



HOME 96 / 10645 OLANA DRIVE / THOMAS ROMAN ARCHITECTURE / BIGELOW CRAFTSMAN HOMES



When spring rolls around in San Juan Capistrano, a funny thing happens: swallows return. By the thousands. Here, the same phenomenon happens, only on a daily basis and in more manageable numbers. With its positive vibe, this home's "great hall" – composed of kitchen, dining nook and family room – calls out to family and friends to come gather for everything from coffee and croissants to linguini and Pinot to a lively session of the 49ers versus whoever's in their path. It's a daylong hub of activity and later, when the Scrabble king has been crowned for the night, the sleepy-eyed retreat to the downstairs bedroom wing with a smaller, more intimate tv den where late night chats are held in the company of the communal fireplace.

This 4,881-square-foot home with the look and welcome of a lodge features 5 bedrooms and 4.5 baths and sits on 2.25 acres. The master suite features an alluring fireplace. In the kitchen, cabinets are painted maple and countertops are marble. Floors are solid and impressive with stone, tile and carpet while the appliances are setup for an amazing culinary experience.



FEATURES & MATERIALS

10645 Olana Drive
4,881 Square feet | 5 Bedrooms - 4.5 baths

INTERIOR FEATURES

Blue Star range
GE Monogram kitchen appliances
Maple counter tops
Control 4 Home Automation with speakers in common areas
Radiant heating throughout home
Designed lighting by Bespoke
Kitchen cabinets by Bespoke
Ironwork custom staircase

EXTERIOR FEATURES

Landscaping with drip irrigation system installed
Cedar exterior siding
Cedar deck / terrace / patio



Information herein deemed reliable but not guaranteed and should be verified.





ARCHITECT & BUILDER

Thomas Roman Architecture (TR-A) utilizes cutting edge technology to provide clients with optimal solutions for their building requirements/ program. Our team works closely with clients from concept to completion- coordinating every phase of a project effectively with consultants as needed. Tailored to the unique aspects of each project – whether a residential, commercial or tenant improvement – we provide reliable and team-oriented service through our commitment to integrity, honesty and effective communication.

Bigelow Construction Craftsman Homes concentrates on: remodeling building, engineering of domestic disability accessibility, residential multiple room building and renovation of residential closets. Our business provides local house and room addition service every day and we are committed to featuring quick, high-quality service to our patrons.

Presented by Martis Camp Realty / 800.721.9005 / 12000 Lodge Trail Drive, Truckee, CA 96161 / www.MartisCamp.com