

## **“LE REVE”**

### **San Juan Capistrano, California**

Behind the private gates of this quaint French Country Estate lies Le Reve (The Dream). Drive across your wooden bridge and arrive home to a dreamworld that is truly one of a kind.

Relax in your secluded estate home and mature half-acre garden which offers wonder at every season. Camellias and azaleas bloom all winter and into the late spring, when they are joined by the wisteria's striking blooms that blanket the garden with purple blossoms while calla lilies raise their white faces to the sun. In summer, heirloom roses spread heady fragrance and 21 varieties of fruits ripen in the orchards. In fall, stately liquid ambers offer a golden foliage show. Winter rains feed a rock lined stream, filling the garden with the sounds of a babbling brook.

Enjoy sweeping views of centuries-old oaks and redwoods and hear the sound of water from every room of this custom-built 3,186 SF four-bedroom home designed by renowned architect Brion Jeannette. Down meandering paths, gather fruits and herbs for use in your gourmet kitchen.

Entertain outdoors in three distinct areas that feature a wood burning fireplace, fountains, a “grotto-like” pool/spa and automated landscape lights and surround sound music. Feel the cool ocean breeze during summer while dining under mature olives. Hear the call of hawks, and marvel as hummingbirds put on their shows.

Featured by a prestigious garden tour in 2015, this private and secluded “dream” is a rare find at the end of a cul-de-sac in the highly desirable city of San Juan Capistrano. Only a short walk to downtown, and yet worlds away, lies your home at Le Reve.

With European Country architecture embraced in California, this extremely private, park like estate has a spacious gourmet kitchen with large peninsula and bar stool seating. The kitchen is equipped for an experienced chef with a Viking Professional range, warming drawer and Chef Collection Refrigerator with programmable features and in-door sparkling water dispenser.

Warm wood beamed ceilings, custom wood and tile floorings throughout. Three cozy natural gas fireplaces, including one outside, provide comfortable indoor / outdoor living in all seasons.

Custom copper gutters and custom-made matching front door and garage door enhance the feeling of true luxury.

Boasting 21 different varieties of fruit trees with various herbs such as mints, thymes, rosemary and other herbs, plus room to create one's own vegetable and herb gardens. The soils are rich due to the location of the property being in a “canyon”, and the varied topography of the site accommodates many varieties of plant materials. There are over 100 camellias and azaleas, gardenias, wisterias, and nearly 50 roses.

“Le Reve” was featured on the prestigious annual Rose Society Garden Tour in 2015, and was covered on a garden blog.

<http://averygoodlife.blogspot.com/2015/04/rose-society-of-saddleback-mountain.html>

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Within walking and biking distance of old town San Juan Capistrano for various entertainment and dining options, Le Reve is situated on a quiet, private street which was resurfaced in April 2019. We have friendly neighbors and there are horse trails, mountain biking trails and extensive jogging and hiking trails close by.

## **“LE REVE” – FEATURES**

### **OUTDOOR LIVING**

Distinct outdoor “rooms,” meandering moss laden paths, and swings provide endless opportunities to enjoy the outdoor CA lifestyle to it’s fullest. Outdoor wood burning fireplace and BBQ. Private zen like gazebo with a fountain attracts hummingbirds and other singing birds. Incredibly mature landscaping and many varieties of plants and flowers also attract beneficial pollinators, bees and numerous varieties of butterflies.

Large piles of redwood, oak, eucalyptus, etc. provide endless nights in front of the exterior wood burning fireplace while enjoying a glass of wine under the softly lit climbing rose bush.

### **MATURE WOODLAND GARDEN**

Large flat grass area for young kids and adults alike is warm and sunny, while sitting under the redwoods and oaks in the summer in the lower part of the garden can be 10 degrees cooler. Fully landscaped with mature redwood, oak, maple, liquid amber and olive trees, this garden is a rare find.

Towering Coastal Redwoods, centuries-old indigenous Coast Live Oak trees, Liquid Ambers, Japanese Maples, Olive Trees and many more varieties provide incredible shade cover during the warmer summer months. Mature podocarpus hedges ensure the utmost privacy from neighbors.

Roses in the rose garden have been marked with custom copper name plates that are permanently embossed for easy identification of the various heirloom varieties.

The garden is self-sustaining and self-regulating. The shaded lower elevations are naturally moisture retentive and have their own micro ecosystem due to the layer of mulch from all the trees, a similar environment to a woodland/forest. Irrigation controlled via automated sprinkler controllers. Water usage is kept to a minimum and landscape services are only required once a week. Water usage is kept to a minimum and landscape services are only required once a week.

### **TWILIGHT/EVENING**

Absolute paradise at night with 100 landscape lights scattered throughout the extensive garden and various pathways, making it a true nighttime wonderland, including a light in the pool/spa.

### **KITCHEN**

Large gourmet kitchen equipped to accommodate an experienced chef includes a Viking Professional 6-burner commercial range with griddle and double ovens and commercial extractor, Thermador Professional warming drawer and Samsung 34 cu. ft. 4-Door Flex Chef Collection Refrigerator with programmable features and in-door sparkling water dispenser. Kohler Riverby enameled cast-iron single basin sink with cutting board, utility rack, colander and two basin racks. Grohe K7 single-handle faucet. Bosch ultra-quiet dishwasher. Built-in GE microwave. Custom mosaic tiles and pot rack behind Viking range. Culligan reverse osmosis drinking water system.

Designer quartz counters add to the open plan feel of the house and provide an easy flow from the kitchen to outdoor BBQ area and kitchen to interior dining room area.

Custom cabinets built by Heritage Custom Cabinetry from New Holland, PA feature under-cabinet lighting, precisely fitted drawer dividers, spice drawers, pullout pot drawers, corner lazy Susan cabinets, tray storage, flip down cubbies at sink, and integrated recycling drawers.

An antique door reclaimed from a Pasadena home provides access to the recently renovated pantry with custom configurable ELFA shelving system, stand up freezer and additional “drinks” fridge.

## **MASTER SUITE**

Expansive master bedroom with fireplace and vaulted beamed ceiling affords incredible views of the garden. Solid hardwood floors. Remote controlled ceiling fan. Built-in display cabinets.

Master bath features marble counters and flooring, and a Jacuzzi tub. Separate shower with rainfall head. Custom vanities. Phylrich faucets. Porcher toilet in separate water closet.

Cedar-lined master closet features a custom ELFA shelving system with jewelry storage and, integrated laundry baskets can be easily re-configured to your needs. Additional hidden storage and a hidden safe.

## **INDOOR LIVING AREAS**

Featuring a large formal living room with fireplace and dining and family room areas which flow from the kitchen, every window reveals the garden. Warm wood-beamed ceilings add character. Double French doors open onto outdoor entertainment areas.

## **SECONDARY BEDROOMS and BATHROOMS**

Ground floor oversized bedroom with vaulted ceilings and ceiling fan is currently used as an office. An oversized  $\frac{3}{4}$  bath with dressing area serves this bedroom with Kohler and Phylrich plumbing fixtures, and a Porcher toilet.

Upstairs, there are two oversized secondary bedrooms with walk-in closets, built-in window seats and ceiling fans. Upstairs secondary bathroom with two sinks, Phylrich faucets, separate shower and bathtub, custom cabinetry and laundry drawer. Private water closet.

## **GARAGE and OVERSIZED CARPORT**

Customizable ELFA shelving in the garage provides plenty of storage space. Garage floor has been epoxied and sealed. New motion activated, LED strip lights installed for additional lighting and connected to the garage door motor. 240V EV charging outlets with dedicated 50A circuit.

Recently constructed with heavy beams which provides ample parking for two additional cars or an RV, the carport is pitched at a 2-degree angle to allow for easy installation of a roof if desired.

## **TECHNOLOGY and SECURITY**

Electric vehicle charging outlets (240V) in garage with separate 50A dedicated circuit.

Gigabit internet speeds. New coaxial cabling from the street and in the house for TV and Internet.

Pool and spa functions and all landscape lighting controlled via a smartphone app as well as a hard-wired controller inside the house.

Two commercial grade, 360° Bose exterior landscape speakers strategically placed in the lower garden to provide the best in surround sound while meandering around, enjoying a meal under the olive tree or soothing sore muscles in the spa. Two additional exterior speakers by the BBQ area, and two upstairs in the master bedroom, two in the TV room, two in the dining room and two in the living room provide surround sound throughout the house.

Electrical outlets at the pool equipment in the lower part of the garden provide for el fresco food service during entertainment around the pool area and dining under the trees.

Christmas decorations are made easy with electrical outlets at various points outside, including at each end of the bridge, on each of the three pilasters at the street, front door and at various entry doors to light up the garden even more. These lights are all on timers that can be set to your preference.

Two large transformers at the pool equipment and one in the garage allow for additional lighting in the yard and carport/grass area, if desired.

LED lights throughout the house with LED compatible dimmer switches. All exterior landscape lights are LED's thus minimizing electrical costs. Top class outdoor rated motion sensor light at the garage door.

Brinks security system. Nanny cam/video surveillance system with 2 exterior cameras and 4 interior cameras. Two hidden combination-lock safes. Baldwin hardware and deadbolts.

### **HEATING AND COOLING**

A/C Units are hardly used in summer due to the temperate climate in San Juan Capistrano. Shade cover provided by the trees also helps to keep the house cool. Heater is hardly used in the winter due to a well-insulated ceiling.

A/C Units are relatively new with new ducting in the attic and the cellar, and new insulation in the attic, as well as a new furnace installed in the cellar in 2017.

A/C Units, filters and furnaces are serviced and checked twice a year with an ongoing maintenance program to keep everything running smoothly. New fan/light combinations in the office/fourth bedroom, as well as the master bedroom. Fans in all bedrooms and TV room.

### **STORAGE**

The house has 3 attic spaces for ample additional storage as well as a cellar ideal for wine storage.

### **SOFT WATER**

A Scalewatcher system currently softens the water. A Culligan water softener is also installed in the cellar.

### **SEPTIC TANK**

Septic tank has been regularly pumped over the years and the leach field is working effectively. In late 2018 a second riser to allow for cleaning of both the primary and secondary tanks was installed.

### **INCLUDED ITEMS**

All fountains and pots are included in the sale. Viking range, microwave, dishwasher, stand-up freezer and both fridge/freezer combinations will be included in the sale.

### **EASEMENT AND SUBSEQUENT IMPROVEMENTS**

Current owners purchased, at a significant cost, a very old easement that had been in place for many years from the adjacent neighbors which increased the yard size and allowed for the property to be fenced and gated in 2013, and a pool built in 2014. Property is zoned equestrian and is now large enough to allow for keeping horses.

### **OUTDOOR KITCHEN/BEDROOM EXPANSION**

Future buyer could consider the potential for expansion to include another bedroom and outdoor kitchen or California room. Buyer to determine if feasible.