



HIGHLAND COVE



COASTAL CHARM | LUXURY LIVING



SALES CENTER OPEN FRIDAY - SUNDAY, 10AM - 5 PM

1207 South 13th Street, Grover Beach, CA / PHONE (805) 270-4855 / EMAIL sales@ccb1.net

CCB reserves the right to modify floorplans, maps, pricing and specifications without notice or obligation. All square footages are approximate. See Sales Representative for details.

CCB

30 Years of Excellence on the Central Coast | www.CoastalCommunityBuilders.com |



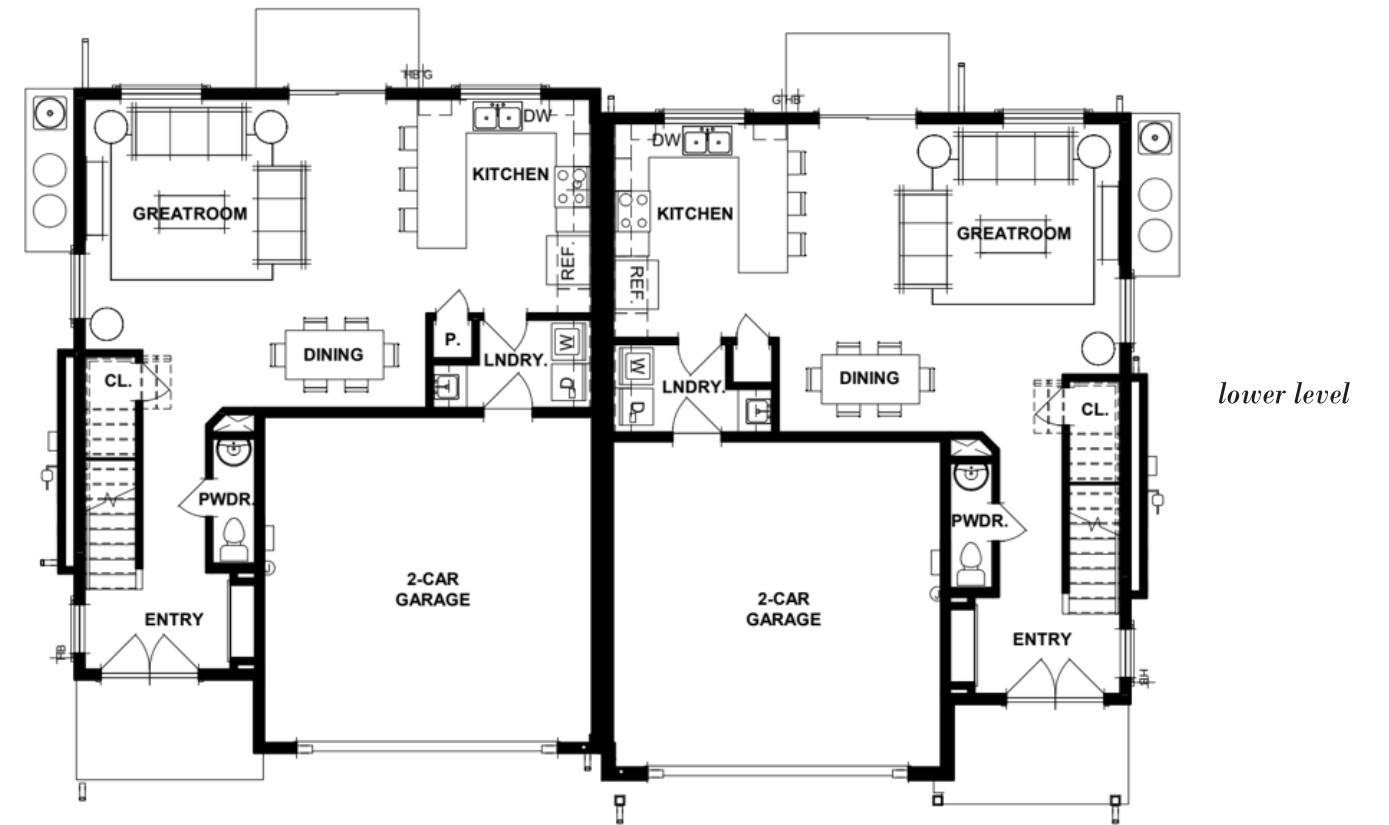
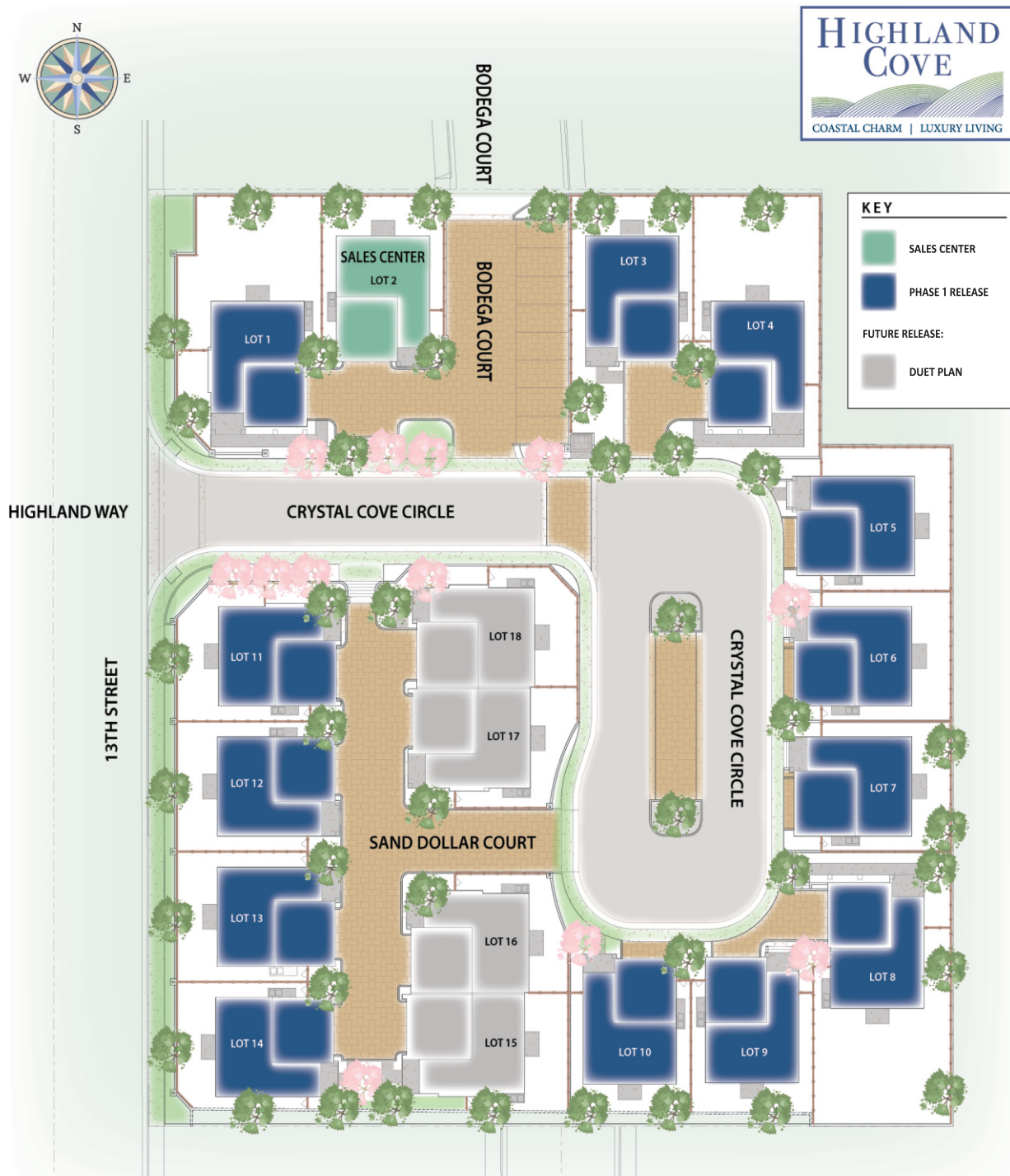
DRE#01266964

COASTAL CHARM

Coastal Community Builders is proud to introduce Highland Cove; a charming enhancement to the City of Grover Beach. This new 18 home enclave of boutique residences upholds the character and unique feel of this quaint beach community. Grover Beach exhibits all the best of what the Central Coast has to offer from its gorgeous beaches to its rolling agrarian landscape, farm to table restaurants, bountiful farmers markets, miles of hiking and biking trails, world class wine region, and endless activities to suit all different lifestyles. The best things in life are now at your fingertips.

FLOOR PLANS

Large Great Room | Laundry Room | 2 Car Garage | 1747 Sq. Ft



In an effort to meet consumer expectations, Coastal Community Builders reserves the right to make changes or modifications to maps, plan specifications, materials, features and colors without notice. All renderings are artistic conceptions and are not intended to be literal depictions of the buildings, driveways or landscaping. Special wall and window treatments, upgraded floor coverings, softscape, hard-scape, landscape and other items featured in and around the model homes are decorator suggested and not included in the purchase price. Residents are automatically included in the Homeowners Association and are subject to Special Assessment Fees. Ask your Sales Representative for details. Plans to build out this project as proposed are subject to change without notice. DRE # 01266964



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DUET PLAN

3 Bedrooms | Loft Space | 2 1/2 Baths | Open Kitchen



Spanish Hacienda Duet



Street Scape

LUXURY LIVING

18 new luxury homes

3-4 bedroom floorplans

Spacious 2-car garage

Convenient access to Highway 101

Minutes from Grover & Pismo Beach's best restaurants & shops

Easy walk to the beach and dunes

Close to the Central Coast's best hiking & biking trails

10 minutes to Edna Valley; San Luis Obispo County's premiere wine region

Lucia Mar Unified School District

Close to community parks and golf courses

EXTERIOR FEATURES

- Distinctively crafted in California Mission and Spanish Hacienda Architectural Styles
- Front yard landscaped with drought tolerant plants and drip irrigation system with timers
- Concrete Tile Roof
- 8' Fiberglass Double Entry Doors
- 2-car garage with automatic openers
- Pre-plumbed for soft water system (loop only)
- Low Maintenance Stucco

ENERGY-SAVING ELEMENTS

- Dual-pane, low-E vinyl windows
- Water-saving, low-flow commodes
- Energy Star appliances
- Digital programmable thermostat
- Tankless water heater
- LED lighting and pre-plumbed for solar
- 95% efficient FAU system

KITCHEN DESIGN

- Attractive & abundant culinary space
- Solid surface quartz or granite counter tops
- Large peninsula for food prep and added seating
- Stainless steel appliance package
- Pre-plumbed for water at refrigerator bay
- Built-in pantry

INTERIOR DETAILING

- Solid wood, recessed-panel cabinets
- Solid surface quartz or granite counter tops
- Finished baseboards throughout
- Hard surface flooring in all main living areas
- Indoor laundry room
- Overhead fire sprinkler system
- Brushed nickel interior hardware and fixtures
- Spacious dining area open to great room

MASTER SUITES

- Grand Double Door Entry
- Spacious bedroom quarters
- Dual vanity sinks with quartz countertop
- Large tile shower
- Roomy walk-in closet
- Large balcony with double sliding doors for outdoor enjoyment

DESIGNER UPGRADES

- Granite, quartz, stone, and designer tile options
- Elegant cabinet styles and finishes
- Wood, tile, luxury vinyl, and upgraded carpets
- Upgraded appliance package options
- Upgraded electrical options and smart features
- Upgraded plumbing options



SINGLE FAMILY

FLOOR PLANS

3 Bedrooms

Optional 4th Bedroom

2 1/2 Baths

Large Great Room

Open Kitchen

Laundry Room

2 Car Garage

1747 Sq. Ft.



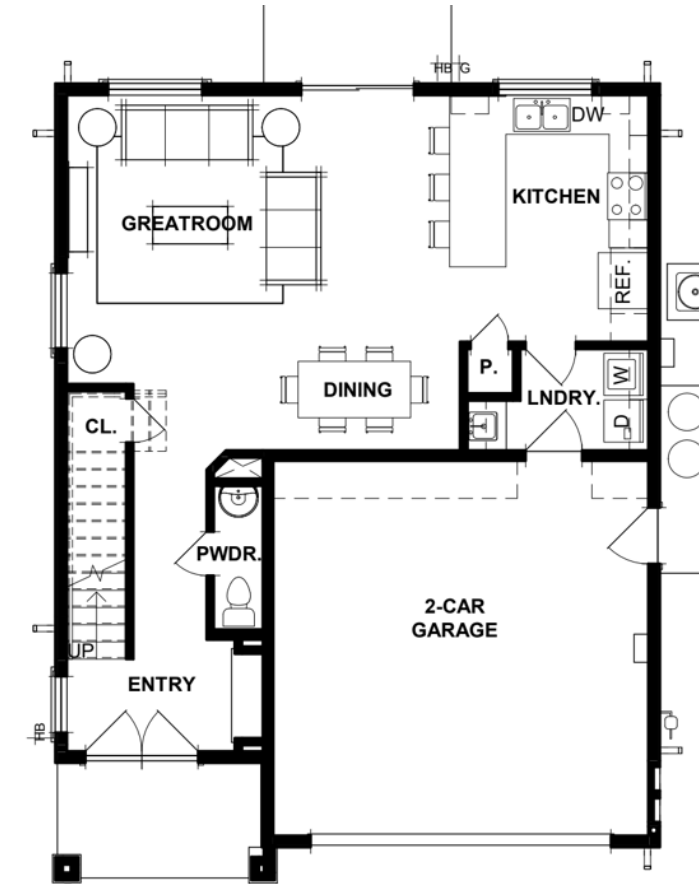
California Mission



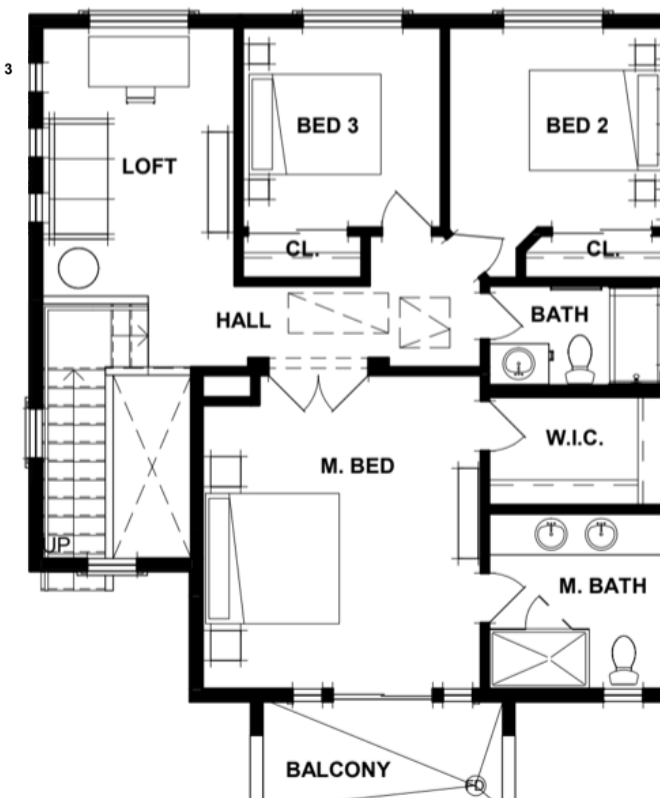
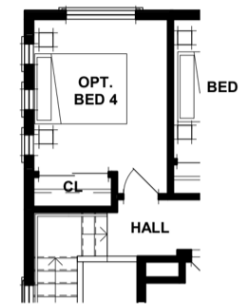
California Mission with side load garage



Spanish Hacienda



lower level



upper level

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