

Bonsall House Features

History

Custom designed home by daughter of Mr Edwards from Dunn & Edwards
Built by Lou Riddle, a high end custom home builder, well known in Bonsall area.

House

Foundation

Clever designed, hidden raised foundation with easy access to pipes and foundational components of house. Ground covered with heavy tarp and sand to keep area clean for access.

HVAC / Electrical

Two incoming circuits of 200A each. 400 A power supply total.

Separate Garage has a 100A 240V panel for great power options in the garage.
There is a 48A EV Charger (12 kW) installed in the garage. House has EV electric plan for very low cost vehicle charging at night.

2 separate HVAC systems, one upstairs, one downstairs.

2 separate water heaters. Separate heater in master suite that is tankless and gas powered.
Whole house water heater is a new technology, inverter heat pump heater, which in a way uses the warm air in the room to heat the water, which saves a large amount of heating costs compared to gas or other heating technologies.

Water

Large dual stage whole house water filter to remove chlorine, ammonia, metals from water and softener to reduce calcium and magnesium build-up around faucets.

Hose hookups on each side of house.

Hose hookups in each major section of property for access to water.

Security

All windows and door wired for security system connection.
Active alarm system with mobile network communications.

Ceilings

Tall ceilings in many rooms (hall, kitchen family room, upstairs bedrooms).
Master bedroom has dome shaped ceiling.

Counters

Brown marble granite counter tops throughout house with dual layer rounded edges.
Laundry room and kids bathroom have black granite counter tops with copper flakes.

Flooring

Oak plank in majority of house was custom ordered with varying sizes for natural look from Italy in 2005. Installation was butt joint.
Mixture of Italian oak plank and dark wood plank upstairs.
Play room / upstairs family room has playful black and white tile design.

Closets

All closets are painted dual color to match room and look more like part of the room. All closets have built-in shelving.

Cabinets

Maple wood cabinets throughout house to provide options for storage and reduce clutter (kitchen, hallways, laundry room, desk area, bathrooms).

Borders

Wainscoting in dining room, movie room, bathroom.
Ceiling soffets in main downstairs rooms (dining room, movie room, kitchen, nook, family room).
Arch shaped hallway to downstairs suite.

Great Room

Large open floor plan of great room including kitchen, nook, office/desk, family room areas.
Granite counter tops, maple cabinets.
Stainless steel dual wall oven with touchscreen and Profile app for intelligent cooking and remote monitoring/control.
Stainless steel stove vent / hood.
Built-in Stainless steel Wine cooler.
Built-in Stainless steel microwave.

Built-in Stainless steel dishwasher.

Dark Alder wood island with granite counter tops, multiple drawers.

L shaped bar to shape kitchen area with extra high (30") counters. Fits 4 large bar stools and adds extra space for prep area and second kitchen sink.

Hexagonal nook area with windows and view of yard / barn.

Large floor to ceiling river rock fireplace with wood mantle.

Electricity in middle of floor of family room to accommodate powered seating / speakers, devices, etc.

Downstairs Bedroom Suite

Arched hallway house access.

Ample sized bathroom with granite counter tops.

Large windows and slider with outdoor access to west facing patio with views.

Master Suite

7 room master suite.

- Main sleeping room, extra large sized for king bed and multiple additional furniture, with domed extra high ceilings, and extra height dual door access.
- Enclosed Balcony with view facing directly west. Views of Bonsall and skyline that light up the sky at sunset with many beautiful colors. [I have lots of pictures I can share.]
- Office / Nursery / Sitting Room: Extra room for your personal needs. We used this as a nursery for two years when our last child was born. We then converted it into an office. Room has a fireplace and large dual windows facing directly west with views.
- Bathroom: Dual sink, granite counter tops with extra tile border. Jacuzzi tub with fireplace.
- Shower room: large walk in shower room, blue tile to provide deep ocean experience. Hand painted fish tiles made by famous artist in Laguna Beach. Dual shower heads to accommodate multiple persons.
- Toilet room: separate toilet room to keep those things private.
- Walk In Closet: Large walk in closet with built in shelves. Ample space for house technology equipment, floor safe, etc.

Kids Bedrooms

Large sized rooms with cubby area for desk and a walk in closet.

Jack and Jill connection to bathroom. Bathroom has granite counter tops with gold tile back splash. Shower room also has black granite side walls that were silicone sealed to reduce water leakage in kids shower/bath area.

Laundry Room

Black granite counter tops with copper flakes. Dark wood plank flooring. Walls lined from end to end with maple wood cabinets up to ceiling for ample storage options.

Outdoor

Driveways

Dual asphalt driveways and gates for main house access and yard area access / back garage access. Plenty of onsite parking options for parties or RVs.

Equestrian

- 4 stall barn with cedar side walls and metal roof. Working electricity and water in barn.
- Approx 1 acre horse corral with hay bin structure.
- Shade area under large pepper tree that with horse access.
- 2 paddock fenced areas for horse graze and grow areas.

RV

- RV parking in second driveway.
- RV designed garage with extra height and front and back doors with access to both driveways to enable pull in one side and out other side for convenience to avoid RV backup operations.

Boat

- Dual door garage could be used for boat storage as well.
- Boat cover parking just outside horse corral with roof, side walls, water, and electricity.

Yard

Approx 6k sq ft of enhanced tall fescue grass, green year round. Well cared for.

Patios around extremity of house except west facing wall.

Grass encircles house on 3 sides (e.g. not on driveway side).

Added patio and playground area behind house on west side for kids and entertaining. Built fire pit with custom design that breaks into garden retaining brick wall for aesthetic enhancement.

Large playground with bench, 3 swings, 2 large slides, made by Gorilla.

Garden retaining walls around driveways, back patio, south planter next to grass area.

Teddy bear magnolia tree is rare and very expensive. This tree has desired characteristics of only growing to 25-30 ft tall and not being known for aggressive root structure, like typical magnolia trees (can grow to 80 ft). Also shape is not typical Christmas tree, instead grows in umbrella shape making it ideal for yard tree near house to provide shade area. Blooms in very large white flowers that are beautiful. I estimate this tree is worth \$15k+.

Pigmy palms planted around the house for tropical look. These typically do not grow above 10 ft, are easy to maintain, and are good fit near house. Birds of paradise also planted around house for tropical look.

Row of multiple colored rose bushes planted along side of house.

Multiple colored bougainvillea trees planted along fence lines on two sides where house is located. Flowers bloom year round and are beautiful.

30+ ft queen palms line driveway and strategically placed around yard.

Dry creek built with river rocks for beautiful country feel. Creek lined with 30+ ft queen palms for elegant appearance.

Grass runs on commercial valves and 4 zone sprinkler system.

Most other plants and trees receive water via over a half a mile of drip tubing that operated on commercial valves with drip filters.

12 Zone Hunter brand Water Scheduler system for outdoor grass, plants, and trees.

Supplies

Have extra parts for flooring, tiles, drip tubing, sprinklers, etc. that we will leave for new owner.