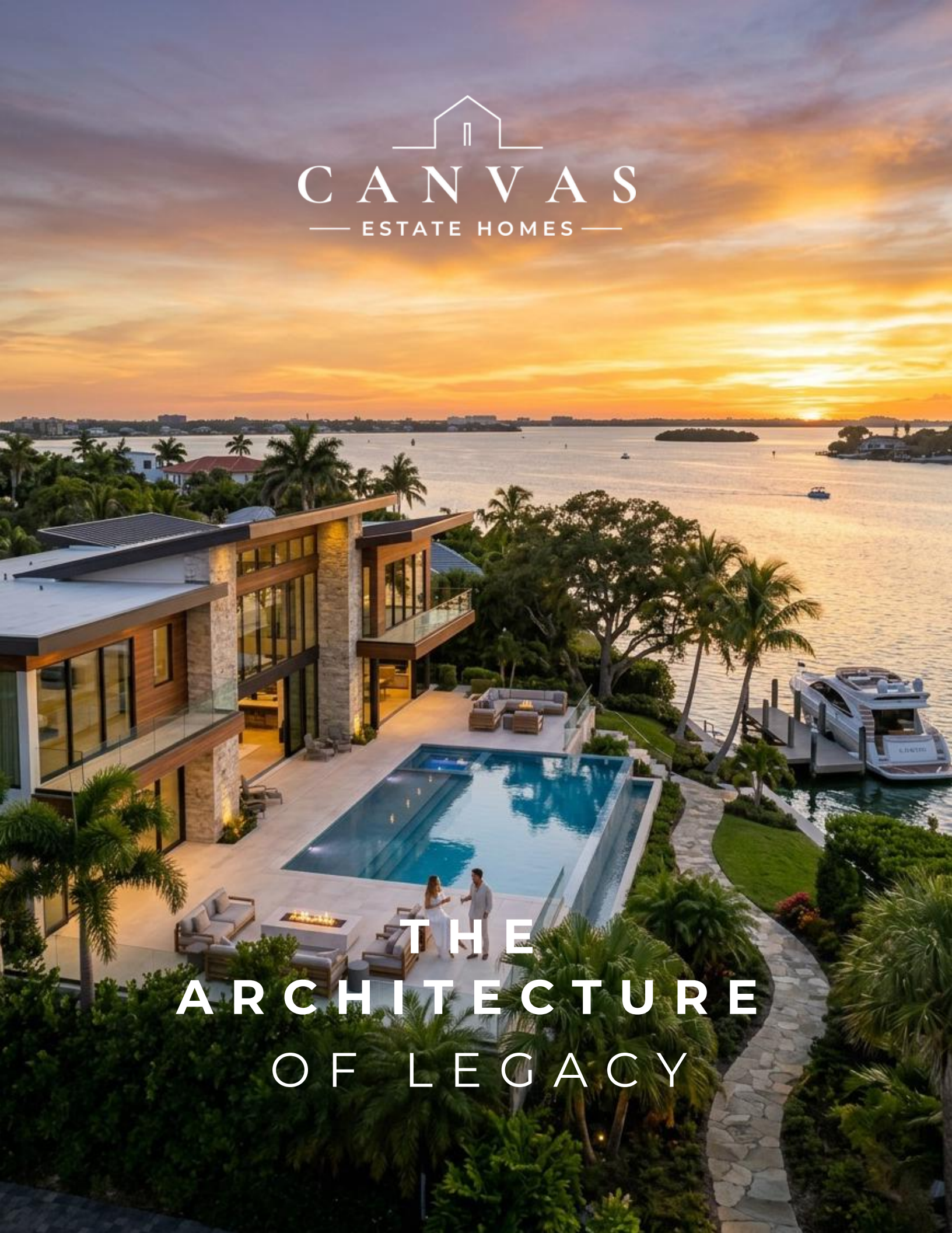


CANVAS
— ESTATE HOMES —



THE
ARCHITECTURE
OF LEGACY



Letter From the Founder

Canvas was not born in a corporate boardroom—it was forged through personal experience and a hard-earned lesson about what truly matters in a home.

Fresh out of college, my family and I couldn't find a home that fit our lifestyle, so we designed and built one ourselves. Like many young families, we tried to save money by choosing conventional materials and construction methods. What seemed like a smart decision quickly became a costly one. Instead of spending weekends making memories with my family, I spent them repairing, maintaining, and fixing things around the house.

That experience taught me a lesson I would never forget: a home should never become a second job.

Years later, after moving from Seattle to Florida, we experienced the opposite challenge. For the first time in my adult life, we lived in a beautiful model home that I had not designed myself. It was stunning, admired by everyone who visited, and exactly what many buyers wanted.

But it wasn't built for us.

The layout didn't support how our family naturally lived, gathered, and created memories. It was designed for a broad market rather than a specific lifestyle.

That realization solidified a lifelong conviction: a home is more than square footage and finishes. It is the backdrop where your family's story unfolds.

Once you've experienced a home intentionally designed around your lifestyle—engineered for longevity, strength, and minimal maintenance—you realize that true luxury isn't excess. True luxury is having a home that works beautifully for the way your family lives.

That belief became the foundation of Canvas Estate Homes.

At Canvas, we are not simply building houses.

We are creating the backdrop for life's most meaningful moments, thoughtfully designed to serve generations to come.

Welcome to Canvas Estate Homes.

Mike Tran

FOUNDER & PRINCIPAL
CANVAS ESTATE HOMES

ELIMINATING THE UNKNOWN

THE CANVAS

VISIONARY SYSTEM

Our proprietary technology removes the uncertainty and risk of raw land so you can move forward with confidence. We analyze data that matters most so you can focus on the life you're building.



OUR THREE CORE FOUNDATIONS

- **Lifestyle Curation:** The absolute heart of our process. Every corridor, ceiling height, and spatial transition is thoughtfully tailored to anticipate, reflect, and elevate the way your family actually lives, unwinds, and interacts.
- **Exquisite Strength:** The underlying discipline that pairs high-end visual elegance with uncompromising structural integrity, ensuring your estate stands as a peaceful, permanent haven against the elements.
- **Effortless Maintenance:** Intelligent architectural foresight. By engineering for longevity and choosing premium surfaces that age gracefully without constant attention, we eliminate the burdens of upkeep, allowing the home to naturally care for itself—and liberate your time.



THE PAIN WE SOLVED

When we built our first home decades ago, one of the most stressful challenges was the land itself. We had to commit time, money, and hope without truly knowing if a lot could support the life we wanted to build. The fear of hidden site costs, unseen topography layout constraints, and unexpected regulatory restrictions was a constant burden.

THE SOLUTION WE CREATED

We created The Canvas Visionary System because you should never have to guess if a piece of land can support your family's lifestyle. This advanced, proprietary site-evaluation technology completely removes the guesswork before we even begin designing—and often before you even step foot on the property.

By instantly evaluating the homesite through an intelligent, data-driven analysis of critical geographic metrics—including FEMA flood zone mapping and precise topographical (topo) elevations—the Visionary System definitively proves whether your custom lifestyle home will work perfectly on that specific lot.

By taking the guesswork out of the site upfront, we protect your budget from hidden development surprises, eliminate wasted months of revisions, and ensure your family's future estate is built on a foundation of absolute certainty.



THE PORTFOLIO ARCHETYPES

THE CANVAS COLLECTIONS

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The master architectural expressions of Canvas Estate Homes, curated to harmonize with the unique geography, lifestyle priorities, and legacy of families across prestigious coastal perimeters.

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The Waterside Series

The premier coastal architectural segment within the Canvas Collection, inspired by a lifestyle shaped between the shores of California and the Gulf Coast of Florida. These residences blend the clean, contemporary elegance of West Coast design with the relaxed sophistication of Florida waterfront living. Open, light-filled, and thoughtfully crafted to honor their surroundings, each estate features advanced marine-grade structural engineering, expansive glass, and seamless indoor-outdoor living. Designed to capture coastal breezes, frame breathtaking water views, and embrace year-round outdoor living, the Waterside Collection creates a timeless connection between luxury, nature, and life on the water.



The Estate Series

The flagship residential collection within Canvas, inspired by the enduring elegance of California estate architecture and the relaxed sophistication of Florida living. Representing the pinnacle of timeless design, these homes blend classic proportions, airy geometry, and seamless indoor-outdoor connections. Soaring ceiling planes, expansive natural light, and thoughtfully curated privacy create spaces that feel both grand and welcoming. Designed for generations of family gatherings, celebrations, and everyday living, the Estate Collection serves as a lasting architectural legacy—beautifully crafted, low-maintenance, and built to stand the test of time.

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Thoughtfully designed for multi-generational living, this collection seamlessly blends Family Studios, Junior Retreats, Family Pavilions, and Companion Retreat ADUs to create enduring spaces where generations can live independently, gather meaningfully, and build a lasting family legacy.

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The Heritage Series

The definitive multi-generational residential series, inspired by the family-centered traditions of Florida living and the expansive estate philosophies of California. Built around the thoughtful "home within a home" concept, these residences seamlessly integrate multiple generations under one roof while preserving independence, privacy, and personal space. Gracefully designed to support family succession, shared milestones, and evolving lifestyles, the Heritage Series creates self-contained luxury sanctuaries where generations can live connected, gather intentionally, and build a lasting legacy together.



The Companion Series - ADU

Our elevated interpretation of the modern multi-structure estate, inspired by Florida's growing demand for flexible family living and California's pioneering ADU philosophy. The Companion Series thoughtfully pairs a primary residence with a fully independent secondary luxury dwelling, creating a unified estate designed around connection, privacy, and long-term adaptability. More than a traditional guest house, each Companion Retreat is crafted with the same architectural integrity, enduring materials, and low-maintenance performance as the main residence. Together, they create a harmonious living environment that supports multi-generational lifestyles, private guest accommodations, home offices, wellness retreats, or future family needs—while preserving the elegance and cohesion of a single estate vision.





The Duet Series

The synchronized dual-residency series, inspired by the evolving lifestyles of Florida and California. This elegant architectural configuration unites two fully independent private residences beneath a singular, visually commanding estate façade. Thoughtfully engineered for prestigious infill, waterfront, and high-density homesites, the Duet Series delivers the scale, presence, and curb appeal of a grand luxury estate while offering exceptional flexibility for multi-generational living, family compounds, shared ownership, guest accommodations, or investment opportunities. Designed to balance connection with independence, each residence enjoys its own private living environment while contributing to a cohesive architectural statement that feels timeless, sophisticated, and unmistakably Canvas.



The Toy Box Series

The specialized mechanical-curator series, inspired by the collector lifestyles of Florida's waterfront culture and California's automotive heritage. Designed from the ground up for the preservation, display, and enjoyment of prized automobiles, watercraft, recreational vehicles, and specialty collections, these estates transform storage into a celebrated architectural feature. Expansive glass, thoughtful sightlines, and light-filled galleries create a seamless connection between your living spaces and your private showcase, allowing your passions to become part of the home's everyday experience. More than a garage or storage facility, The Toy Box Series is engineered as a sophisticated extension of the estate—where craftsmanship, performance, and lifestyle are displayed with pride.

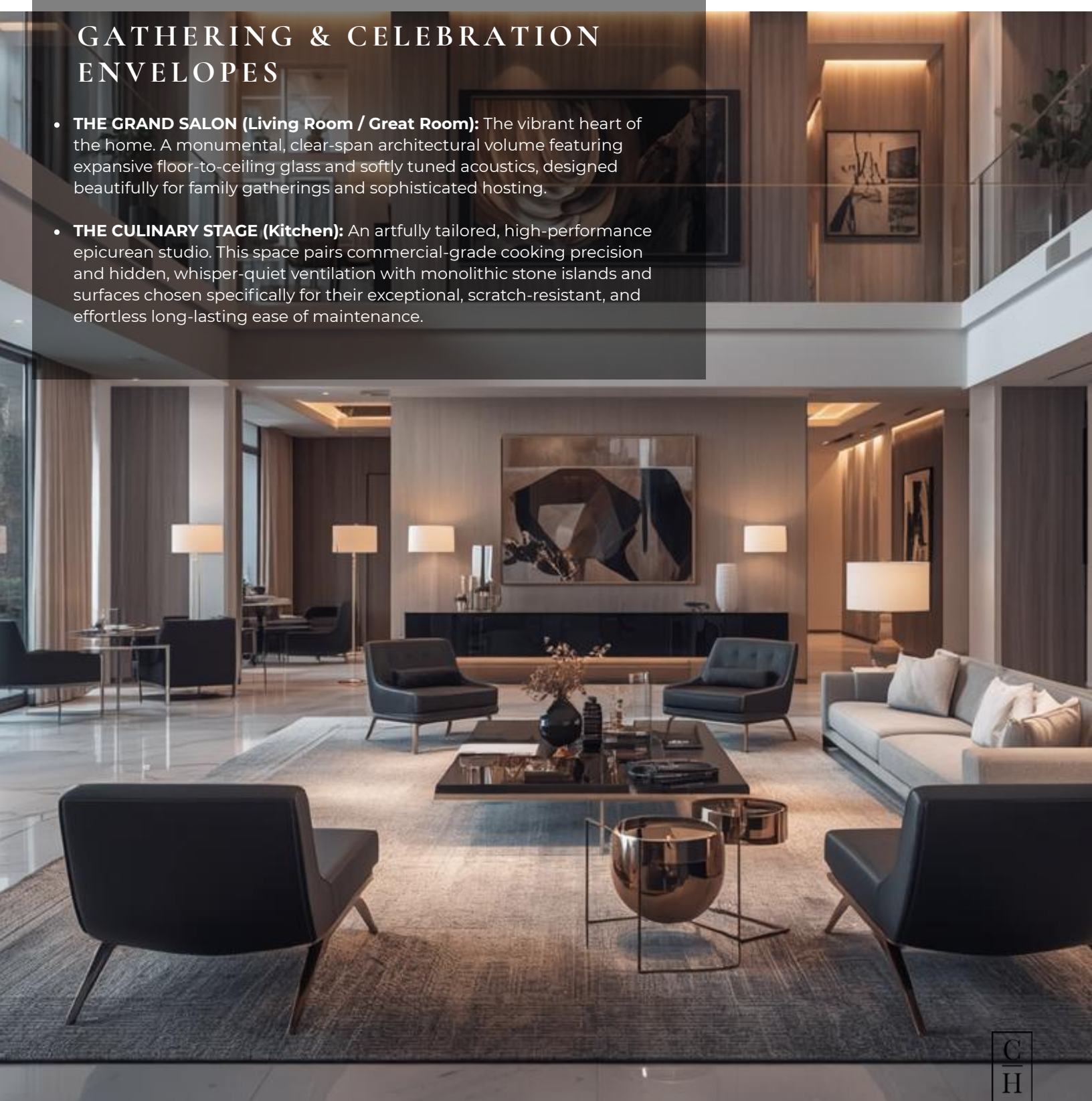
THE LANGUAGE OF LIFESTYLE

THE SPATIAL ECOSYSTEMS

Where conventional design relies on standard, uninspired real estate terms, Canvas speaks an entirely different language of lifestyle. Every space is meticulously curated to elevate the moments spent within it, engineered for deep structural strength and effortless long-term maintenance.

GATHERING & CELEBRATION ENVELOPES

- **THE GRAND SALON (Living Room / Great Room):** The vibrant heart of the home. A monumental, clear-span architectural volume featuring expansive floor-to-ceiling glass and softly tuned acoustics, designed beautifully for family gatherings and sophisticated hosting.
- **THE CULINARY STAGE (Kitchen):** An artfully tailored, high-performance epicurean studio. This space pairs commercial-grade cooking precision and hidden, whisper-quiet ventilation with monolithic stone islands and surfaces chosen specifically for their exceptional, scratch-resistant, and effortless long-lasting ease of maintenance.



THE PRIVATE SANCTUARIES

The primary private wing of the estate is engineered as an isolated compound focused on complete physical and mental rejuvenation, free from the worries of constant upkeep.



- **THE OWNER'S SANCTUARY (Master Bedroom):** An exquisite personal retreat. Tucked away within its own private wing and treated with advanced acoustic softening, it is engineered entirely for profound rest, deep relaxation, and total personal tranquility.
- **THE WARDROBE VAULT (Master Closet):** A beautifully illuminated, boutique-grade display and dressing environment. It is custom-tailored to support the elegant organization, aesthetic presentation, and seamless care of fine apparel, footwear, and personal timepiece collections.
- **THE OWNER'S BATH (Master Bathroom):** A private spa sanctuary. A daily ritual space detailed with warm monolithic stone, continuous air purification, and therapeutic multi-point water distribution to foster complete physical and mental rejuvenation with absolute ease of upkeep.

ENTERTAINMENT ENVELOPES

FOCUS, LEISURE

THE JUNIOR RETREAT (Game Room / Playroom): The Canvas Standard: An acoustically decoupled, multi-generational leisure wing designed to provide independent lifestyle autonomy and recreational space for children or guests to unwind, play, and express their personal style without interrupting the tranquility of the main home.

THE EXECUTIVE STUDIO (Home Office / Study): A quiet, light-filled sanctuary built for focused creativity, seamless digital connectivity, and private reflection, entirely separated from the home's high-energy social zones.

THE CINEMATIC RESERVE (Home Theater): Immersive, private-theater isolation. Acoustically decoupled from the primary living zones, ensuring the rest of the estate remains wrapped in absolute silence while you enjoy an uncompromised cinematic experience featuring calibrated lighting and deep, luxurious custom seating for family film nights.

THE CLUB LOUNGE (Bonus Room)

A refined social sanctuary designed for connection, entertainment, and relaxation. Whether hosting friends, enjoying game day, sharing a nightcap, or simply unwinding with family, The Club Lounge offers a sophisticated retreat where comfort, conversation, and lifestyle come together effortlessly.

THE CANVAS WELLNESS (In-Home Spa)

A private sanctuary designed for restoration, balance, and everyday well-being. Thoughtfully integrated into the estate, the Canvas Wellness Series creates a calming retreat where spa-inspired baths, saunas, cold plunges, fitness spaces, yoga rooms, natural light, improved ventilation, and serene outdoor connections work together to support how you rest, recover, and live. Every detail is intentionally curated to bring luxury, wellness, and peace into the daily rhythm of home.





THE OUTDOOR & AUXILIARY TRANSITIONS

- **THE HORIZON TERRACE (Balcony / Deck):** The Canvas Standard: A seamless outdoor extension of the estate built with salt-defiant materials, beautifully engineered so that the horizon becomes a natural part of your living room.
- **THE ATMOSPHERIC LOGGIA (Covered Patio / Lanai):** A smooth indoor-outdoor transition terrace shielded by overhead structural shelter, naturally tempering the regional microclimates for year-round enjoyment.
- **THE ARRIVAL VESTIBULE (Mudroom / Drop Zone):** A welcoming, clean-lined transitional space designed to elegantly organize the daily flow from the outside world into the serene interior of the home.
- **THE ANCILLARY SUITE (Guest Bedroom):** A beautifully appointed, self-contained guest haven complete with its own en-suite bath and elegant spatial separation to offer friends or family a premium resort-level experience of comfort and independence.
- **THE UTILITY COMMAND (Laundry / Utility Center):** An exceptionally organized home management center. Designed with seamless workflow layouts, heavy-duty utility surfaces, and custom storage built for long-lasting ease of maintenance to effortlessly support the care of the household's assets.

DETACHED CORES & RETREATS

- **THE TOY BOX (Garage Sanctuary):** A pristine, climate-stabilized curator's gallery outfitted with premium high-load aggregate flooring and gallery-grade lighting, tailored explicitly to celebrate and preserve fine automotive or marine investments.
- **THE COMPANION RETREAT (Detached ADU / Guest House):** A completely independent, detached secondary residence engineered as an elegant, light-filled sanctuary. Custom-crafted to honor your lifestyle with premium, low-maintenance longevity, it serves as a private, resort-level haven that offers absolute hospitality autonomy for long-term guests, traveling family, or aging parents.
- **THE FAMILY PAVILION (Main Family Compound Gathering):** A covered outdoor gathering environment designed as the social heart of the estate. Featuring a luxury outdoor kitchen, dining area, lounge seating, fireplace, and entertainment spaces, The Family Pavilion seamlessly blends comfort, hospitality, and connection. Thoughtfully engineered for year-round enjoyment, it creates a natural destination where family and friends gather to share meals, celebrate milestones, and enjoy the beauty of outdoor living.



BESPOKE FINANCIAL CURATION

LOAN PROGRAMS

We believe that the financial path to crafting your custom estate should feel as smooth, effortless, and tailored as the architecture itself. Canvas coordinates specialized, concierge-level loan program alignments.

By structuring **streamlined single-close funding** that protects your liquidity and securing **dynamic float-down rate protection** that shields you from market volatility, we ensure your building experience remains completely calm, controlled, and predictable long before ground is ever broken.

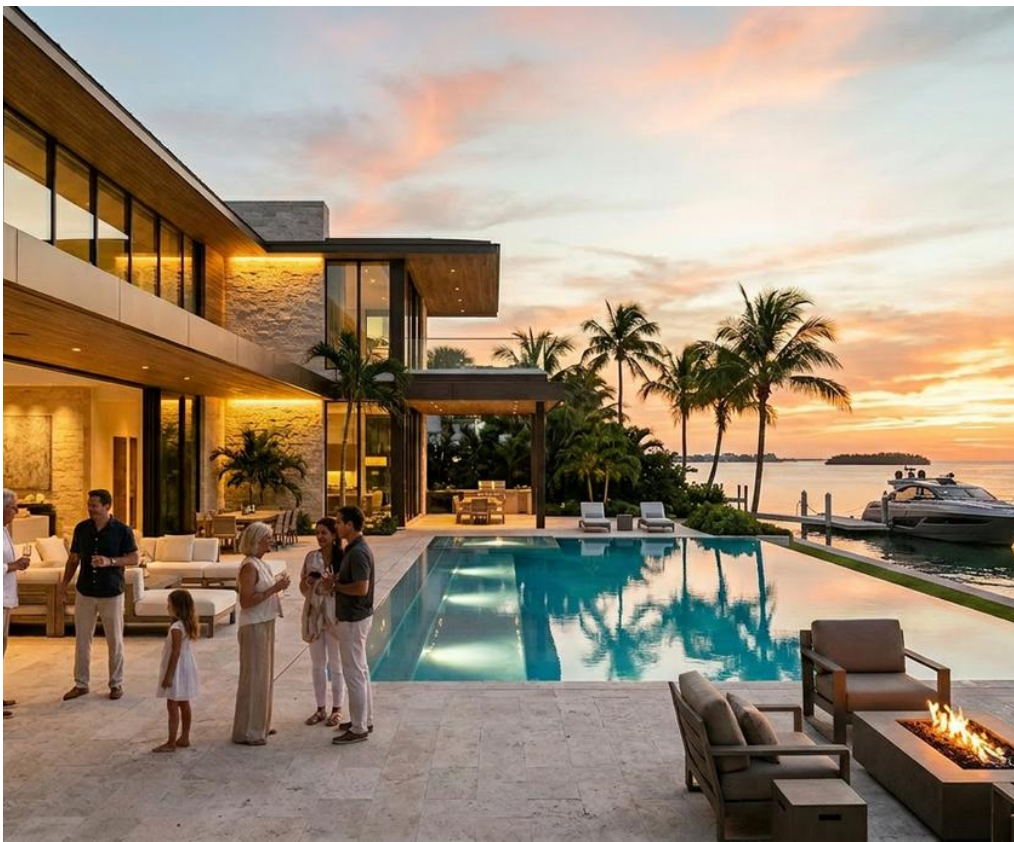


THE ENDURING PROTECTION

FRAMEWORK WARRANTY

Your absolute peace of mind is the ultimate luxury. We do not believe that moving into a custom home should ever mark the beginning of ongoing homeowner labor or unexpected maintenance concerns. Because a Canvas estate is engineered from inception with exquisite structural strength and an innate, long-lasting ease of maintenance, our comprehensive warranty framework acts as a quiet guardian over your investment.

We stand behind our detailed precision with an integrated structural and systems protection program that addresses every major component of your estate. By removing the burdens of unexpected upkeep and backing your structure with a clear, reliable guarantee, we protect your time and insulate your capital. We ensure that the sanctuary where you build your family history remains a pure source of joy, letting you spend your weekends exactly how you should: relaxing, unwinding, and creating beautiful, life-long memories with the people who matter most.





YOUR LAND. OUR BLUEPRINTS.

INITIATE YOUR LEGACY BRIEF.

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Canvas Estate Homes proudly collaborates with private clients and elite real estate advisors to secure generational assets.