



COMPASS



HAPPY DAZE LANE

Exclusive 4-Home Luxury Enclave in Vista, CA

Tucked away in a private Vista cul-de-sac just off York Drive, Happy Daze Lane offers a rare opportunity to own a brand-new, custom-built luxury home on a spacious half-acre parcel. Crafted by renowned builder Richard & Richard Construction, this boutique 4-home community combines timeless architectural design with modern, high-efficiency living.

COMMUNITY & LOCATION HIGHLIGHTS

Private & Peaceful

Set on a dedicated private road (Happy Daze Lane) with no through traffic.

Generous Lot Footprints

Every home enjoys a full 0.50 net-acre lot, maximizing privacy, backyard space, and outdoor living potential.

Top Vista Schools

Served by Monte Vista Elementary, Rancho Minerva Middle, and Rancho Buena Vista High.

Eco-Conscious Infrastructure

Advanced permeable paving flatwork, low-VOC finishes, energy-efficient heat pump systems, and mandatory 100 sq. ft. solar-ready roof designs.

FLOOR PLAN OVERVIEW

PLAN A (LOTS 1 & 2)

SINGLE-STORY LIVING + UPPER LOFT

3,830 SQ FT | 4 BR | 4.5 BA

Enclosed Office | Bonus Loft | 3-Car Garage

Designed around a seamless main-floor layout featuring a private primary suite, secondary bedrooms, an open family room, and a dedicated laundry room. Up elevated stairs, discover a private walled office and a spacious bonus loft.

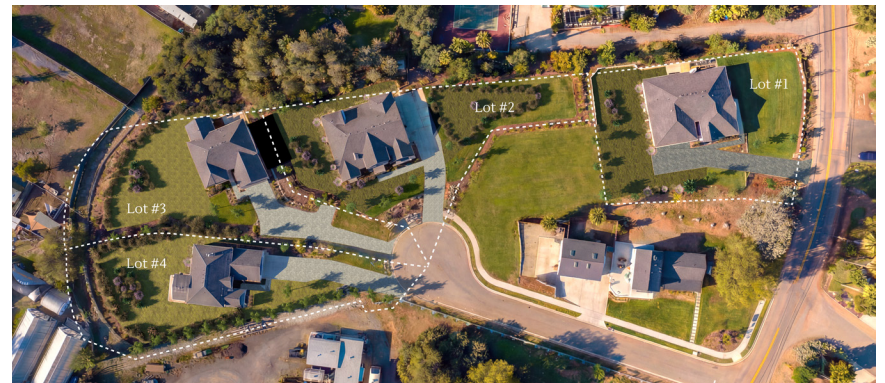
PLAN B (LOTS 3 & 4)

GRAND TWO-STORY EXECUTIVE ESTATE

3,857 SQ FT | 4 BR | 4.5 BA

Enclosed Office | Bonus Loft | 3-Car Garage

A classic luxury two-story profile featuring a main-floor guest bedroom, a custom under-stair wine showcase, and a massive dual-sided fireplace. The upper level houses the primary suite, secondary bedrooms, enclosed office, and central media loft.





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BUILDER HIGHLIGHT

Crafted with precision by
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