

APPRAISAL NOTES 4617 Schaumberg Pl Bonita, CA

DESCRIPTION: 1/2 acre lot zoned for two horses and granny flat. 4 Bedroom, 3 full bath, dining room, living room with wood /gas burning fireplace, large eating area next to kitchen, family room with wood/gas burning fire place, playroom, and inside laundry room. Pool and fully landscaped yard with RV parking.

SECURITY SYSTEM- Whole House

UPPER LEVEL DECK- Composite Decking 29'X 12' with outside stairs to patio 2003

MOTORIZED AWNINGS- 24' x 10' and 8' x 10' 2006

POOL -New Tile coping 2011. Pool replastered 2008. New Filter 2009. Polaris automated pool sweep. New diving board 2008. Pool cover and reel.

PATIO SLAB- Duracoat epoxy and new spacers 2009

POTTING SHED- composite over bank with roof deck 7'x8' and surround deck 16' x11 1/2'. Sink and built in cabinets. Hardee board walls and windows and door.

FULL BARN- 14' x 46' reroofed 2003. Built in storage enclosed container boxes.

IN GROUND SPRINKLER SYSTEM- Drip Irrigation all flower beds and fruit tree areas.

LOWER LEVEL YARD- Comercially graded 45' x 75' pad

LANDSCAPING INCLUDES: 3 avocado trees, 3 peach, 1 plum, lime, 2 lemon, 2 apple, nectarine, orange
2 Magnolias trees, Liquid Amber, Flowering Pear, Golden Rain, Myaporum Umbrella, Crepe Myrtle, 2 holly, and 1 blue Mallo
Mature 15 Azaleas, 22 Roses, Cup of gold vine, 4 Night Blooming Jasmine, 6 Hydrangeas, 6 Camilias, 4 Hibiscus, Many reeblooming Iris and perennials.

FISH POND- Covered 1000 gallon with 2 tier waterfall out of natural rock. Surround deck and lighting.

TWO CAR GARAGE- New insulated and decorative door 2007. Custom built in cabinets next to freezer. Additional cabinets lining walls. New water heater 2011 next to water softener.

SLATE WALK- Front entry and by Fish Pond 2006.

CONCRETE & STONE WALK- Next to barn, potting shed, by Avocados leading to Fish Pond 2002

WINDOWS & SLIDING DOORS- Entire Replacement with Simington Low E dual
therma pane 2003

NEW TILE ROOF- 2005 replaced all attic insulation / *Reinsulated 9/10/2016 \$6,800*
NEW GUTTERS & DOWNSPOUTS- 2005

NEW ELECTRIC PANEL- 2005
New line to freezer in garage
New line to master bedroom bath
8 new lines for kitchen major appliances

NEW CENTRAL AIR CONDITIONER/HEATER- 2010 Carrier with hypoallergenic
INFINITY air purifier with electrostatic precipitator

YARD DECORATIONS- 1890s Copper cupola, goose weather vane, cock weather
vane
2 birdbaths and many birdhouses frequently used.

MASTER BEDROOM ADDITION- Permit Number 3262579. 10'x 12' 1984 with
bump out and window seat lined in cedar.

MASTER BATH- Kohler Maestro cast iron/porcelain tub with custom seamless glass
doors and handicap grab bars. New medicine cabinet, pecan cabinets, sink, granite
counter top, lighting, toilet. 2006.

SECOND BATH UPSTAIRS- same upgrades as master bath

BATH DOWNSTAIRS- Marble floor, granite counter top, walk in ceramic tile shower
with handicap grab bars and, solutube skylight, custom glass seamless doors, and brass
fixtures. 2009

HOUSE ENTRY- marble floor herring bone pattern

HARD WOOD FLOORS- Jonkers CLASSIC wide plank oak floors in all rooms
except kitchen/eating room, playroom, and bathrooms 2005

OAK RAILING- and baluster on stairs 2008

MARBLE FIREPLACE HEARTH - Living room

INTERIOR LAUNDRY ROOM- custom cabinets, pantry, stainless 17 gage insulated
laundry sink, new fixtures, and pocket door 2007

KITCHEN- 42" solid cherry cabinets, granite counter top, cherry 42" serving counter
with hexagon glass cabinet above, glass door cabinet bridge above sink.

KITCHEN(CONT)

Dacor stainless double convection bake/broil oven with warming drawer. Dacor glass 5 burner cooktop. GE Profile Spacemaker 2.0 Microwave with extra exhaust.
2 stainless U LINE refrigerated Drawers. Franke stainless sink. Kenmore Elite stainless dishwasher with stainless interior.
Removed drop ceiling. Stainmaster ULTRA-LIFE(3045Melina) 20yr Warranty vinyl flooring on top of 3/4" marine plywood. 2005
Widened doorway to dining room by 32"
Put in arch from dining room to living room expanding opening by 30"

PLAY ROOM ADDITION-Permit #3273135. 17' 2"x 12' 5". with 12'x8' custom cabinets/closets. 12' wide glass display case. open able 3'x2' Skylight. 2 Oak hardwood gallery shelves.
2- 12 pane French Pocket Doors

FAMILY ROOM- All new insulation and new supports for ceiling and new entry door to outside. Electric operated solatube skylight.

OAK GALLERY SHELF- above dining area sliding door

CROWN MOLDING - 3" maple perimeter eating area and entry. Perimeter of Master bath and bedroom

REMOVAL OF ALL POPCORN CEILINGS- resurfaced with hand troweled orange peel finish

Solar - 2022 Lease \$2700/mo

Concrete Driveway 2022 \$26,000