

Features of 1100 Lands End Road

Indoors

Ocean Views – All of the principal rooms (living, dining, kitchen, MBR and 2 main spare bedrooms) in the house look out on the ocean and hills beyond. Huge windows allow lots of natural light and amazing views including both sunrises and sunsets as there are vistas to the east and the west.

The wood burning fireplace is situated at the end of the large open concept living area and can be seen from anywhere in the room providing warmth and beauty.

The Kitchen – This is a perfect kitchen for cooking as there is lots of counter space and if you do most of your food prep on the oven side you have wonderful views to look at while you cook. Two ovens, five burners, and a griddle allow for creative cooking. The divider between the kitchen and living room allows people to stand and visit without interfering with the workspace providing a very social setting. The divider also hides any cooking mess; it's beautiful; and it can be used as a breakfast bar. Although there are lots of cupboards in the kitchen itself, the pantry off the back hall is wonderfully useful and holds a great variety of things.

The Master Bedroom/ensuite/closet – You can hear the ocean at night if the windows are open. You can watch the sunrise in the east from the bed if the drapes are open. You can sit in the big window and read – a lovely quiet spot. The shower in the bathroom is large and has a built in bench; the separate toilet room includes a bidet; and the large tub has jacuzzi jets. The walk-in closet is large, has sliding doors for privacy, and allows the bedroom to be closet free.

The laundry room is large with lots of counter space and cupboards and houses a large second fridge. There is a door leading to a fenced in area – perfect for letting dogs out for the obvious reasons.

The entrance hall and stairway are beautiful and spacious. They make a great first impression when coming inside – especially since you can look right through to the water. The floor design in the front hall is particularly interesting.

The two front bedrooms upstairs have the best views in the house, overlooking the garden from in the rooms, or from the balcony that can be accessed from both rooms. Guests love the fact that all bedrooms have their own full bathrooms.

The book room (or library) provides a quiet, cozy place to work. It is lined with shelves and accommodates a huge number of books.

The large room upstairs is versatile and can be used as a family room and/or study. Plumbing exists in the walls so it could have a small kitchen added. The vaulted ceilings make this room particularly attractive.

OUTSIDE

From April to October, the sun comes round to the eating area in the late afternoon and stays till well into the evening providing the perfect spot for outdoor meals and entertaining. It is easily accessed from the kitchen and a barbecue tucks away round a corner – easily accessible but not front and centre. Outside speakers hook into the main stereo system.

There are many lovely places to sit, read, admire the view and the garden and just enjoy being outdoors around the property.

There is no grass anywhere on the property – hence no need for a lawnmower!

The gardens are beautiful and have been designed to ensure that there are things in bloom at all times of the year. When one plant finishes, another is starting. There is even a 'winter garden' which is gorgeous from January through the spring.

Steps go right down to the ocean allowing easy access for kayaking, canoeing, paddle-boarding, or swimming.

Sea life – is abundant. Seals are frequent visitors. Otters and sea lions are also regular 'passers-by'. Whales are seen, not frequently, but regularly. Eagles, hummingbirds, cranes, and many other feathered friends enjoy the natural beauty of the area.

The woods which cover the entrance to the property provide shade and are low-maintenance. The drive is paved and includes very effective water diverters which send rain- water into the woods rather than down the drive