Expansive Retreat with Scenic Views

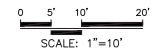
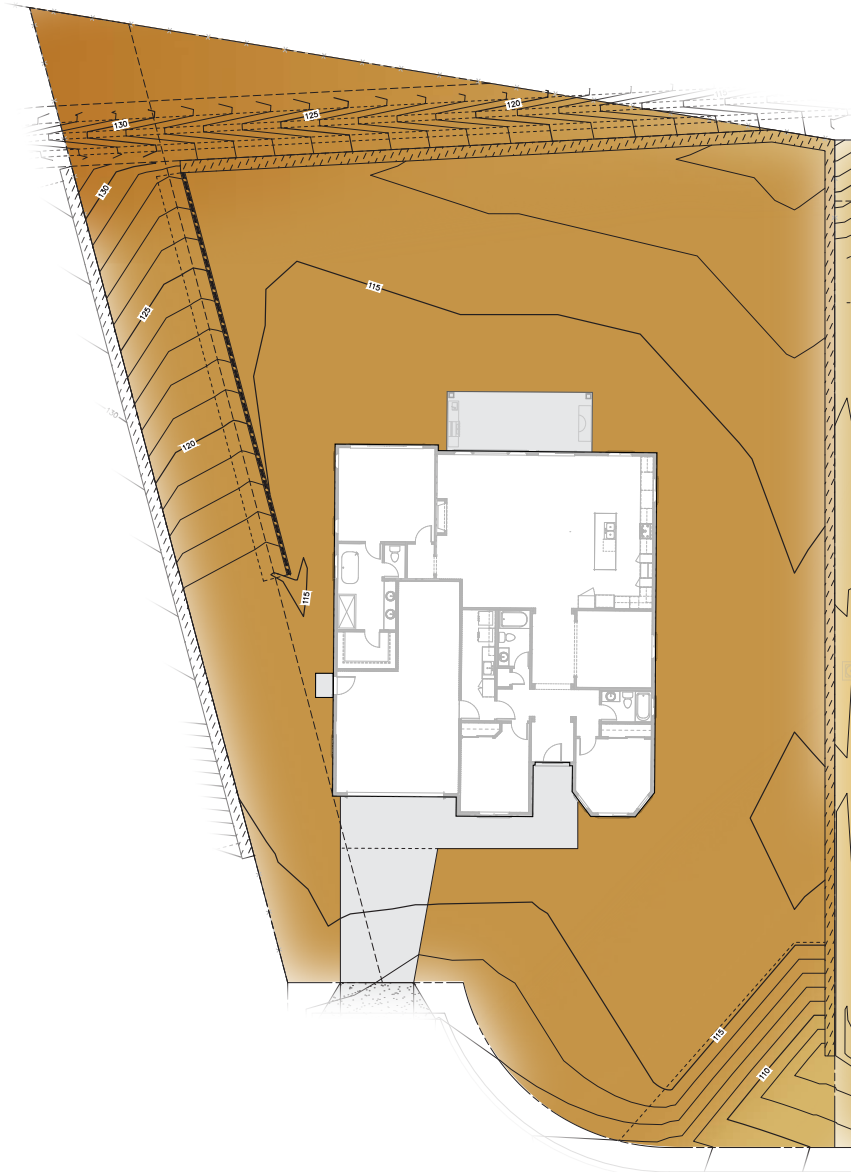
17,657.3 sq. ft. – Expansive Estate Lot

Lot 17 offers a generous private retreat with a unique elevation. Enjoy beautiful panoramic views and the tranquility of nature. The spacious backyard provides endless possibilities for outdoor entertainment, from a serene garden oasis to a luxurious patio for gatherings, all set against a picturesque hillside backdrop.

Lot Size = 17,657.3 SF±

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

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



AVILA CANYON ESTATES
LOT 17

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Community Map & Your Home

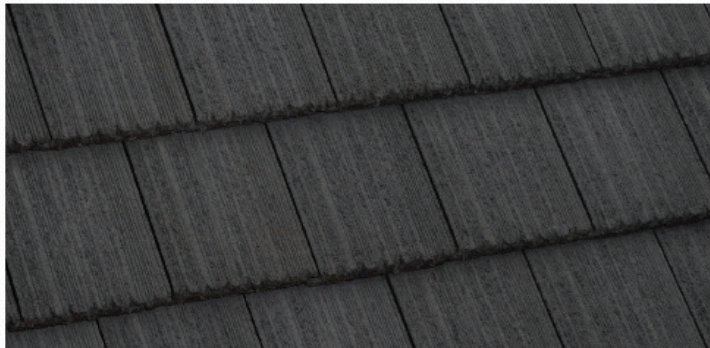
Strategically located within Avila Canyon Estates, Lot 17 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 17's placement, ensuring privacy and convenience.



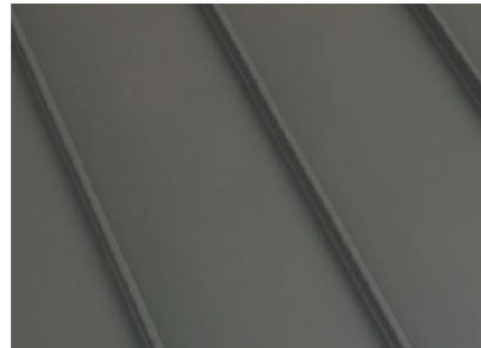
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Sophisticated Colors & Materials

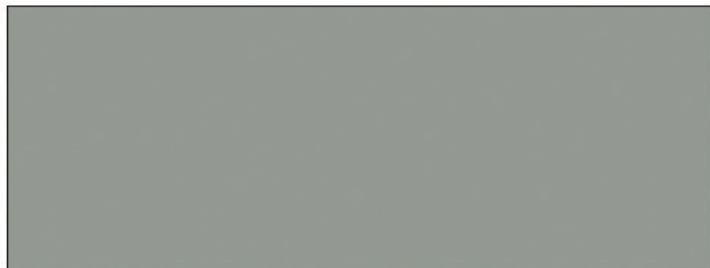
Lot 17 features a sophisticated color scheme that complements its luxury farmhouse design. Exterior finishes are highlighted by 'White LedgeStone' cladding, adding a touch of rustic elegance. The roofing uses eco-friendly materials in 'Charcoal Concrete Tile' and 'Charcoal' accent roof, ensuring both durability and style, enhancing the overall aesthetic of this stunning home.



ROOF: CHARCOAL CONC. TILE



ACCENT ROOF: CHARCOAL



BOARD & BATT PAINT: SW TIN LIZZIE



DOOR:
SW HOMESTEAD BROWN



TRIM/SHUTTERS:
SW CAVIAR



STUCCO: GLACIER



WHITE LEDGESTONE

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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
- **Paint:** Spare white velvet paint throughout
- **Fireplace:** Superior 55" 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:** Tankless water heater with built-in recirculating pump
- **Lighting:** LED recessed lighting
- **Heating:** 95% efficient FAU system
- **HVAC:** Prewired for future AC condenser
- **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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