

## 4585 Leyns Road - 'Aisling Reach'

*(Aisling: vision or dream)*

Aisling Reach was designed with a traditional nautical style, to capture the sea and all the life in and above it. A home where family and friends will gather.

This originally undulating rocky seafront property, was transformed into smooth grades and terraces to maximize the usage of the land.

Extensive landscaping has been created, with an emphasis on natural plants. Raised Island in driveway with fountain, pond and landscaping.

Extensive use of frameless glass railings on the oceanside of the house to maximize views.

Heated driveway. Parking for approx.. 12 vehicles.

Automated gates with intercom and camera.

Infinity Pool with a glass infinity edge. Pool gas heater boiler is high efficiency, double the standard size so pool temperature can be raised quickly when needed.

### **Mechanical systems:**

Gas fired in-floor heating throughout. The thermostats for the twenty zones are wireless and can be programmed remotely.

Hot water is produced through the boiler system and can easily service all 7 bathrooms at the same time.

The air through the house is continually freshened with 3 separate HRV units. This system also circulates the heated area around the extensive glass facing the ocean to eliminate cold spots.

### **Electrical:**

400Amp service.

A Services hut has been installed half way down the property, where all services run through.

Electrical system is designed to be easily plugged into a future Natural Gas Generator behind this building.

Dedicated 'Generator Panel' in the house, will be serviceable during power outages to keep all essential lighting, cooking, heating etc. operational.

**Finishing:**

Walnut engineered floor throughout.

Coffered and vaulted ceilings

Natural wood doors throughout

**Main Floor:**

10' and vaulted ceilings throughout

**Kitchen:**

Large and bright kitchen facing two different decks and great room

Ornate walnut Island with prep sink

Doorless butler pantry for extra storage and prep area

Built-in double fridge freezer unit

**Eating area:**

Large lighthouse style windows for an 180 degree view of the ocean and seaside

**Great Room:**

Soaring ceilings with coffered ceilings

21' foot European lift & slide patio door to large deck

Walnut and Wrought Iron stairwell

Large gas fireplace

**Office:**

Next to main entrance door, which a good view of the front property

**Main Floor Guest Bedroom:**

Windows facing gardens and fountain

**Master Bedroom:**

10' Windows from floor overlooking ocean

10' European patio door facing main deck

Luxurious ensuite with oversized shower, soaker tub and custom walnut vanity

**Lower Floor:**

10' ceilings throughout

**Family Room:**

21' European patio door to large, covered patio, which overlooks infinity pool and ocean.

Large gas fireplace.

Separate 'lighthouse' style room, which could be developed into an extra bedroom.

Large bedroom suite with walk-in closet and large ensuite.

Separate living quarters with separate entrance and private patio overlooking ocean

**Lowest Level:**

Guest Suite: Luxurious guest suite with private patio overlooking the ocean. Spray from the waves during storms hit this railing.

Large ensuite bath with large shower

Large flex room