

LIST OF UPGRADES

1119 Oak Hill Road, Lafayette

THROUGHOUT/MISC

- Full interior and exterior paint
- New electrical outlets throughout home
- New central vacuum motor installed
- AC unit installed
- New light fixtures throughout house (including canister lighting in kitchen)
- Doorknobs replaced throughout house
- Fans in bedrooms and kitchen
- Alarm system
- Security mailbox

DOWNSTAIRS

- Hydronic boiler fixed to provide radiant heat
- New flooring throughout bonus room, guest bedroom and sauna dressing room
- Gas fireplace insert installed
- Tile installed in sauna shower
- Added vent next to washer so dryer can be installed

UPSTAIRS

- New carpet on stairway and upstairs hallway

KITCHEN

- Opened up doorway
- Cabinets painted
- New countertop and sink
- Installed double oven and range hood
- Tiled floor
- New Dishwasher/Refrigerator (with water line installed)

BATHROOMS

- New floors
- New sinks, countertops, and faucets

BEDROOMS

- New bamboo floors installed in every bedroom
- Window in master bedroom added to maximize view of hills
- New sliding glass door off main bedroom

WINDOWS AND DOORS

- Sliding glass doors in living room and dining room replaced (now all windows throughout house are double paned)
- Trap windows in living room and entryway replaced
- New door installed downstairs leading out to deck

EXTERIOR

- Trees (including large pine) cut and cleared from property
- Front yard drainage (Bay Area Drainage) and French drains installed around property
- New path and steps (DG) to side of property along with fresh mulch
- Fencing and gates installed around property
- Newly paved driveway
- New garage doors
- Planter box and trellis in front yard

BACKYARD

- Ipe wood deck
- Lawn with sprinklers and irrigation lines newly put in
- Pavers installed from kitchen door through to side yard with steps down to the back yard into a patio and under deck.
- Newly built vegetable box and trellis with irrigation and organic soil ready for planting
- Lavender and Star Jasmine plants and fresh mulch added