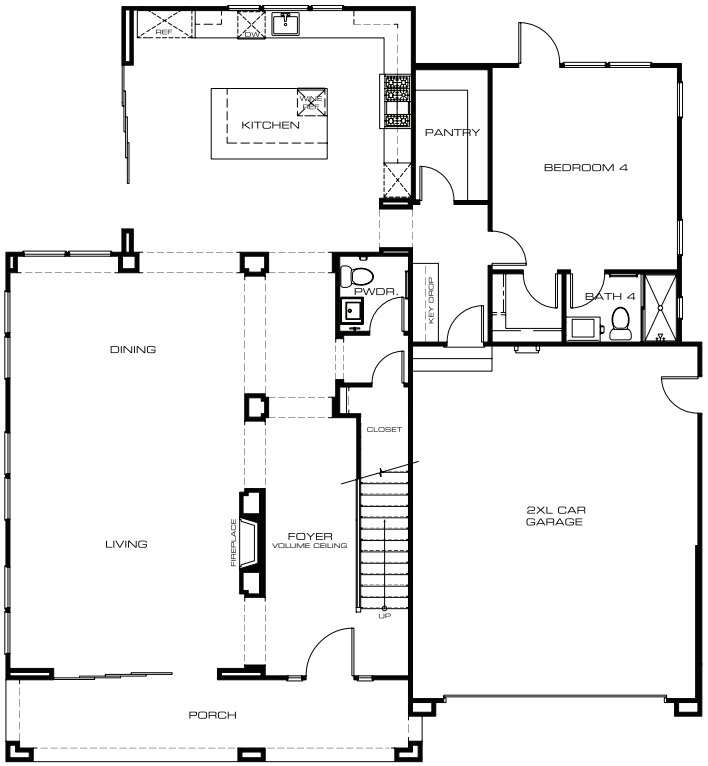
RESIDENCE

one

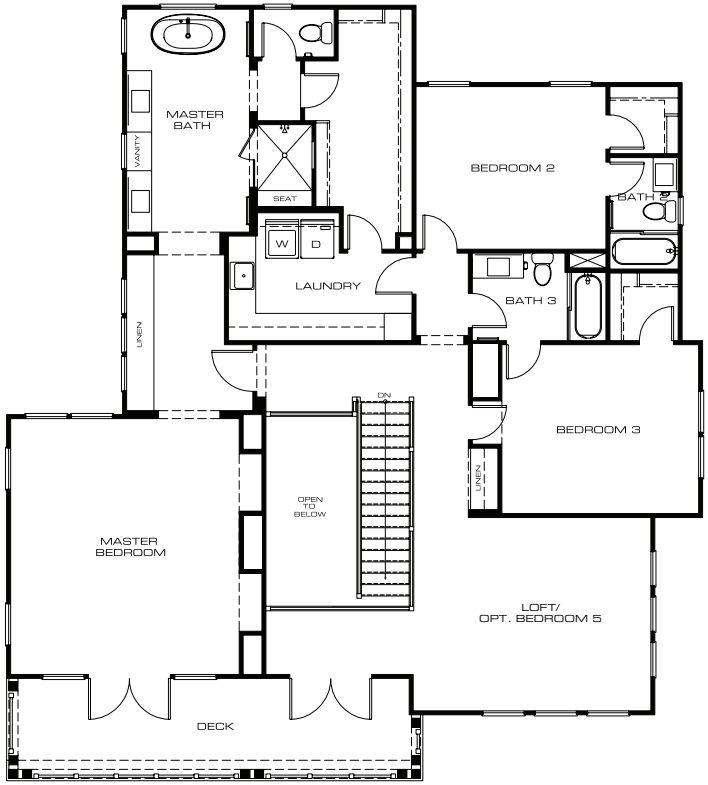
azure
LEUCADIA CA

CALIFORNIA BEACH CONTEMPORARY | 3,769 Sq. Ft. | 4 Bedroom + Loft | 4.5 Baths | 2 XL garage

first floor



second floor



CityMark reserves the right to make modifications in plans, exterior designs, prices, materials and specifications at any time without notice. All dimensions and square footages are approximate and some features may vary per residence. Maps, photographs, renderings and landscaping are all illustrative and conceptual.

Sales of AZURE by CityMark Realty | DRE # 01895729 | (760) 652-9308 | sales@azureleucadia.com

RESIDENCE

one

azure
LEUCADIA CA

3,769 Sq. Ft. | 4 Bedroom + Loft | 4.5 Baths | 2 XL garage | *Optional Bedroom 5*

features

CALIFORNIA BEACH CONTEMPORARY

- Captivating blue water views
- Oversized sliding glass door systems
- Expansive Great Room that offers an open floorplan
- Private first level Bedroom & Bath suite
- Spacious upstairs Loft open to the first floor
- Custom wood ranch house garage door

GOURMET KITCHEN

- GE Monogram professional grade stainless steel appliances
  - Convection double oven with Advantium technology
  - Professional cooktop
  - Drawer microwave
  - Wine refrigerator
  - Dishwasher
- Quartz slab countertops with full tile backsplash
- Cast iron farmhouse-style apron front sink
- Shaker style cabinets in custom colors
- Custom designed island for easy entertaining
- Moen "Align" stainless steel pull-out faucet
- Extra deep pots and pans drawers for easy access to cooktop
- LED task lighting
- Walk in Butler Pantry
- "Keydrop" cabinet by garage entry to home

GRAND MASTER SUITE

- Oversized Master Suite and Bathroom with Quartz countertops and double vanities
- Kohler free-standing soaking tub
- Walk-in showers with semi-frameless glass enclosure, shower seat, and oversize niche
- Large walk-in closet with direct access to the Laundry
- Moen "Align" Polished chrome plumbing fixtures
- Master Bedroom balcony

INTERIOR DETAIL

- Gas Heat-n-Glow contemporary fireplace
- Air conditioning
- Moen "Align" and "Gibson" polished chrome fixtures
- Living Room area pre-wired for a flat-screen TV and surround sound
- Quartz countertops in secondary Baths and Laundry Room
- Pre-wired for chandelier in Dining Room
- Spacious 2nd level Laundry Room with utility sink
- Solid core, shaker panel interior doors
- Pre-wired for ceiling fans in Living Room and Bedrooms
- Elegant interior lever door handles in polished chrome finish
- Contemporary 5" base molding
- High-speed CAT 5 and RG6 data wiring
- Level 4 drywall finish
- LED Recessed lighting
- Toto toilets

GREEN LIVING

- Low "E" dual glazed windows
- Low energy use lighting
- Cool roof
- Community storm water detention system
- Tankless water heater
- Porous paver driveway
- Pre-plumbed for solar power
- Pre-plumbed for grey water treatment system
- Pre-wired for car charging station

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