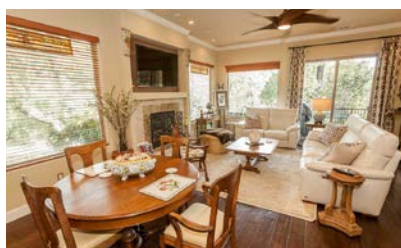
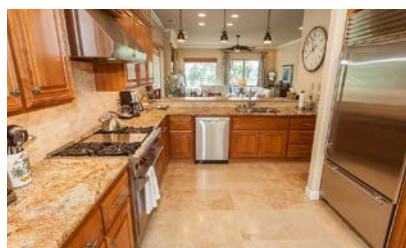




# STUNNING AVILA HOME IN THE OAKS

PRICE REDUCTION



5725 BUTTER CUP LANE  
AVILA BEACH, CA 93424

OFFERED AT \$1,248,000

[WWW.THEAVENUESLO.COM/PROPERTY/5725](http://WWW.THEAVENUESLO.COM/PROPERTY/5725)



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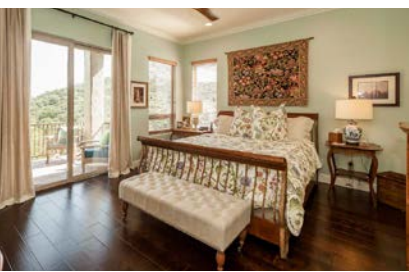
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**Picturesque and poised among the protected oak trees**, you can take in the beautiful views & surround yourself in the serenity of the open space from this lovely "Treehouse" home in Avila's coveted Kingfisher Canyon neighborhood. Situated on a corner lot, it's ultra private! This Del Mar plan has upgrades galore and one of the largest courtyards in Kingfisher Canyon. The main entry level features a gourmet kitchen, breakfast nook, great room with fireplace & large picture windows, master suite, laundry room, powder room and 2-car garage. The open floor plan on the main level has plenty of room for entertaining with glass sliding doors in both the great room and master suite to bring the outdoors in & provide access to the large covered deck overlooking the protected oak trees. The gourmet kitchen is a chef's dream with a Wolf gas range, built-in Sub Zero refrigerator, Cherry cabinetry, granite countertops and under cabinet lighting. The lower level of the home has a bedroom with a large walk-in closet, an additional office/second bedroom, full bathroom, wine closet and a family room with access to the outdoor patio. Additional upgrades include hardwood flooring throughout, travertine flooring in bathrooms and kitchen, crown molding, skylights, 10 ft. ceilings on the main level, ceiling fans, Nest Thermostat, newly installed A/C unit, interior & exterior surround sound audio system, courtyard water fountain and drip-system landscaping in the sun-filled courtyard. Kingfisher Canyon resides in one of the area's best microclimates, minutes from Avila Beach, close to hiking trails & golf course, and a short 10 minute drive to either charming downtown San Luis Obispo or Pismo Beach.



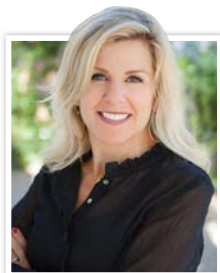


## DISTINCTIVE DETAILS:

- Large Master Suite on main floor with coveted Del Mar floorplan
- Shows like a model home with high-end finishes
- Open gourmet kitchen with Cherry cabinets, Granite Counters, Wolf Gas Range & Built-In Sub-Zero Refrigerator
- Hardwood & Travertine flooring throughout the home
- Well-appointed home with high ceiling & beautiful crown molding
- Interior & Exterior Surround Sound Audio System for easy entertaining
- Newly installed Air Conditioning
- Nest Thermostat

## OUTDOORS:

- Private corner lot offering stunning canyon views and open space in back
- Coastal rolling hills with oak filled neighborhood to enjoy abundant wildlife
- One of the largest sun-filled courtyards in Kingfisher Canyon
- Sliding glass doors with access to large covered deck from great room and master suite
- Additional family room downstairs with sliding glass doors to private patio
- Situated in one of the area's best microclimates and most desirable gated community in Avila
- Close to hiking trails, Bob Jones Bike Path, Avila Bay Athletic Club & Spa, and Avila Beach Golf Resort



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