

# ROSAMOND PROPERTY INFORMATION

## SUMMARY (AS OF 12/20/2021):

4371 Knox Avenue Rosamond, CA 93560-6426

LOT 60 in Kern County Tract #4558

Lot Area 3/4 Acres

Residence Floor Area 2,400 Square Feet

3 Bedroom 2 1/2 Bath 2 Car Garage One Story Family Residence

On Rosamond Skypark Airport Runway

40' x 42' Metal Aircraft Hangar

Member of RSA Home Owner's Association

## LOT INFORMATION:

### FRONT: Concrete Dive

Automatic Sprinklers Throughout

Automatic Planter Lighting

Doorbell/Speaker

Gas Outlet

Metal Security Fences & Gates

Fire Hydrant Across Street

### REAR: Concrete Patio & Walks

2-Way Lighting to Hangar

Storm-Drainage to Street

Automatic Sprinklers Throughout

Automatic North Planter Lighting

Metal Security Fences & Gates

Gas Outlet

Exterior Speaker Outlets @Fireplace

Dish Antenna In Place

Firewood Storage Behind Hangar

Exterior RV Parking w/ Water & Power

## ENTRY HALL:

Tile Floor

High Ceiling w/ 2-Way Interior Light Control

Includes Guest Closet

Front Yard Exterior Lighting Control.

Security Alarm System Station (Disconnected)

## LIVING ROOM:

Carpet & Tile Floor

High Ceiling w/ Controlled Lighting

Two 8' Sliding Doors To Rear Yard w/ 8' Vertical Blinds

Wood-Burning Gas Fire Place w/ Light Above

Two Built in JBL Studio Sound Speakers Adjacent To Fireplace

# ROSAMOND PROPERTY INFORMATION

Light Wood Wall Cabinet w/ Turntable, AM/FM Radio, Pre-amp, Amp, 2 CD Players, Record/Tape Storage

Wine Cellar, Sink & Adjustable Glass Storage Shelves

Vacuum Cleaner Connection W/Power

Rear Yard Exterior Lighting Controls

## **DINING AREA:**

Tile Floor

High Ceiling w/ Controlled Lighting

8' Sliding Door To Front Yard w/ 8' Vertical Blinds

Light Wood Cabinet w/ Tile Countertop, Drawers, High Cabinet w/ Adjustable Shelves

Sliding Light Wood Doors To Kitchen

Front Yard Exterior Lighting Control

## **KITCHEN:**

Tile Floor

8' Ceiling w/ Fluorescent Lighting w/ 2 Way Switching

Under-Cabinet Fluorescent Lighting Throughout

Light Wood Cabinets w/ Tile Countertops, Drawers, Adjustable Shelves

2 White Counter Chairs

Built-In Whirlpool Trash Compactor and Dishwasher

Built-In GE Microwave & Electric Oven

Built-In Triple Jenn-Aire Electric Cooktops + Accessories & 2 Integral Exhausts

Built-In Instant Hot Faucet

Built-In Nutone Countertop Mixer + Full Accessories

Insinkerator Garbage Disposal

Heat Detector over Cooktops (Disconnected)

Nutone Telecommunications Central Unit w/ AM & FM Radio, Telephone

4' Sliding Glass Window w/ Vertical Blinds

## **PANTRY:**

Tile Floor

8' Ceiling w/ Fluorescent Lighting

Adjustable Shelving and Peg-Board Wall Throughout

Lockable Solid Core Fire Door to Garage & Sliding Door to Kitchen

## **MASTER BEDROOM:**

Carpet Floor

8' Ceiling w/ Wood Fan/Light

2 Reading Lights Adjacent To Bedside Location

8' Sliding Glass Door To Rear Yard w/ 8' Vertical Blinds

Sliding Mirrored Doors To Hall Closet

Wood-Burning Gas Fireplace w/ Light Above w/ 2 Way Switching

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Nutone Station  
Stereo Speaker Rough-in  
Telephone & TV Rough-In  
Alarm System Emergency Button @ Bedside  
Vacuum Cleaner Connection W/ Power  
Rear Yard Exterior Lighting Control

## **MASTER WALK-IN CLOSET:**

Carpet Floor  
8' Ceiling w/ Fluorescent Light  
Lockable Solid Core Security Door  
Shelf & Polls Both Sides w/ Shoe Shelves on End  
Attic Access Hatch to Attic Exhaust Fan, Attic TV Antenna  
Central Alarm System Equipment w/ Emergency Button (Disconnected)

## **MASTER HALLWAY:**

Carpet Floor  
8' Ceiling w/ Recessed Light  
14" x 20" Return Air Filter  
Closet w/ Shelf & Pole & Mirrored Sliding Doors

## **GUEST TOILET ROOM:**

Tile Floor  
8' Ceiling w/ Exhaust  
Lighting Over Mirror And Single Sink In Plastic Top  
Light Wood Cabinet  
Mirrored Medicine Cabinet  
Standard Toilet  
Both Doors Lockable

## **MASTER BATH:**

Tile Floor  
8' Ceiling  
Lighting Over Large Mirror And Double Sinks In Plastic Top  
Light Wood Cabinet w/ Drawers  
Oversized Porcelain Bath Tub w/ Grips  
Two-Person Tile Shower Enclosure w/ Opaque Door, SS Handhold  
Electric Wall Heater  
Nutone Station  
Mirrored Medicine Cabinet  
Light Wood Towel Wall & Base Drawer Cabinet  
Sliding & Lockable Door To Master Hallway

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## REAR HALL AREA:

Carpet Floor  
8' Ceiling w/ Recessed Lights & 2 Way Switching  
20" x 30" Return Air Filter  
Vacuum Cleaner Connection w/ Power  
Attic Fan Switch Above Thermostat  
Alarm Emergency Button On Wall

## BEDROOM #2:

Carpet Floor  
8' Ceiling w/ Fluorescent Light  
Closet w/ Shelves & Poll, Fluorescent Light, Attic Access Hatch  
Nutone Station  
6' Sliding Glass Door to Rear Yard w/ 8' Vertical Blinds  
Rear Yard Light Control  
Rough-In For Telephone, TV Antenna

## BEDROOM #3:

Carpet Floor  
8' Ceiling w/ Fluorescent Light  
Closet w/ Shelves & Poll, Fluorescent Light  
Nutone Station  
6' Sliding Glass Door to Rear Yard w/ 8' Vertical Blinds  
Rear Yard Light Control  
Rough-In For Telephone, TV Antenna, Cable

## LIBRARY-TV ROOM:

Carpet Floor  
8' Ceiling w/ Fluorescent Light  
Adjustable Book Shelves On Two Walls  
Nutone Station  
4' Sliding Glass Window to Side Yard w/ Vertical Blinds  
Rough-In For Telephone, TV Antenna, Cable, Dish Antenna  
Rough-In For Quad Speakers @ Ceiling Corners

## BATH #2:

Tile Floor  
8' Ceiling w/ Heater And Light  
Lighting Over Mirror  
Light Wood Cabinet And Single Sink In Plastic Top  
Mirrored Medicine Cabinet  
Standard 5' Porcelain Bath Tub And Shower Enclosure  
Long Toilet

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## WASHER-DRYER ROOM:

Tile Floor  
8' Ceiling w/ Fluorescent Light W/ 2 Way Switching  
Nutone Station  
Rough-In For Both Gas & Electric Clothes Dryer  
Rough-In For Washing Machine  
Light Wood Wall Cabinet w/ Adjustable Shelves  
Light Wood Base Cabinet w/ Tile Top  
Lockable Solid Core Fire Door To Garage & Std Door To Rear Hall  
Hand Iron & Portable Ironing Board  
Heat Detector in Ceiling Over Dryer (Disconnected)

## GARAGE:

Concrete Floor  
8' Ceiling w/ 2 LED Lights  
Exterior Lighting Front & Rear  
Work bench w/ Peg-Board On Wall, Fluorescent Lighting Above  
Automatic Garage Door w/ 2 Button Locations  
3 Sprinkler Control Stations  
40 Gal Gas A O Smith Water Heater w/ Circulating HW Pump On Timer  
Rough-In For Water Treatment System  
5 Ton Hi Efficiency Air Conditioning System & Day & Night Gas Furnace  
Slop Sink w/ LED Light Above  
Heat Detectors in Ceiling Adjacent To Water Heater And Gas Furnace (Disconnected)  
Central Vacuum System & Vacuum Cleaner Connection  
Exterior Power Switch For Heated Water Service  
2 4' Sliding Glass Windows Facing Street  
Security Alarm System Station (Disconnected)

## HANGAR:

Concrete Floor  
High Ceiling w/ Fluorescent Lights  
Two Ceiling Gravity Exhaust Vents  
Electric Hangar Door  
Wood & Metal Storage Cabinets  
Heat Detector In Ceiling (Disconnected)  
Cold Water Supply Inside & Outside w/ Shut Off @ House  
1 Sprinkler Control Station For Adjacent Planters  
Gas Furnace w/ Thermostat  
Security Alarm System Station (Disconnected)  
Automatic Exterior Lights Front and Switched Rear  
TV / FM Antenna On Roof  
Built-In AM-FM Radio w/ 2 Sound Speakers

# **ROSAMOND PROPERTY INFORMATION**

Interior & Exterior Light Controls

One Corner High Storage Shelf w/ Wood & Parts For Second One (at trailer)