



Selling Southern California... One Yard at a Time!

**3094 Payne Ranch Road, Chino Hills, California 91709**

### **Luxury Living at its Finest**

*This quiet, friendly and secure Chino Hills neighborhood of Payne Ranch Estates surrounds this spectacular 5,554 square foot home featuring 5 bedrooms, 4 full and 2 half baths on a 23,062 square foot peninsula lot. Upon entry from the circular driveway entrance, you'll enjoy the elegance of the high ceiling foyer with spiral staircase. To the right is the library/office and ahead is the formal living and dining rooms. Angling to the left from the foyer is a sprawling family room with built-in entertainment center. Overlooking the tropical pool area is the full-sized wet bar with counter seating on 3 sides, refrigerator, wine cooler and clear ice maker. A two-sided fireplace separates the bar area from the game room with pool table. Between the bar area and the game room is four overhead large scale train tracks for the kid in all of us. There's a full function gourmet kitchen with wraparound granite countertop, large pantry, hand painted cabinetry, a built-in dual oven and microwave, 7 burner stove with hood above, dishwasher, trash compactor, and a wonderful bright and airy nook area. Also on the first floor is a guest bedroom with a full bath, a powder room, a second staircase with half bathroom underneath, and 4 car garage access. Upstairs is the master suite with a fireplace, outside balcony and an enormous master bath featuring dual sinks, makeup area, a corner jetted tub and walk-in shower and closets. Three more large bedrooms with 2 full baths, a play/exercise/sitting room, laundry room with cabinets over sink, balconies, and an overlooking foyer landing complete the second floor living area. Wandering out the french doors is the perfect backyard setting for playing, relaxing or entertaining family and friends. There's a walk-in crystal clear swimming pool being filled from the nearby waterfall and flowing riverbed. In the distance is a relaxing bubbling spa. There's also a shady gazebo with fan and a covered barbecue island with counter seating. A separate covered patio right outside the living and dining rooms overlook a calm brook flowing into a beautiful scenic koi pond. Also in back, there's gated dog run and a quaint children's playhouse. The courtyard driveway serves the 4-car garage with several built-in storage cabinets, a handy workbench and a utility sink. Custom built, this home boasts many outstanding features; decorator tile and stone flooring, top grade carpeting throughout, designer window coverings, dual central air conditioning and heating, classic hardware, lighting and fixtures - Oh... and a train! Access to the 60, 71 freeways is very commuter friendly. Only minutes to shopping, dining, marketing, schools, parks and entertainment.*

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## INFORMATION

***3094 Payne Ranch Road, Chino Hills, California 91709***

Seller: **Charles L. Rogers** (Wife, "Sherry L. Rogers" is deceased)

Escrow Holder: **Hallmark Escrow, Corona.** Attn: Linda Hougen, Manager

Eagle Title Policy: **Western Resources Title Company**

Natural Hazards: **JCP/LGS disclosures.com**

Home Warranty: **American Home Shield** (Enhanced 5,000+ SqFt. Policy)

HOA: **Payne Ranch Estates HOA**

Taxes: **Sales Price x 1.05340%, + \$680.71 Special Assessments**

Included Items: **Washer and Dryer**

**Kitchen (Built-in) and Garage Refrigerators**

**Pool Table including Equipment and Light Fixture**

**Built-in Refrigerator, Wine Cooler & Clear Ice Maker in Bar Area**

**Televisions in Family Room, Game Room and Gazebo**

**All Built-in Sound and Satellite Equipment in Family Room**

**All Patio Furniture and Fountains**

**All Overhead Train Tracks including 1 Train and Controls**

**Circular Desk in Front Office/Library**

**All Barstools in Kitchen and Bar Area**

**Built-in Stainless Steel BBQ Grill**

**Backyard Childrens Playhouse**

**8 Paintings and Other Artwork on Foyer Wall**


Excluded Items: **All Bedroom and 2nd Floor Play Area Televisions**

**Rolling Work/Assembly Bench in Garage**

**Barbecue Smoker**

**Two Swivel Patio Chairs in Gazebo**

Any questions? Please call toll free at (800) 870-3848, or email [Jim@Jim-Kim.com](mailto:Jim@Jim-Kim.com).

  
**Jim & Kim Weingarten**  
**First Team Real Estate**