

## LIST OF UPGRADES

# 526 52nd Street, Oakland

### 2017 MASTER BATH COMPLETE REMODEL

- Master Bath complete remodel
- Carrera marble diamond tile floors and curved-edge marble countertop
- Nickel ceiling fixture with holophane shades
- Nickel, Brass, square, and black accents throughout, including designer Edison sconce and Lewis Dolin brass cabinet hardware, and plenty of places to hang things
- Restored brass door hardware and rehung south door to create more space
- Restoration Hardware designer nickel sink faucet
- New Kohler Memoirs toilet
- Designed and installed a roomy hardwood vanity with full-extension drawers
- Heating vent reconfigured to flow under vanity
- Added frosted glass to windows for privacy
- Updated doors to bathroom cabinets
- RegROUTED and polished Carrera marble shower tile and added tile moldings
- Added white wood moldings, beveled glass medicine cabinets and mirrored accents
- Skimmed walls, stripped moldings and ceilings and repainted

### 2017 EXTERIOR & LANDSCAPING

- Repainted and restored entire exterior
- Stained fence, gates and redwood planter boxes
- Replanted front and back gardens, added more herbs, succulents, specialty citrus and low-water plants, trimmed all trees
- Added gravel eating area to backyard with additional drought-tolerant plants

### 2017 INTERIOR

- Repainted and restored entire interior
- Removed popcorn ceilings
- Added new lights in kitchen and dining room
- Refinished oak floors
- Replaced floor in kitchen
- Updated and repainted entire basement, including floors

### 2016 INTERIOR

- Added large Williams-Sonoma Home Carrera marble & hardwood island to kitchen

### 2015 INTERIOR

- Added timed drip watering system to back yard and down driveway, sealed door in laundry room to prevent water from entering
- Installed bronze-screened craftsman front door, new front lighting fixture, and vintage bronze doorbell

### 2014 COMPLETELY UPDATED FRONT-YARD TO CREATE A LOW WATER OASIS

- Removed grass and leveled yard
- Designed and installed custom redwood/copper planter boxes with wide ledges
- Created a succulent and perennial garden border
- Planted a diverse herb and vegetable garden, from thyme to lemongrass
- Laid slate slabs and gravel over granite in gorgeous diamond pattern
- Installed a drip watering system on timers throughout front

### 2013

- Installed custom brass antique lighting fixtures and dimmers in bedrooms and dining room
- Repainted bedrooms
- Refinished deck

### 2012

- Laid gravel and stepping-stones to west side yard to improve drainage

### 2011

- Repainted entire exterior and garage

### 2010

- Retailed master bathroom with marble Carrera subway tiles and Town Square nickel shower fixtures
- Fixed leak in wall and rebuilt wall

### 2009 KITCHEN: COMPLETELY REMODELED KITCHEN AND BACK PORTION OF HOUSE TO CREATE AN OPEN FLOOR PLAN WITH FLOW ONTO YARD

- Gourmet chef's kitchen with large island faces onto a wide seating and eating area and deck. Great for one or many!
- Gorgeous natural light from three sides
- All lights on push-button mother-of-pearl dimmers to control light levels
- Soffit and under-counter lights for cabinets
- Custom concrete countertops with brass, Italian glass, and tile inlays
- Wide 6-burner Blue Star stainless commercial range with convection oven

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### 2009 KITCHEN: COMPLETELY REMODELED KITCHEN AND BACK PORTION OF HOUSE TO CREATE AN OPEN FLOOR PLAN WITH FLOW ONTO YARD (CONTINUE)

- Jen-Air French-door stainless counter-depth refrigerator
- Custom brass window hardware
- Custom commercial lighted ventilation hood with wood, high clearance with remote
- Farmhouse Shaw sink with Franke polished nickel faucet with sprayer and garbage disposal
- Designer sink water filter
- Miele dishwasher with upper silverware tray and custom wood face
- Hidden trash and recycling center next to sink
- Added Bar area with custom concrete sink, custom Omega polished nickel faucet, and U-line bar fridge with icemaker
- All hardwood cabinets locally made, glass door uppers with adjustable shelves, outfitted with solid brass designer hardware from Lewis Dolin and full-extension drawers
- Natural Douglas-fir moldings throughout
- Added opening skylight with natural Douglas-fir casing
- Added sconces to North wall
- Created a bump-out 10-foot window seat with custom upholstery cushion and original windows from west kitchen wall
- Expanded room over old stairs to increase square footage and repoured concrete foundation
- Wired for indoor and outdoor speakers
- Custom lighting fixtures from Omega, Hubbarton forge, and Rejuvenation with holophane shades and counterweight features
- Original Antique craftsman lighting fixture over table
- Added antique diamond stained glass windows to breakfast area and behind stove
- Removed interior walls, redesigned floor plan, and merged 5 small rooms into a large kitchen/ great room with bathroom and built a header to support the open structure
- New electrical and expanded panel, reinforced floor

### 2009 BACK BATHROOM

- Completely updated back bathroom with reclaimed wood counter, Restoration Hardware holophane/ nickel lighting fixture, new American Standard Town Square toilet, added plumbing for custom nickel wall faucet from Ohmega and Carrera marble sink, carved Indonesian mirror and Douglas-fir pocket door with reeded glass

### 2009 DECK

- Added 2-level tiered redwood deck and pergola onto yard, three exterior Monterey Lighting copper fixtures, outdoor electrical outlets, hand-carved antique Balinese teak deck panels, and copper rain gutter and roof accents
- Deck is set up for tiered seating for larger gatherings and for easy access to basement and garage

### 2009 PLUMBING

- Added a new main water line into house
- Updated plumbing to copper
- Added a backflow valve to prevent city sewer lines from flooding into basement
- Added locking small storage room under breakfast area

### 2008

- Rebuilt redwood driveway gate to be sturdier and offer more privacy

### 2004

- Planted ornamental olive tree and Angel's trumpet, added citrus trees, vegetable garden and planters to backyard

### 2003

- Added vegetable garden to front yard

### 2001

- Updated basement and painted interior

### 2000

- Added custom redwood/ copper fences and gates to property
- Re-landscaped entire property
- Removed ancient carpet, wooden shutters, and steel awnings
- Refinished tiger-striped quarter-sawn antique oak floors
- Found pocket doors in walls and restored
- Rewired entire home, basement, garage and added a new electrical panel
- Added lights to inside and outside of garage, including Restoration Hardware sconces
- Installed lighting and power throughout basement
- Added additional outlets in all rooms, including grounded outlets and cable
- Painted interior
- Added laundry hookups, gas line and washer/ dryer in basement
- Installed library and studio in basement
- Installed cabinets, refrigerator and lighting in kitchen