

AvilaCanyon

ESTATES



LOT 18, PLAN 5

Timeless Farmhouse Elegance

Experience the charm of Lot 18, Plan 5 at Avila Canyon Estates. This 3,070 sq. ft. farmhouse-style home blends rustic elegance with modern comfort, offering a thoughtfully designed two-story layout, high-end finishes, and seamless indoor-outdoor living in an exclusive gated community.

[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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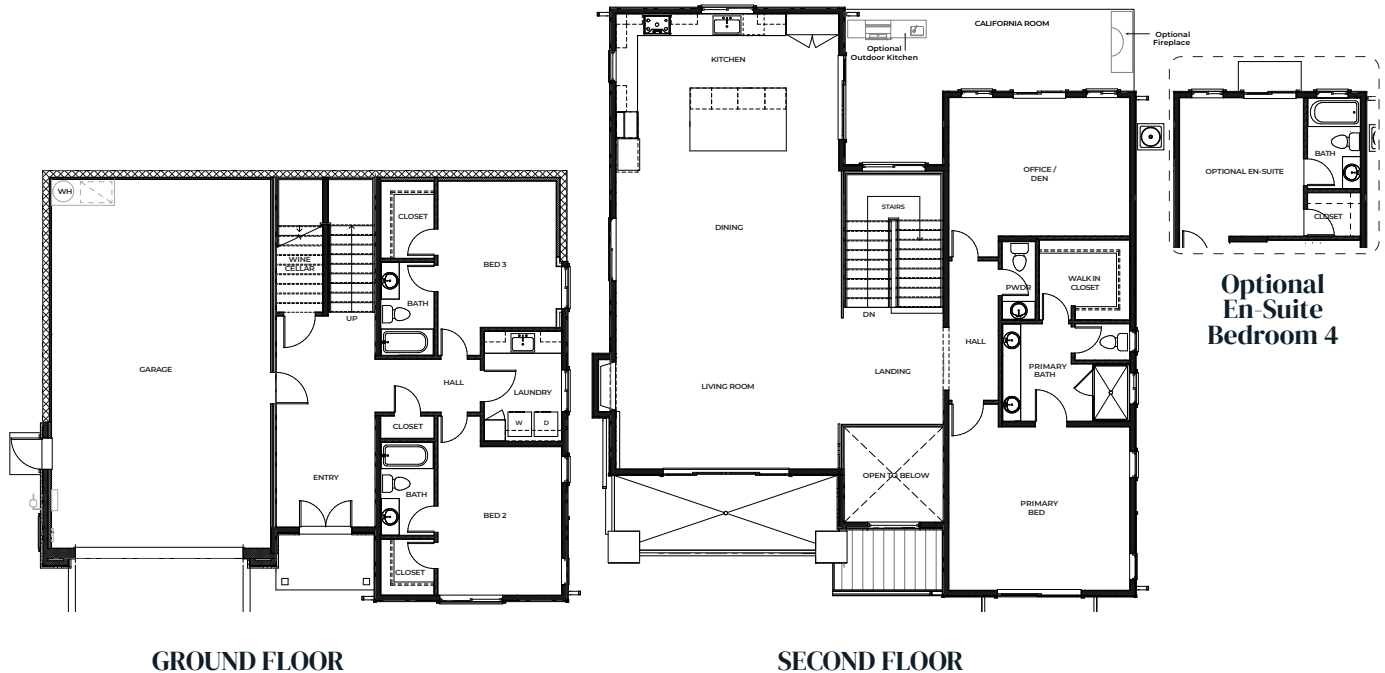
DRE# 01266964

Thoughtful Farmhouse Living

Total Area: 3,070 sq. ft.

Step into 3,070 sq. ft. of meticulously designed space in Lot 18. This two-story farmhouse-style home features four bedrooms, including a private guest suite, and three and a half bathrooms. The flexible office/den provides a dedicated workspace or additional living area. The open-concept layout enhances natural flow, perfect for entertaining and everyday living. High-end finishes and state-of-the-art appliances elevate both comfort and style.

- **Bedrooms: 4, including a private guest suite**
- **Bathrooms: 3.5 baths**
- **Garage Spaces: 4-car tandem garage**
- **Ceilings: 10' on the main level**
- **California Room: Optional outdoor fireplace and kitchen**



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Exclusive Estate Living

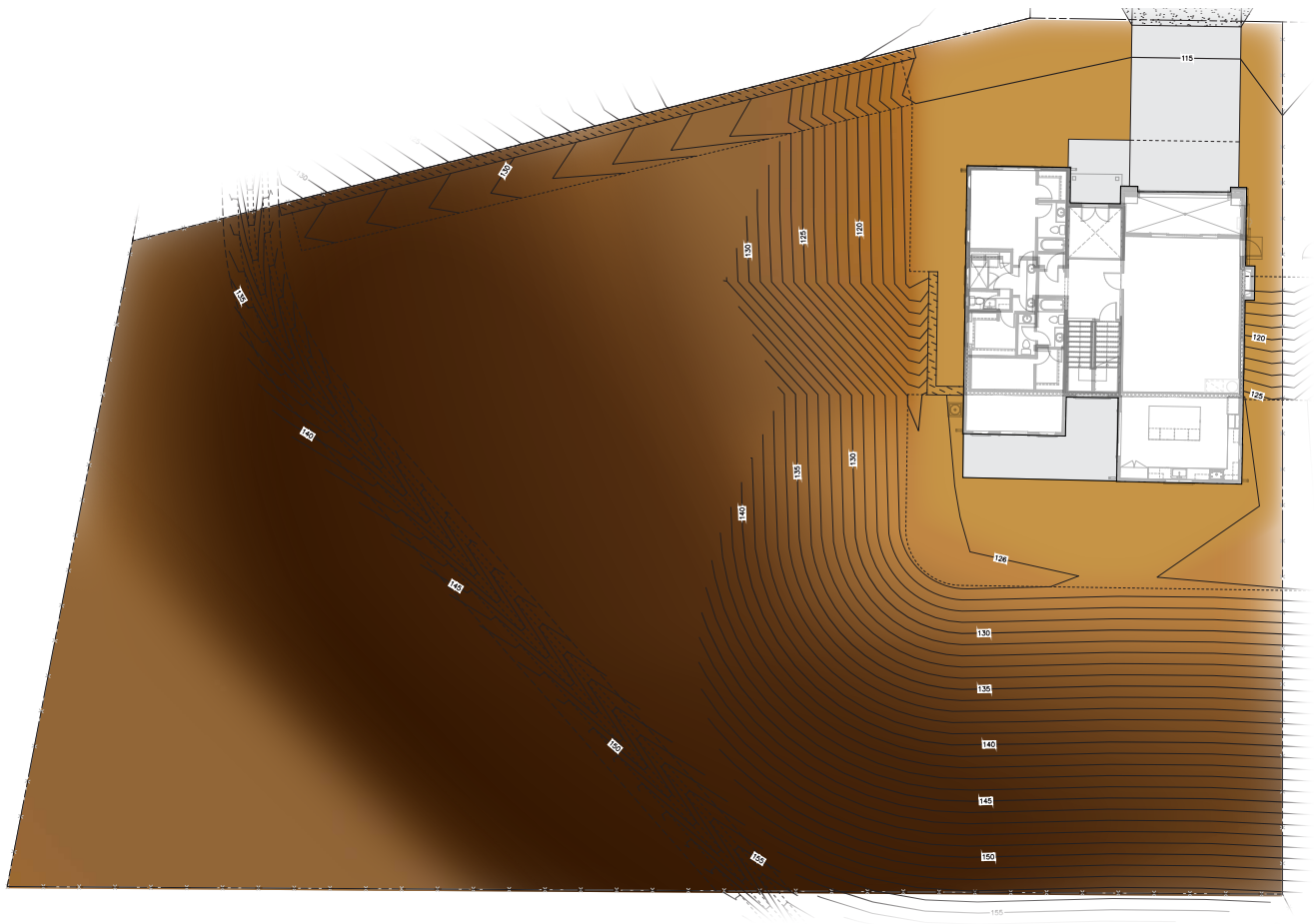
30,108 sq. ft. – Expansive Estate Lot

Lot 18 offers one of the largest private retreats within Avila Canyon Estates, set against a picturesque hillside that embodies the essence of this canyon development. Enjoy expansive views and a serene environment. The spacious backyard provides endless possibilities for outdoor entertainment, from a tranquil garden to a luxurious patio area perfect for gatherings.

Lot Size = 30,108.1 SF±

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

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



AVILA CANYON ESTATES
LOT 18

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Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 18 offers a tranquil retreat while ensuring connectivity within this exclusive community. The community map highlights Lot 18's prime placement, providing privacy and ease of access.



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Sophisticated Colors & Materials

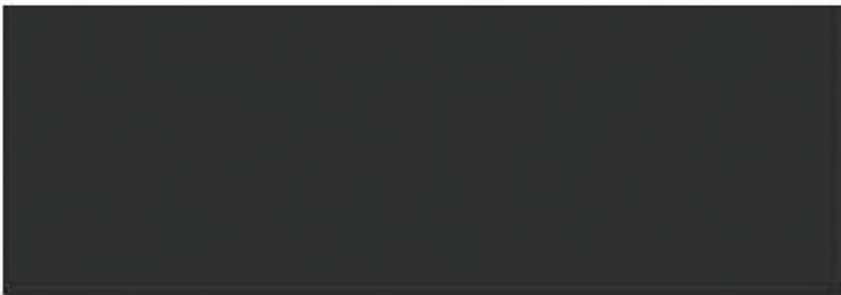
Lot 18 showcases a timeless farmhouse-inspired palette that enhances its warm and inviting aesthetic. The exterior finishes feature Coronado Stone: White LedgeStone, adding a touch of rustic elegance. The roofing is Black Matte Metal, ensuring durability with a classic farmhouse appeal. The fascia is SW Tricorn Black, creating a refined contrast that complements the home's sophisticated design.



ACCENT ROOF: MATTE BLACK



TRIM AND BOARD & BATT:
SW PURE WHITE



FRONT DOOR: SW CAVIAR



OPTIONAL WOOD ACCENT



GARAGE DOOR:
SW PEPPERCORN



STUCCO:
GLACIER WHITE



CORONADO STONE
ARTISAN LEDGESTONE
CYPRESS POINT

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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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