

**1 REDWOOD AVENUE**

1 REDWOOD AVE, LARKSPUR, CA 94939

**\$1,300,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

# 1 REDWOOD AVENUE

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Rare opportunity to build your dream home in the coveted Madrone Canyon neighborhood of Larkspur. Tucked into a serene, tree-lined enclave surrounded by natural beauty and majestic redwoods, this exceptional homesite comes with approved plans already in place for a beautifully designed approximately 2,298 square foot residence plus an additional 463 square foot basement. The thoughtfully crafted proposed home features three bedrooms, three and a half baths, and modern living spaces designed for comfort, style, and effortless indoor-outdoor living. Blending seamlessly with its lush canyon surroundings, the design embraces privacy, and tranquility.

**Cooling: No A/C,**  
**Heating Type: No Heat,**  
**Sewer: Public,**  
**Water: City Water**

**\$1,300,000**



Approved plans allow you to move directly toward construction, saving valuable time and effort. Enjoy the charm of canyon living while being just moments from downtown Larkspur and top-rated schools. A truly special opportunity to bring your vision to life in one of Marin County's most sought-after neighborhoods. Photos are renderings.



