

vivre

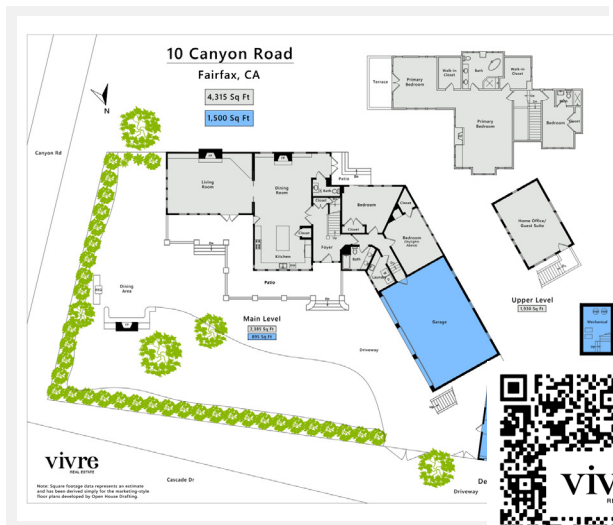
REAL ESTATE

DANIELLE LAZIER

(vē'vr') v. [Fr.] to live; to experience.

10 Canyon Road, Fairfax, CA 94930

Embrace the extraordinary at 10 Canyon Road, a tranquil oasis where every corner narrates a tale of fine craftsmanship and bespoke luxury. Custom-built in 2001 on a level ~.39 acre lot, this Craftsman estate features over 4,300 sq ft spanning four bedrooms, three-and-a-half baths, a detached home office/suite, and a three-car attached and 1-car detached garage (currently used as a gym). Upon entering the gated grounds, one is embraced by enchanting landscape with meandering paths, meditation spaces, and an outdoor fireplace and dining area creating the ideal venue for both grand-scale entertaining and peaceful introspection. Inside, the foyer makes a striking first impression with its soaring ceiling and staircase. The expansive, lodge-like living room showcases an eye-catching fireplace, airy high ceilings, and French doors to covered porches that encompass the home to encourage the flow of interior and exterior living. The chef's kitchen boasts top-end appliances, rich stone countertops, center island, and multiple prep stations. A luxurious haven awaits in the primary suite, complete with vaulted ceilings, private office with balcony, dual walk-in closets, and a spacious primary bath with clawfoot tub and separate shower. At 10 Canyon Road, elegance, tranquility, and modern conveniences coexist.



SCAN THE QR CODE ON YOUR PHONE OR VISIT
WWW.10CANYON.COM FOR MORE INFORMATION

STEP 1

If you are using an Apple or Android phone simply open your camera.

STEP 2

To scan, point your camera steadily over the QR code for 2-3 seconds.*

STEP 3

Click on the URL that appears on your device and immediately access all the additional information about this property!



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DLazier

20
Years in Business

Top 1%
Agent Ranking

*If nothing happens when you point your camera at the QR code, you may have to go to your Settings app and enable QR Code scanning. For iPhone users - Step 1: Open the Settings app from your home screen. Step 2: Scroll down and tap on camera. Step 3: Find "Scan QR Codes" and enable it by making sure the switch is green. For Android users - Step 1: Got to Settings. Step 2: Select System Apps. Step 3: Tap on Camera. Step 4: Then toggle to enable Scan QR codes. If QR Code isn't an option in your settings, your device, unfortunately, can't scan QR Codes natively. But don't worry, this only means you'll have to download a third-party QR Code reader app.

LIST OF IMPROVEMENTS

2023 - 2021

2023

- **Interior paint:** Walls and all ceilings except primary bedroom primed and painted with two coats of finish; natural wood primed and double sprayed in fine finish with two coats of premium materials
- **Cabinets:** Installed new hardware throughout kitchen cabinets, living room built-ins, primary bedroom closet, and natural wood vanities; repaired and refinished as needed
- **Glass panels replacement:** Installed insulated safety clear glass on front door; replaced clear glass in kitchen
- **Exterior power wash:** Stone walkways, trellis, and balcony off primary bedroom
- **Lighting:** Updated 23 light fixtures throughout common areas and bedrooms; updated all colored light switches, plate covers, and canned lights to white
- **Primary bathroom:** Installed new mirrors
- **Living room:** Installed new speaker grills

2022

- **Security system:** New main panel and online access upgrade
- **Exterior:** New no-mow creeping fescue grass front lawn with gopher-proof metal hardware cloth and automatic irrigation
- Replaced outdoor plumbing line to irrigation and installed outdoor drinking fountain faucet
- Installed drought-friendly landscaping outside fence along Cascade Road (grasses, stones, and rocks)
- Extensive arborist work for defensible space and preventative maintenance. Removal of unhealthy oaks, bay, and redwoods as necessary (permit required for oak)

2021

- Installed ~200' of new split rail redwood fencing, rebuilt gates, and repaired and replaced worn fencing throughout
- Bamboo clearing, removing old fencing and posts, sinking new posts, adding new framing. Installed a combination of new split railings and vintage grapestakes. Rebuilt Canyon entry gate,

Key Details

- Bedrooms: 4 + detached office/suite + detached home gym
- Bathrooms: 3.5
- Parking: 4-car garage (3 attached, 1 detached)
- Square feet: 4,315 (per floor plan)
- Lot style/size: flat parcel ~ .39 acres, ample space to reconfigure as you wish

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