



RESIDENCES

ONE OF A KIND LUXURY BEACH HOMES ■ ■ ■

azure

R E S I D E N C E

one

3,769 Sq. Ft. | 4 ensuite Bedrooms + 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

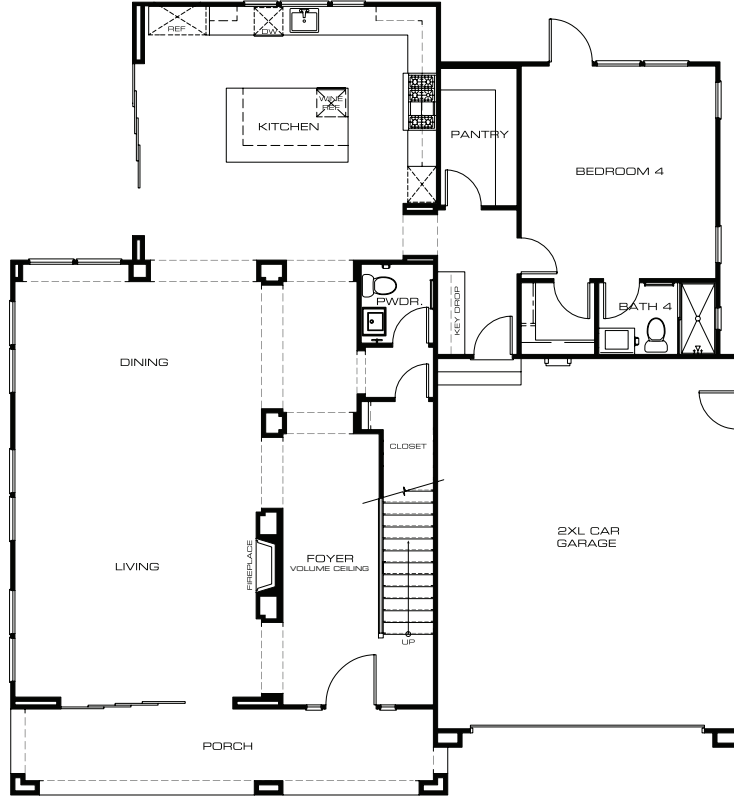
## INTERIOR DETAIL

- 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

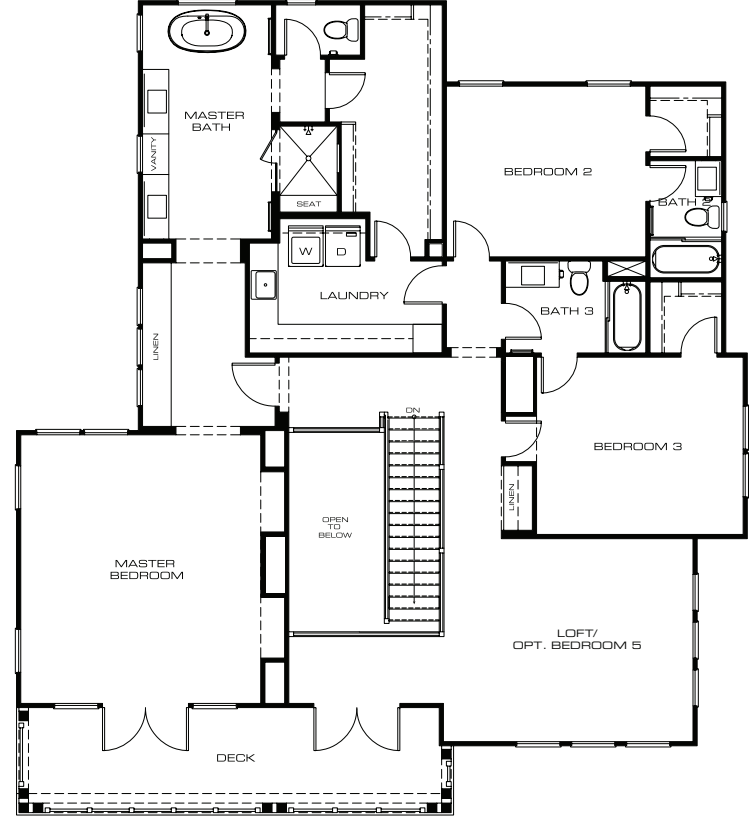
## GREEN LIVING

- 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

first floor



second floor



# two

R E S I D E N C E

3,013 Sq. Ft. | 3 ensuite Bedrooms | 3.5 Baths | 2 XL garage



# features

## SINGLE STORY RANCH

- Designed to accent the blue water views of the ocean, this single level is complimented by 12 ft. tall ceilings in the Foyer, Living and Dining Rooms
- The open and bright floorplan is anchored by an oversized Kitchen and Morning Room
- Three French doors expand the Living and Dining Room, extending the indoor living outside
- 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
- Chimney-style stainless steel hood
- Quartz slab countertops with full tile backsplash
- Shaker style cabinets in custom colors
- Custom designed island for easy entertaining
- Cast iron farmhouse apron front sink
- Moen "Align" stainless steel pull-out faucet
- Extra deep pots and pans drawers for easy access to cooktop
- LED Task Lighting
- Dual Pantries

## GRAND MASTER SUITE

- Oversized Master Bedroom Suite with a private spa-like Bathroom and elevated ceiling heights.
- Quartz countertops and double sinks and vanity
- Kohler free-standing soaking tub

- Oversized walk-in shower with semi-frameless glass enclosure, shower seat, and oversize niche
- Moen "Align" polished chrome plumbing fixtures
- Expansive His/Her walk-in closets

## INTERIOR DETAIL

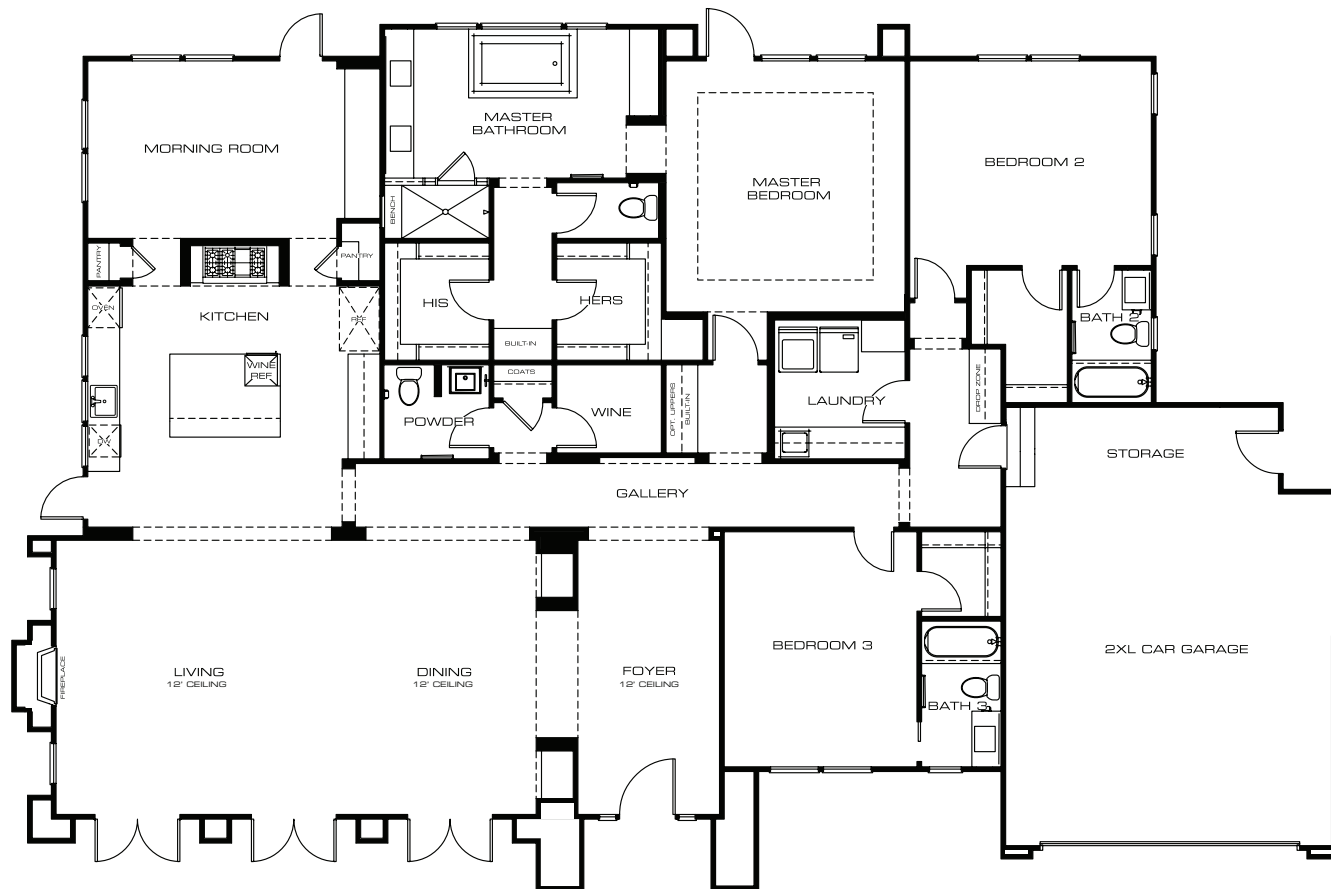
- Gas Heat-n-Glow contemporary fireplace
- Air conditioning
- Moen "Align" and "Gibson" polished chrome fixtures
- Living Room area pre-wired for a flat-screen TV and surround sound
- Quartz countertops in secondary Baths and Laundry Room
- Pre-wired for chandelier in Dining Room
- Spacious Laundry Room 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



*single story*



# three

R E S I D E N C E

3,798 Sq. Ft. | 4 ensuite Bedrooms + Loft | 4.5 Baths | 2 XL garage

*Optional Bedroom 5*



# features

## BEACH CRAFTSMAN

- Views overlooking the ocean
- Indoor/Outdoor with Living stacking sliding glass door systems
- First level ensuite Bedroom
- Spacious open upstairs loft
- Second level covered outlook deck with ocean views.
- Custom wood ranch house garage door

## GOURMET KITCHENS

- 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
- Shaker Style cabinets in custom colors
- Custom designed island for easy entertaining
- Cast Iron farmhouse style apron front sink
- Moen "Align" stainless steel pull-out faucet
- Extra deep pots and pans drawers for easy access to cooktop
- LED task Lighting
- Walk-in Pantry
- "Keydrop" cabinet at garage entry to home

## GRAND MASTER SUITE

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

## INTERIOR DETAIL

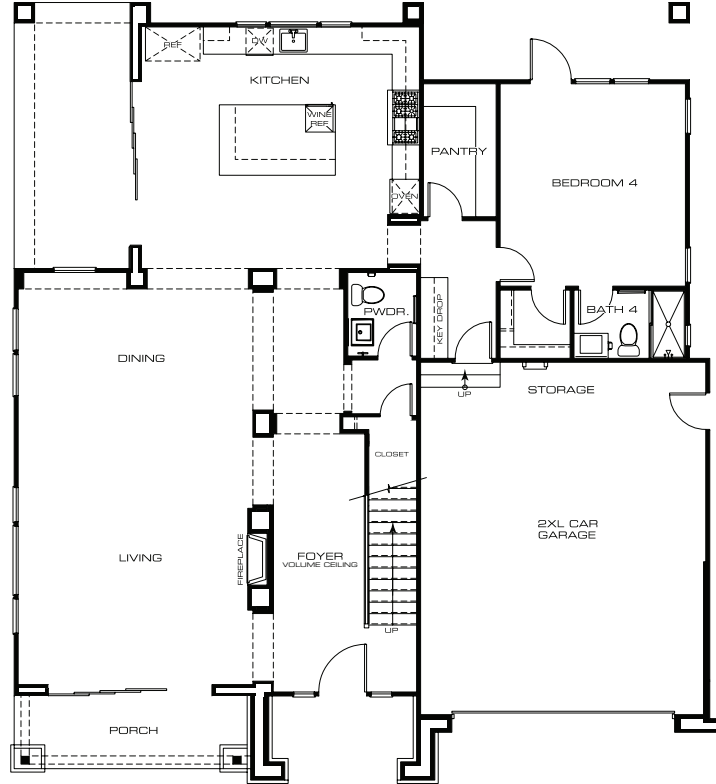
- Gas Heat-n-Glow contemporary fireplace
- Air conditioning
- Moen "Align" and "Gibson" polished chrome fixtures
- Great Room that opens the expanse of the home from kitchen and dining to living areas to the outdoors
- Living Room area pre-wired for a flat-screen TV and surround sound
- Quartz countertops 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 wardrobe 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

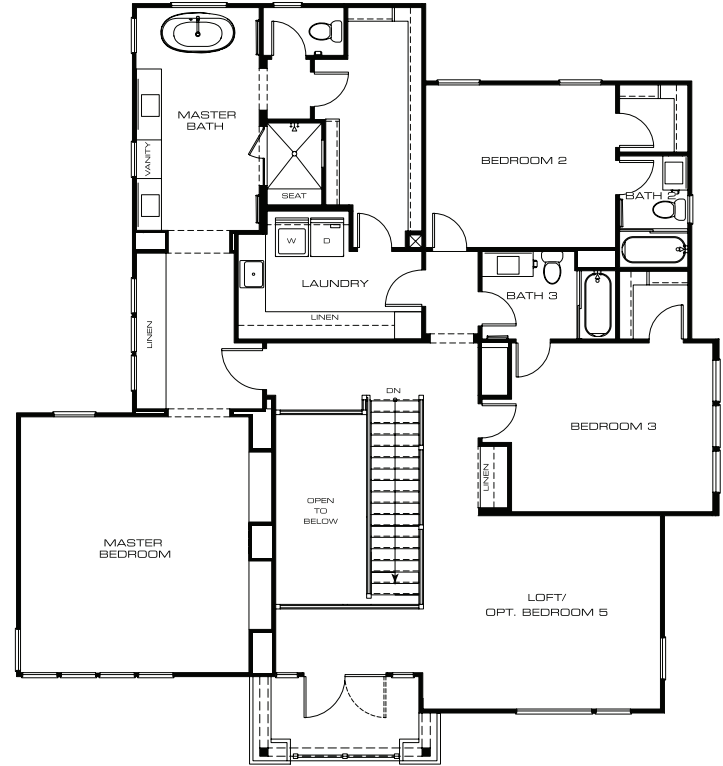
- Low "E" dual glazed windows
- Low energy use lighting
- Cool roof
- Community storm water detention system
- Tankless water heater
- Porous paver driveway
- Pre-plumbed for solar power
- Pre-plumbed for grey water treatment system
- Pre-wired for car charging station



*first floor*



*second floor*



R E S I D E N C E

four

3,590 Sq. Ft. | 3 ensuite Bedrooms + Loft  
4.5 Baths | 2 XL garage  
*Optional Bedroom 4*



# features

## CLASSIC CONTEMPORARY

- Great Room concept that opens the expanse of the home from Kitchen, Dining and Living areas to the outdoors
- Generous covered patio off the Kitchen
- Custom wood ranch house garage door

## GOURMET KITCHENS

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

## MASTER SUITE

- Oversized Master Bedroom and Bathroom Suite
- Quartz countertops and double sinks and vanity
- Kohler free-standing soaking tub
- Walk-in showers with semi-frameless glass enclosure, shower seat, and oversize niche
- Moen "Align" polished chrome plumbing fixtures
- His and Her walk-in closets

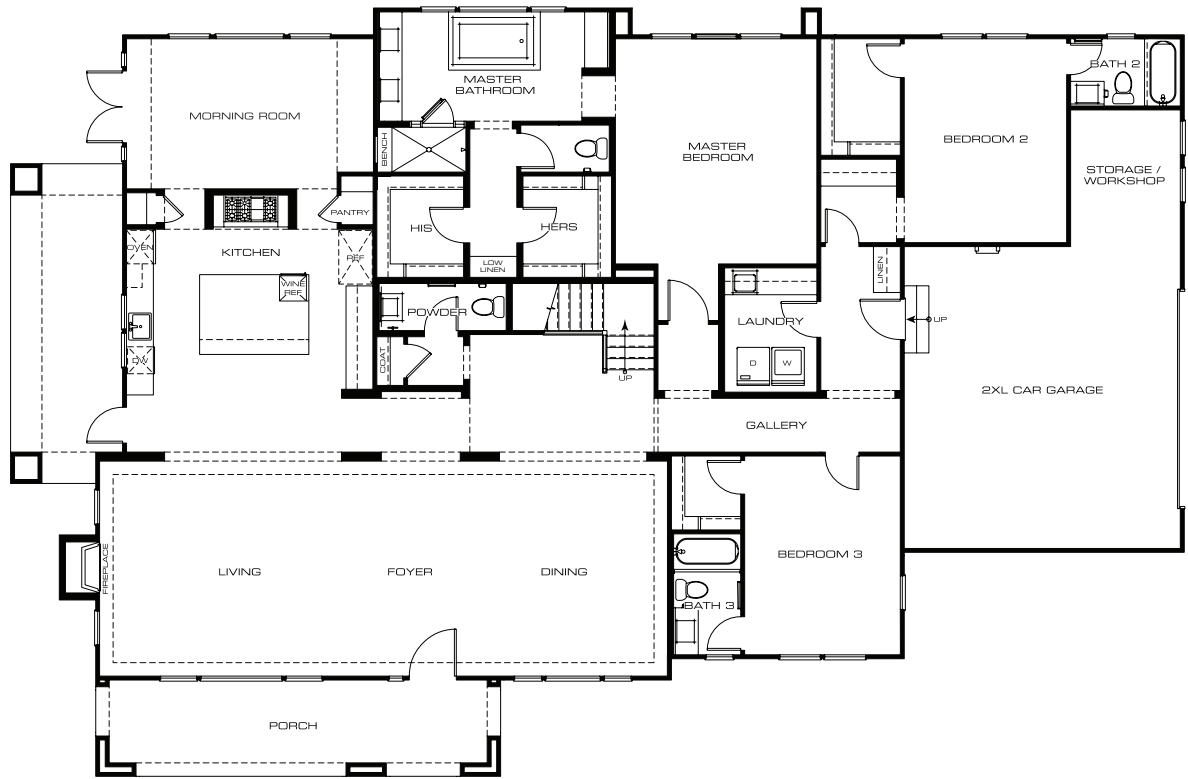
## INTERIOR DETAIL

- Gas Heat-n-Glow contemporary fireplace
- Morning Room
- 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 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

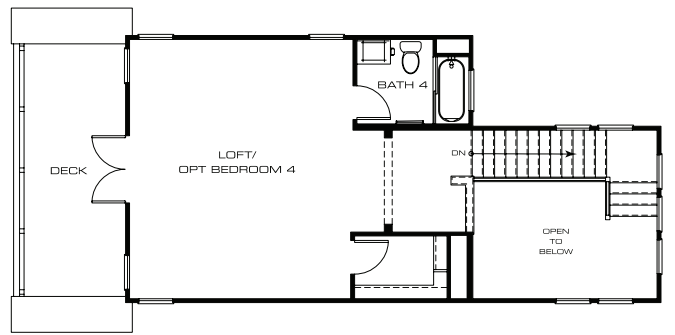
## GREEN LIVING

- 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





Optional Bedroom #4





4,071 Sq. Ft. | 4 Bedrooms + Loft

4.5 Baths | 2XL Garage

*Optional Bedroom 5*



# features

## BEACH FARMHOUSE

- Spectacular ocean views
- Featuring a covered entry, back patio and upstairs deck, this home celebrates indoor/outdoor living
- First level Guest Bedroom Suite
- Custom wood ranch house garage door

## GOURMET KITCHENS

- 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
- Shaker style cabinets in custom colors
- Custom designed island for easy entertaining
- Cast iron farmhouse apron front sink
- Moen "Align" stainless steel pull-out faucet
- Extra deep pots and pans drawers for easy access to cooktop
- LED task lighting
- Pantry with built-in cabinetry
- "Keydrop" cabinet off garage entry
- Covered patio off the Living Room and Kitchen

## MASTER SUITE

- Oversized Master Bedroom and Bathroom Suite
- Master Bedroom Suite with deck access from both the Bedroom and Bath
- Quartz countertops and double sinks and vanity
- Kohler free-standing soaking tub
- Dual door walk-in shower with dual shower heads, semi-frameless glass enclosure, shower seat, and oversize niche
- Moen "Align" polished chrome plumbing fixtures
- Spacious walk-in closet

## INTERIOR DETAIL

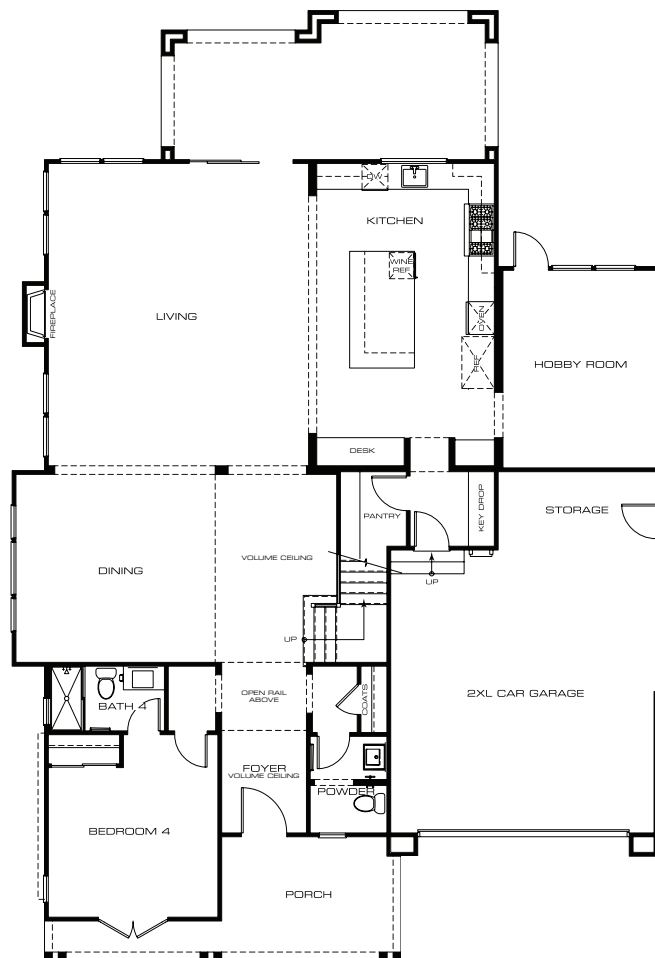
- Gas Heat-n-Glow contemporary fireplace
- Morning Room off the Kitchen with separate entrance
- Air conditioning
- Moen "Align" and "Gibson" polished chrome fixtures
- Living Room area pre-wired for a flat-screen TV and surround sound
- Quartz countertops in Secondary Baths and Laundry Room
- Pre-wired 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

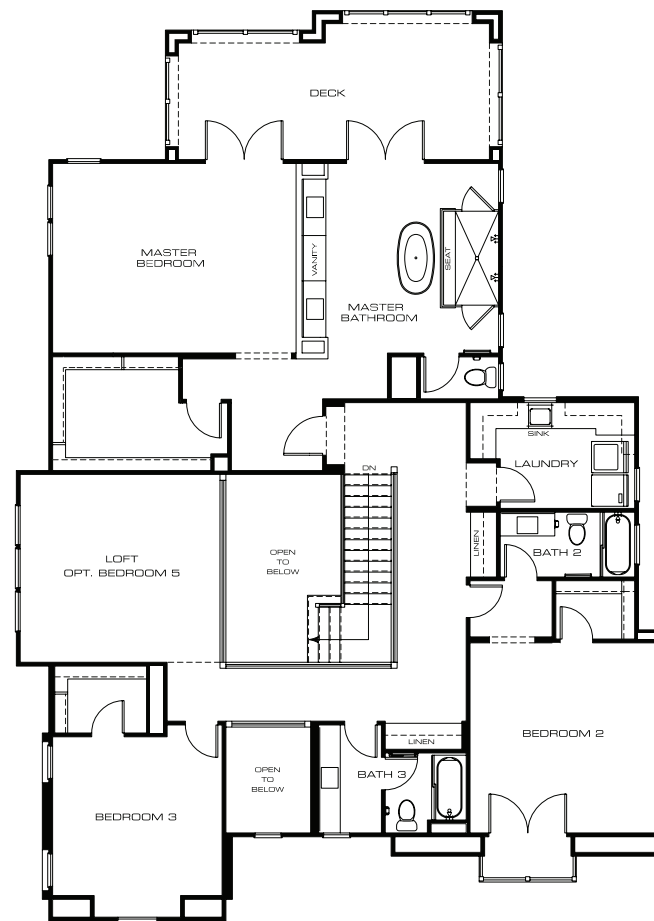
- Low "E" dual glazed windows
- Low energy use lighting
- Cool roof
- Community storm water detention system
- Tankless water heater
- Porous paver driveway
- Pre-plumbed for solar power
- Pre-plumbed for grey water treatment system
- Pre-wired for car charging station



*first floor*



*second floor*





R E S I D E N C E

3,746 Sq. Ft. | 4 ensuite Bedrooms + Loft

4.5 Baths | 2 XL garage

*Optional Bedroom 5*



# features

## CALIFORNIA CONTEMPORARY

- The oversized glass sliding door system naturally extends the Kitchen to the outdoors
- First level Bedroom Suite with private access
- Spacious upstairs Loft
- Custom wood ranch house garage door

## GOURMET KITCHENS

- 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
- 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 pantry

## MASTER SUITE

- Oversized Master Bedroom with pitched ceiling
- Quartz countertops and double sinks and vanity
- Kohler free-standing soaking tub
- Walk-in shower with semi-frameless glass enclosure, shower seat, and oversize niche
- Moen "Align" polished chrome plumbing fixtures
- Spacious walk-in closet

## INTERIOR DETAIL

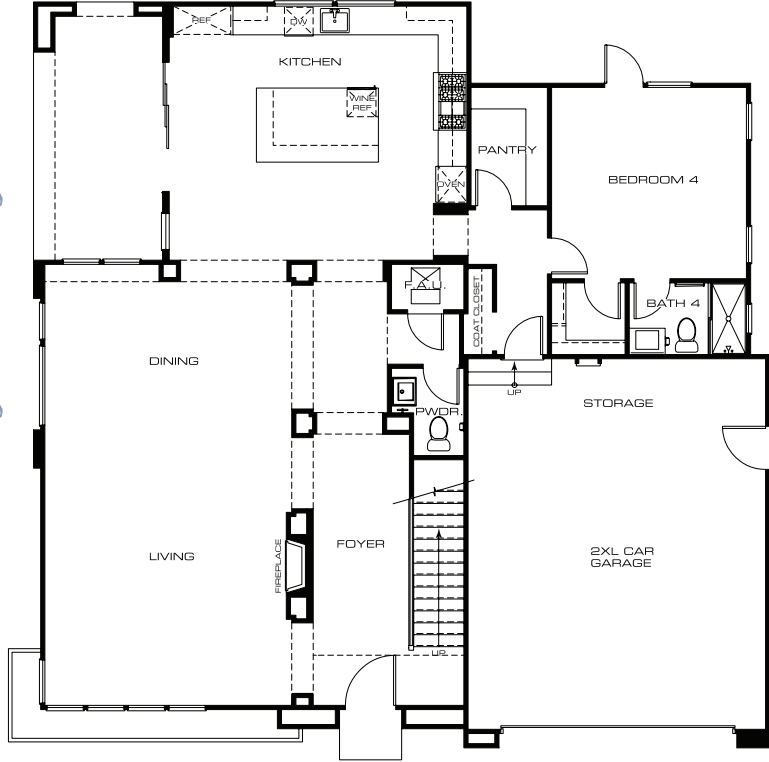
- Gas Heat-n-Glow contemporary fireplace
- Air conditioning
- Moen "Align" and "Gibson" polished chrome fixtures
- Living Room area pre-wired for a flat-screen TV and surround sound
- Quartz countertops in Secondary Baths and Laundry Room
- Pre-wired for chandelier in Dining Room
- Spacious 2nd level Laundry Room with utility sink
- Solid core, shaker panel interior wardrobe 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

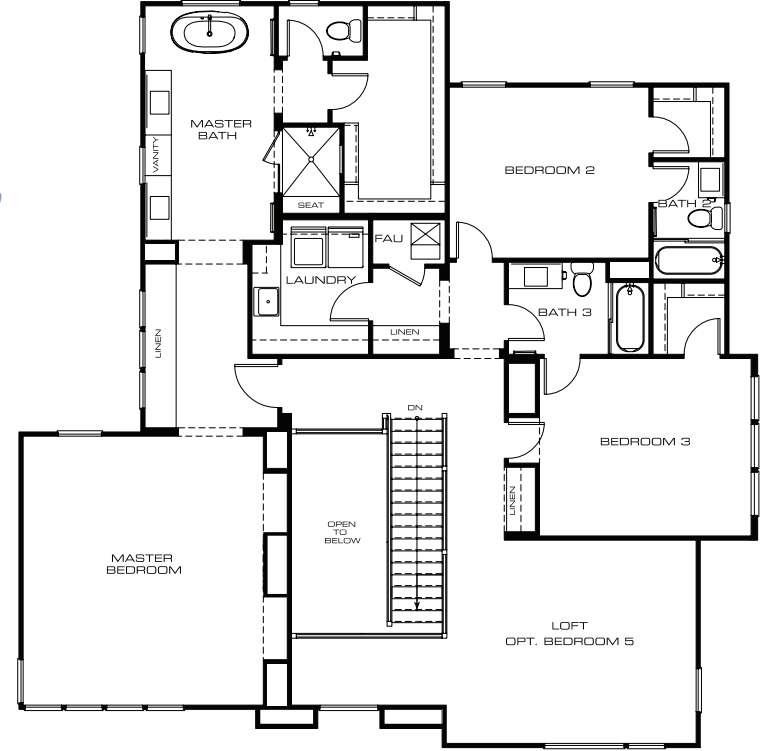
- Low "E" dual glazed windows
- Low energy use lighting
- Cool roof
- Community storm water detention system
- Tankless water heater
- Porous paver driveway
- Pre-plumbed for solar power
- Pre-plumbed for grey water treatment system
- Pre-Wired for car charging station



first floor



second floor



# seven

RESIDENCE

4,191 Sq. Ft. | 4 Bedrooms + Loft | 4.5 Baths | 2 XL garage  
*Optional Bedroom 5*



# features

## CALIFORNIA CONTEMPORARY

- Designed for Entertainment – this open and bright floorplan extends out the Living Room outdoors through the oversized glass sliding door system
- First level Bedroom Suite
- Spacious upstairs Loft
- Custom wood ranch house garage doors

## GOURMET KITCHENS

- 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
- Shaker style cabinets in custom colors
- Custom designed island for easy entertaining
- Cast Iron farmhouse apron front sink
- Moen "Align" stainless steel pull-out faucet
- Extra deep pots and pans drawers for easy access to cooktop
- LED task lighting
- Walk-in pantry
- "Keydrop" cabinet at entry from garage

## MASTER SUITE

- Oversized Master Bedroom and Bathroom Suite
- Quartz countertops and double sinks and vanity
- Kohler free-standing soaking tub
- Walk-in shower with dual shower heads, semi-frameless glass enclosure, shower seat, and oversize niche
- Moen "Align" polished chrome plumbing fixtures
- Spacious walk-in closet

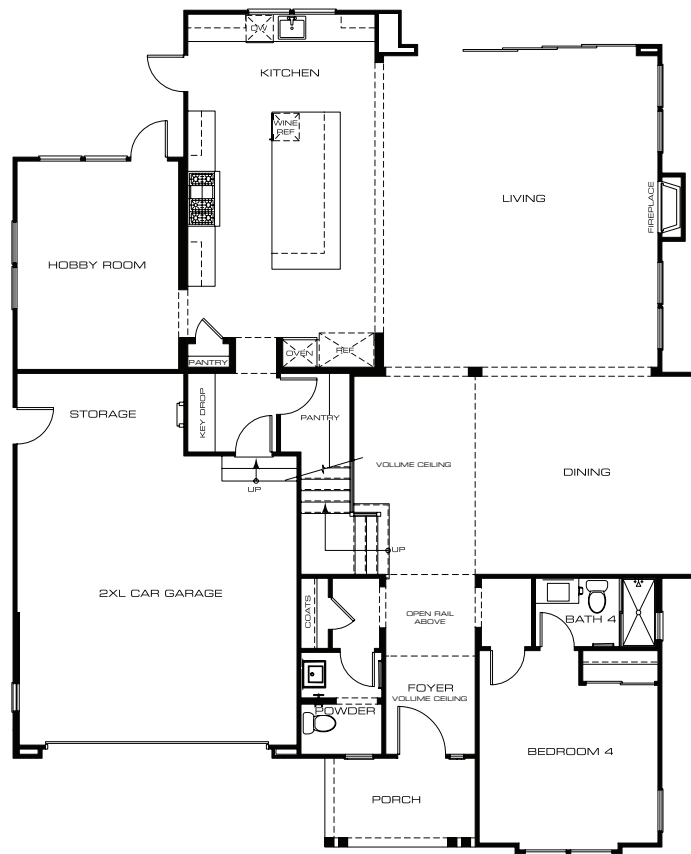
## INTERIOR DETAIL

- 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

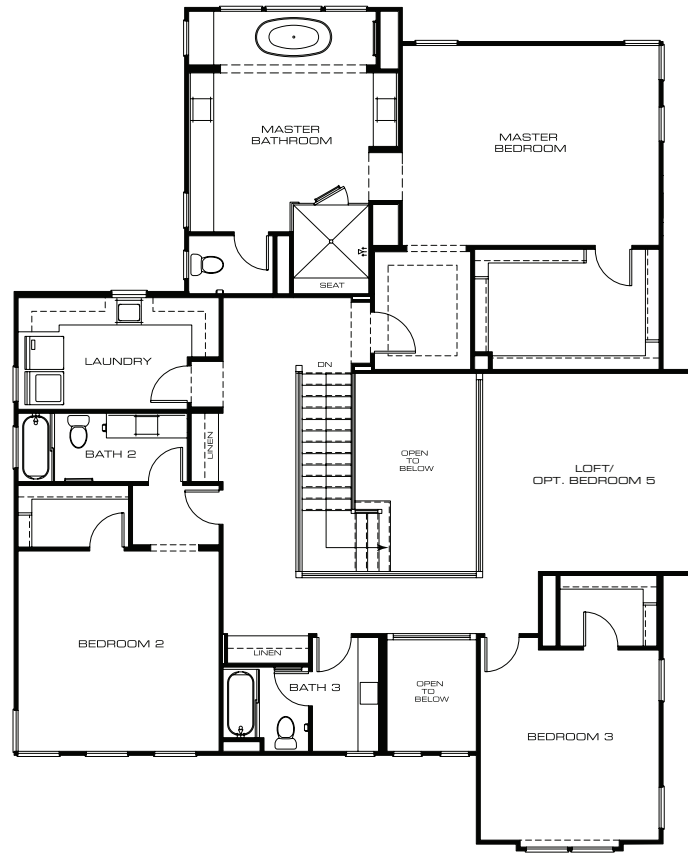
## GREEN LIVING

- 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
- Pre-plumbed for grey water treatment system
- Pre-wired for charging station

*first floor*



*second floor*





# eight

RESIDENCE

4,109 Sq. Ft. | 4 Bedrooms  
+ Loft | 4.5 Baths | 2 XL garage  
*Optional Bedroom 5*



# features

## CALIFORNIA CASUAL CONTEMPORARY

- Designed for casual living at the beach, the open floorplan naturally flows out to the expansive covered Patio through an oversized sliding glass door system
- Panoramic views out to the ocean
- First level Bedroom Suite
- Custom wood ranch house garage door

## GOURMET KITCHENS

- 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
- Shaker style cabinets in custom colors
- Custom designed island for easy entertaining or casual dining
- Cast iron farmhouse apron front sink
- Moen "Align" stainless steel pull-out faucet
- Extra deep pots and pans drawers for easy access to cooktop
- LED task lighting
- Walk-in pantry
- "Keydrop" cabinet by entry from garage

## MASTER SUITE

- Oversized Master Bedroom and Bathroom Suite
- Quartz countertops and double vanities
- Kohler free-standing soaking tub
- Walk-in shower with dual shower heads, semi-frameless glass enclosure, shower seat, and oversize niche
- Moen "Align" polished chrome plumbing fixtures

- Spacious walk-in closet with furniture-styled island and pre-wired for chandelier above

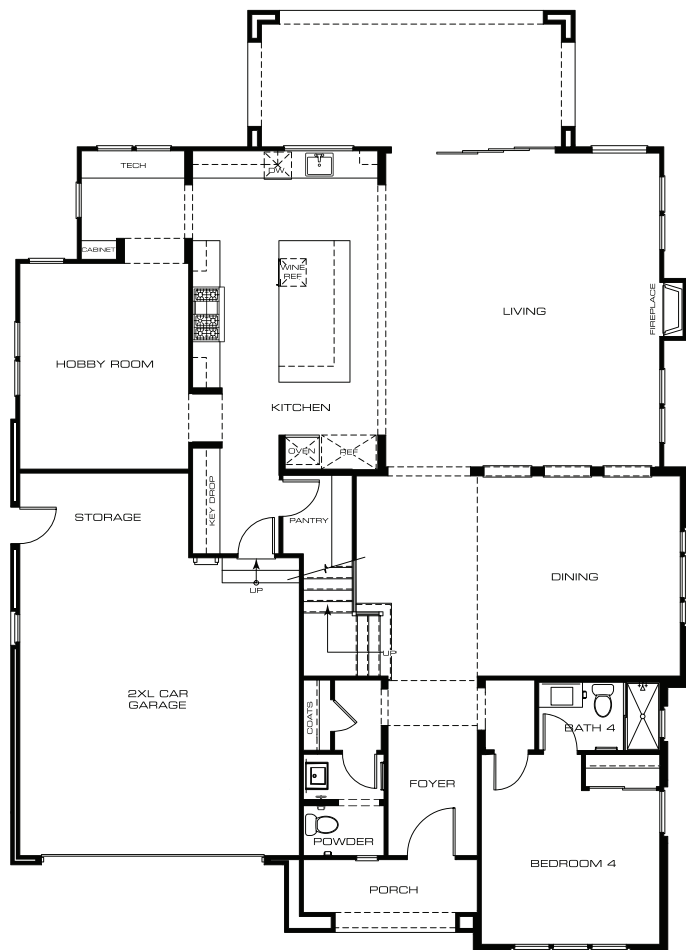
## INTERIOR DETAIL

- 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
- 2nd level Laundry Room with utility sink
- Solid core, shaker panel interior doors and wardrobe 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

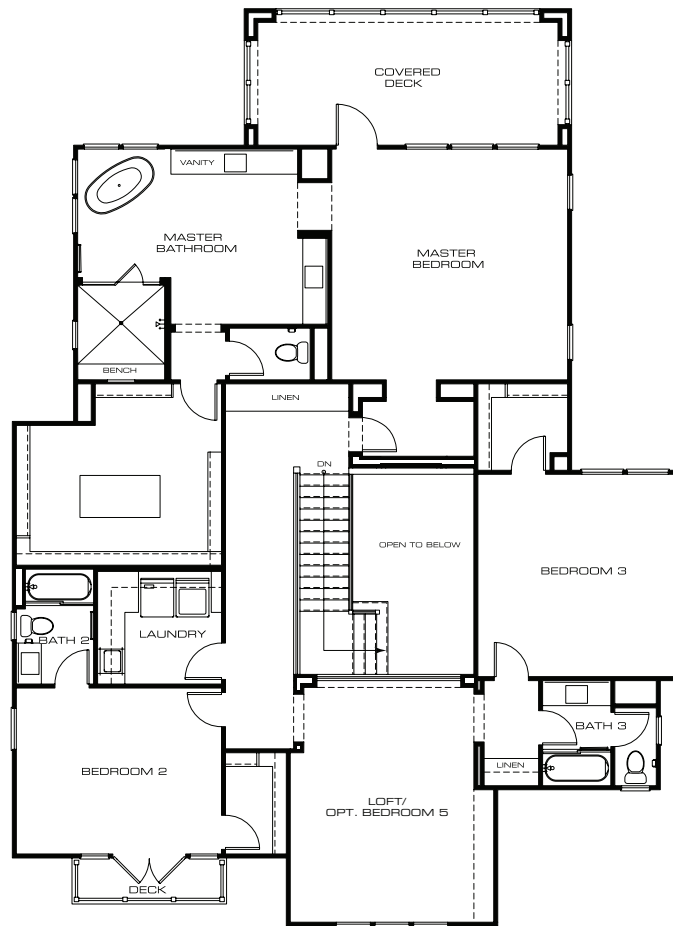
## GREEN LIVING

- 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

*first floor*



*second floor*





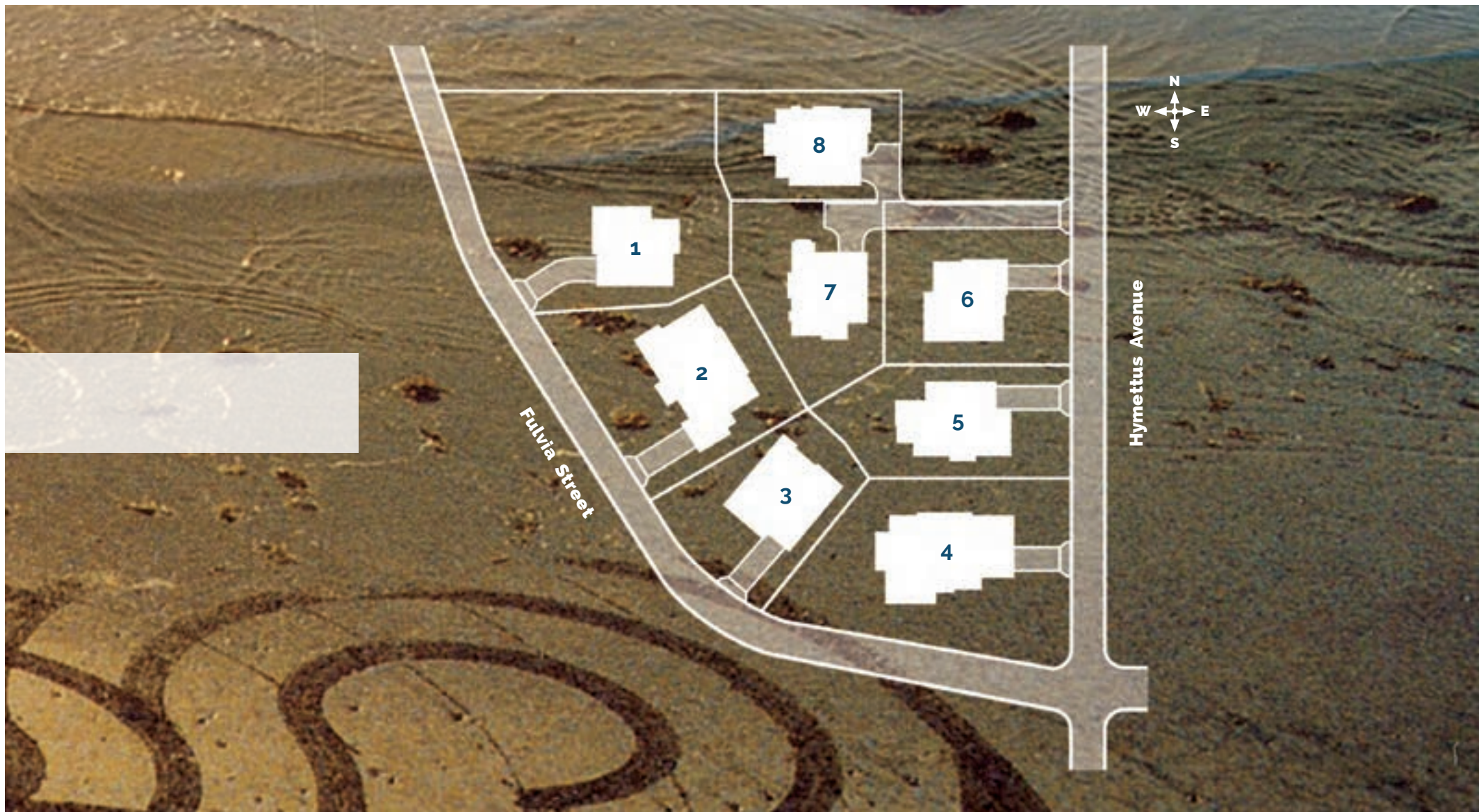


*siteplan*

E I G H T L U X U R Y B E A C H H O M E S

photography "Circle Artist" by Doreen Long.





# azure

Corner of Hymettus Ave. and Fulvia.St., Leucadia, 92024 | 760-652-9308 | [www.AZURELEUCADIA.com](http://www.AZURELEUCADIA.com)



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 