



Luxury Home Under Construction 538 Canyon Vista Way, San Carlos

Single Family Home
New Construction

Lot Size: 24,911

4061sq ft of living space

4 bedrooms

4.5 bathrooms

Large 2 car garage with additional guest parking

Gourmet kitchen with high end appliances

Formal dining room

Family room with fireplace

Over 1525 of outdoor decking

Excellent San Carlos Schools

ADDRESS:

538 Canyon Vista Way, San Carlos CA 94070

SUMMARY

Stunning Modern Home in the beautiful San Carlos hills on private road! One of five being built. This brand new construction features 4 bedroom 4.5 bath 2 car attached garage (plus 2 additional guest parking) with approximately 4061 square foot of living space. Park-like 24,911 square foot lot with awesome canyon views. Each bedroom with its own luxurious full bath. Gourmet kitchen with custom cabinets, high end stainless steel appliances, walk-in pantry and huge center island. Spacious master suite with two large walk-in closets. Family room with high ceiling, gas fireplace and multi slide glass doors open to the huge outdoor patio. Formal dining room. Large laundry room with extra storage. High ceilings, multi-slide doors, gleaming hardwood floors and huge windows throughout. Over 1525 square foot of outdoor decking with gas firepit and grill, perfect for entertaining. Modern living with country setting close to dining, shopping, transportation and downtown San Carlos. Excellent school district.

www.GregGarciaRealEstate.com/538CanyonVista



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PROPERTY PHOTOS



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San Carlos, California

San Carlos, "The City of Good Living", aims for a "small town" feel. Its main downtown area is composed mostly of small shops and excellent restaurants. San Carlos offers an array of great things to see and do for the whole family from museums and art galleries to wineries, breweries, parks, reserves and more. San Carlos was the first city in California to open a charter school (San Carlos Charter Learning Center), and its schools rank consistently well in state-wide lists. It is an affluent small residential suburb located approximately halfway between San Francisco and San Jose with Belmont to the north and Redwood City to the south.



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AERIAL MAP



538 Canyon Vista Way

Highlands Park Field

Highlands Park
Tennis Courts

Heather School



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STREET MAP

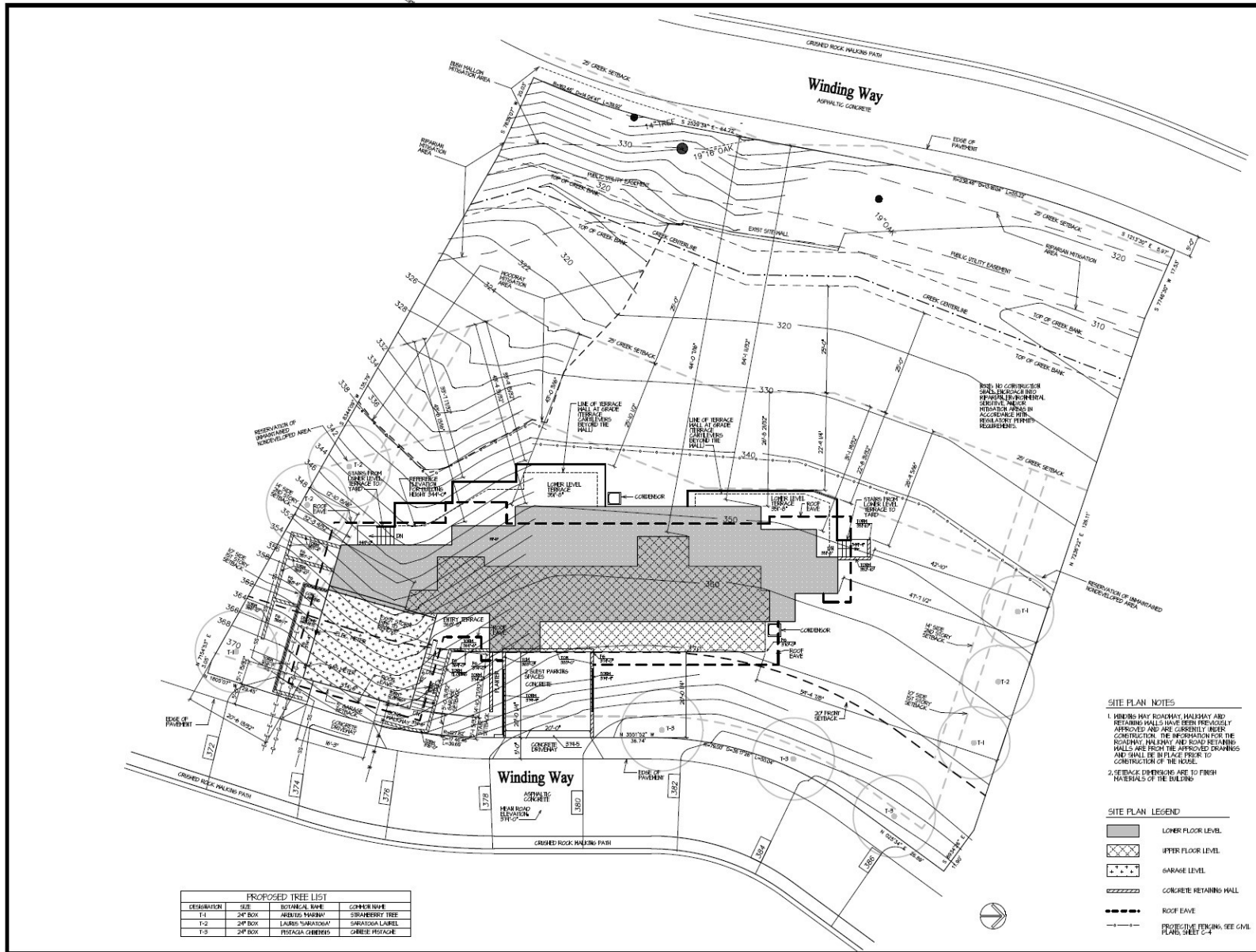


Click on this map for navigation coordinates



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PROPOSED TREE LIST

DESIGNATION	SIZE	BOTANICAL NAME	CORNER MARK
T-1	24" BOX	ARBO VITAE	CONCRETE RETAINING WALL
1-2	24" BOX	LAURUS SARATOGA	SARATOGA LABEL
1-3	24" BOX	PRUNELLA SPINOSA	GARAGE PRUNELLA

Gregg K. Kawahara
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SITE NOTES

1. THE SITE PLAN IS NOT A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE SURVEYOR. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES. IN CASE OF DISCREPANCIES OCCUR, CONTACT THE ARCHITECT.
2. USE OF THE SITE PLAN FOR ANY USE BEYOND THE SCOPE OF WORK OF THE ARCHITECT AND NOT APPROVED, DRAWN OR PERFORMED BY THE ARCHITECT IS WITHOUT THE ARCHITECT'S AUTHORIZATION. AS THE USER'S SIGN AND THE USER HOLDS THE ARCHITECT HARMLESS, RELEASES THE ARCHITECT FROM ALL LIABILITY, INCLUDING THIRD PARTY CLAIMS.
3. SEE GRADING & DRAINAGE PLAN FOR INFORMATION REGARDING DRAINAGE, TERRACE PAVING, & INTERIORS PAVING.
4. SEE LANDSCAPE PLAN FOR PLANTING INFORMATION & MORE DETAILED INFORMATION REGARDING BARRICADE & LANDSCAPING FEATURES.
5. SURFACE DRAINAGE SHALL BE DIRECTED TO A STORM SEWER COLLECTION OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. FINISH GRADES SHALL CLEAR SURFACE WATER AWAY FROM THE FOUNDATION WALLS. IF THE GRADE SHALL FALL A MINIMUM OF 10" FROM THE FIRST FLOOR, THERE LOCATIONS, SLOPES, OR OTHER PHYSICAL BARRIERS PREVENT 6" OF FLOOD FROM BY GRADES OR SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPROVED SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING.
6. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER RELEVANT STANDARDS.
7. STORM WATER FROM ROOF DOWNSPUTS SHALL DISCHARGE ACCORDING TO THE GRADING & DRAINAGE PLAN.
8. SURFACE WATER SPILLS SHALL HAVE A MINIMUM SLOPE.

REVISIONS

△	Description	Date

Site Plan

Scale: 1"=10'-0"



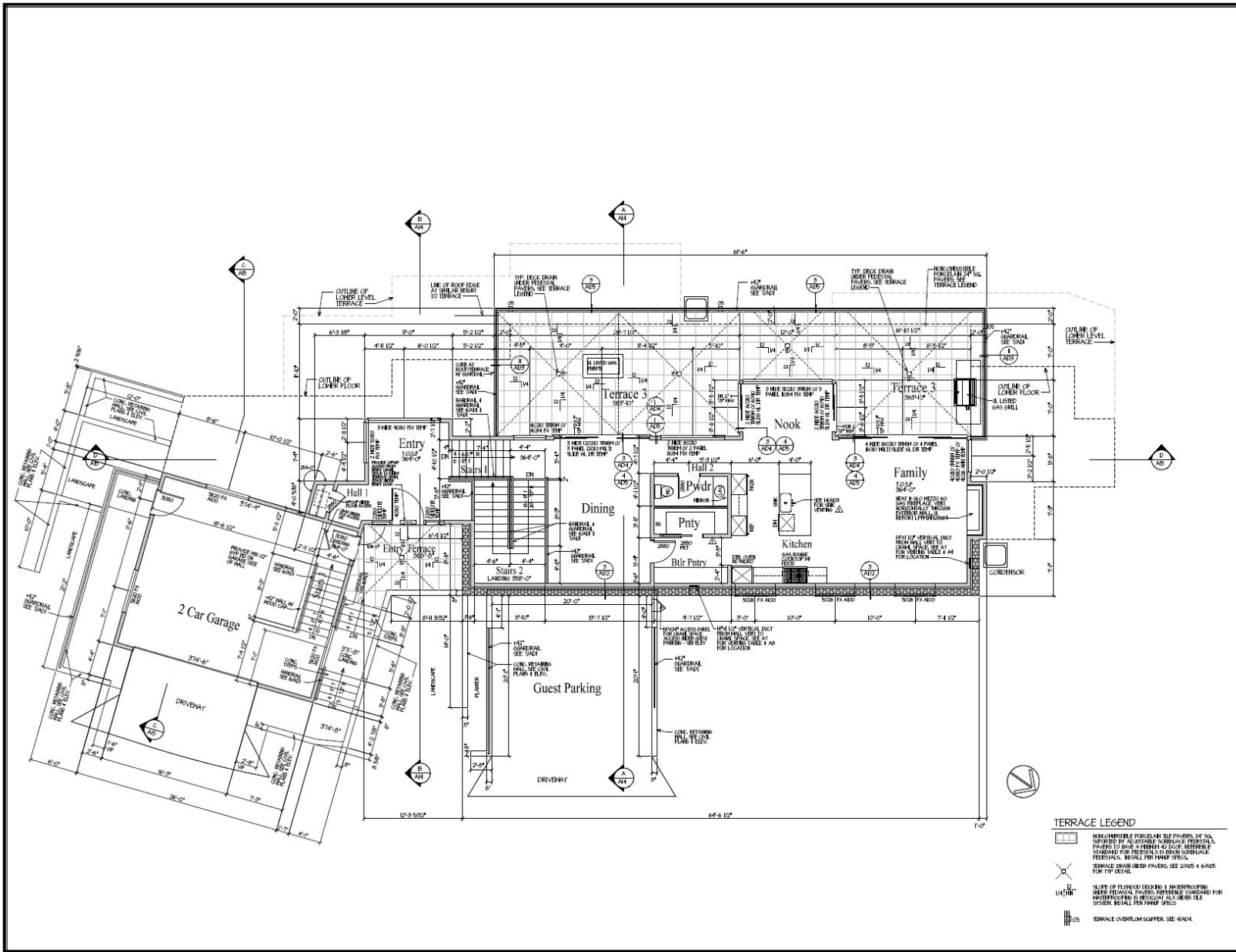
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Date 8-29-19



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- FLOOR PLAN NOTES**
- ALL ANGLED WALLS OTHER THAN 45° SHALL BE 45° UNLESS NOTED OTHERWISE.
 - ALL OPENINGS AT WINDOWS & DOORS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.
 - ALL REVERSED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CGC - SECTION 506.4.
 - PROVIDE ACCENTRAL FIRE RAMP AT ALL SECOND FLOOR ROOF LINES.
 - CEILING GLASS & STONE TILE INSTALLATION SHALL COMPLY WITH THE MOST RECENT EDITIONS OF THE TILE CODE OF NORTH AMERICA MANUFACTURER'S INSTALLATION STANDARDS. THE FLOORING SHALL BE GRADING, POLISHED OR GLOSS TILE WITH DETAILS W/ 2" JACO. STONE FLOOR TILE IS NOT RECOMMENDED.
 - SHOWER AND BATH FLOORS AND WALLS ABOVE SHOWER: WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE REVERSED GLASS TO A MINIMUM OF NOT LESS THAN 2" ABOVE THE FLOOR. CGC 501.2.
- A. WINDOW REQUIREMENTS (SHOWN OTHERWISE SHALL NOT BE RECALLED OVER A CLASS 1 OR 2 WINDOW RETARDER IN A SHOWER OR TOILET COMPARTMENT AND REVERSED GLASS ABOVE SHOWER) SHALL BE REVERSED GLASS TO A MINIMUM OF NOT LESS THAN 2" ABOVE THE FLOOR. CGC 501.2.**
- B. FEWER GENERAL FIRE-RATED CONDITIONS BACKERS ARE TO BE USED THAN OTHERS OR FROM REVERSED GLASS BACKERS AS REQUIRED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN SHOWER AND BATH AREAS AND SHALL FINISH IN SHOWER AREAS.**
- 7. CALCULATIONS AND DETAILS FOR FINISHING MATERIALS & CONNECTIONS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY FINISHING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE WITH CGC 501.2.**
- 8. ROOMS OPENING UPWARDS FOR DOORS AND WINDOWS MAY NEED TO BE REVERSED TO ALLOW FOR USE OF FINISHING. FINISHING FABRICATOR SHALL BE NOTIFIED PRIOR TO INSTALLATION FOR COMPLIANCE WITH CGC 501.2.**
- 9. ALL WORK IN CONTACT WITH THE GROUND SURFACE IS TO BE CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER. THIS SURFACE SHALL BE APPROVED THROUGH THE APPROVED ARCHITECT'S OFFICE. HOODS SUITABLE FOR ABOVE CONTRACT USE. CGC 501.2.**
- 10. ALL WORK AND FINISHES REQUIRED TO BE PROVIDED PROBABLY-REVERSED THROUGH THE APPROVED ARCHITECT'S OFFICE SHALL BE THE QUALITY TRADE OF AN APPROVED INSPECTOR AGENCY. CGC 501.2.**
- II. WALL LEGEND**
- 200 WALL BRK OR EXT.
 - 204 WALL BRK OR EXT.
 - CONC RET WALL - 5/8"
- 12. SPANNING REQUIREMENTS**
- A. MINIMUM 2" SPAN.
 - B. MINIMUM 1/2" OVERHANG.
 - C. A MINIMUM 1/2" OVERHANG SHALL BE PROVIDED AT ALL ENDS OF ALL SPANNING ELEMENTS. OVERHANG SHALL BE PROVIDED AT ALL ENDS OF ALL SPANNING ELEMENTS. OVERHANG SHALL BE PROVIDED AT ALL ENDS OF ALL SPANNING ELEMENTS. OVERHANG SHALL BE PROVIDED AT ALL ENDS OF ALL SPANNING ELEMENTS.

REVISIONS

Symbol	Description	Date
△	PLAN CHECK RESPONSE	4-25-19

Upper Level Floor Plan
 Scale: 3/16"=1'-0"

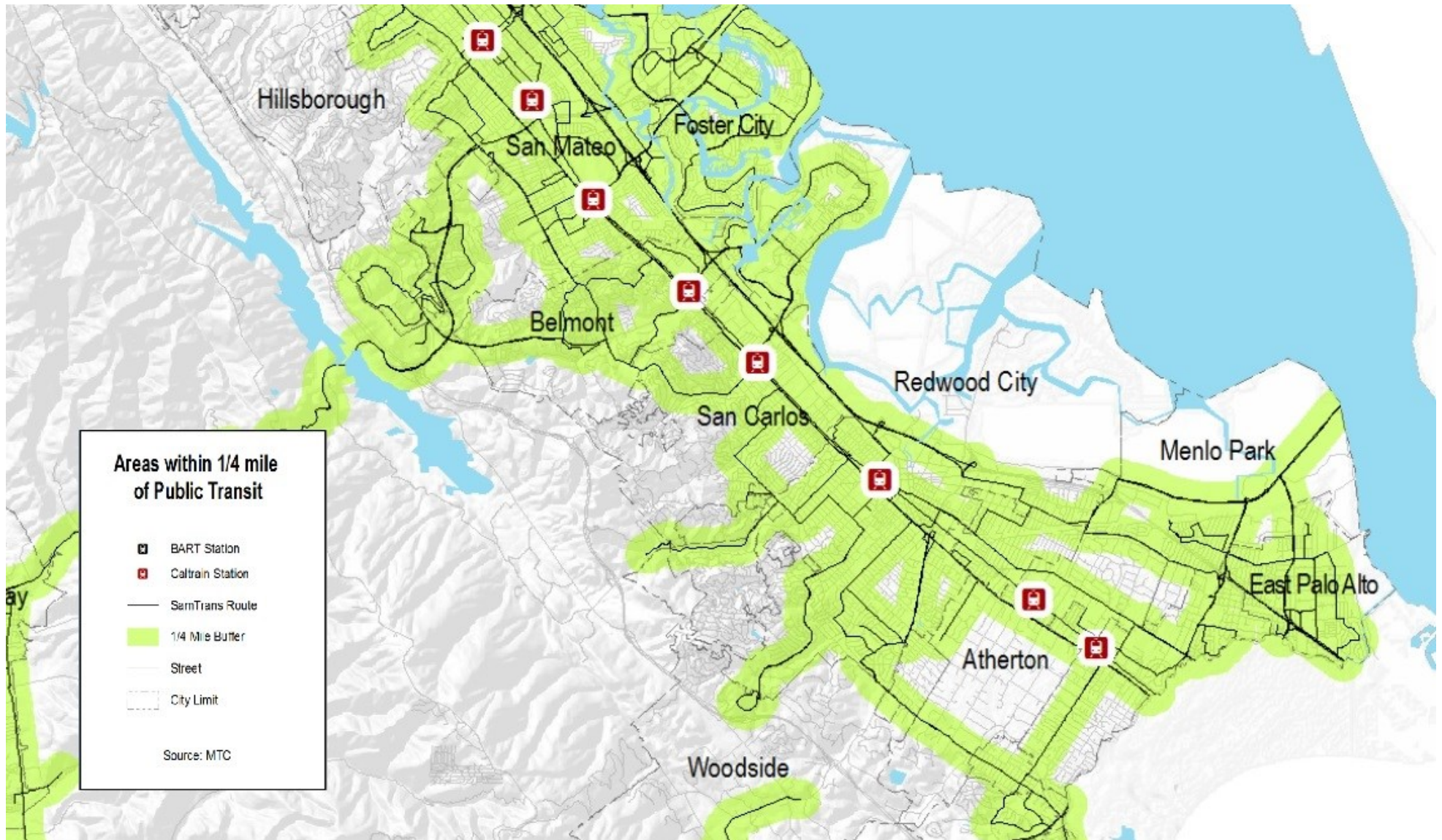
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TRANSPORTATION



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