

Seller Upgrades/Improvement List

218 Contessa Court, Lafayette

Dana
Green
Team

Interior Upgrades (all completed in last 15 months)

- Installed brand new, top of line, high efficiency heating and air conditioning units for both sides of house (\$35,000)
- Installed brand new tankless water heater (\$3,600)
- Installed Nest home temperature control system for both sides of the house (can control remotely from one's phone, can set different temperatures for each side of the house (bedrooms vs. living spaces) (\$1,000)
- Installed custom made plantation shutters in living/dining room and all bedrooms (\$8,000)
- Installed new Norman shades and West Elm European linen blinds in rooms without plantation shutters (\$1,500)
- Installed Ring home security system (cameras, solar power batteries, motion detectors, door and window sensors- all can be controlled from one's phone) (\$2,500)
- Replaced all HVAC vents, light covers, installed brand new lights in every room in house and garage, and switch plates (\$15,000)
- Refreshed garage with epoxy floor, fresh paint, new lights, new metal shelving, other cosmetic improvements (\$4,000)
- Installed brand new garage door motor (with camera, motion detection, light, and able to open from phone, and keypad) (\$2,200)
- Installed new ChargePoint EV charging station and associated adapter in garage (\$2,000)
- Installed brand new Samsung washer and dryer and kitchen refrigerator (\$4,000)
- Installed new garbage disposals in both sinks in kitchen (\$850)
- Removed bidet from master bathroom and installed shelves above former location (\$3,500)
- Redid closets in all bedrooms except primary bedroom, including converting area in one bedroom from entertainment center to closet (new closets have cedar lined flooring) (\$4,500)
- Rebuilt wall in guest room to so cutout in corner could accommodate full sized desk and work from home setup (\$4,500)
- Removed old wet bar from living room (\$1,250)
- Removed whole house fan (\$2,000)

Exterior Upgrades (all completed in last 15 months)

- Complete re-landscaping of backyard and updating of front yard in May/June 2023 (\$19,250)
 - Laid all new sod
 - Planted new bushes and plants (lavender, hydrangea, oleas europea) in front and back yard
 - Trimmed and pruned back all trees in frontyard

- Brought up the skirts on all Redwood trees in Redwood grove
 - Laid new high-quality mulch throughout yard
 - Brand new fencing installed on side yard enclosure
 - Updated blue stone pieces in front and back yard
 - Laid and compressed fresh decomposed granite
 - Improved landscaping on side yard and laid river stones
 - Replaced valves on sprinkler system
 - Installed and painted new wooden columns on front porch; replaced trim above garage (\$3,500)
 - Installed new wooden fence on left side of house (\$1,600)
 - Removed multiple dated sheds and concrete platforms from backyard (\$4,000)
 - Removed internal wooden fence from alley on right side of house; also removed planter boxes and similar structures from same alley (\$1,000)
 - Completely cleaned out all spaces beneath house (\$2,000)
 - Removed other concrete from front and back yards (\$1,500)
 - Driveway power-washed and cracks filled with concrete (\$625)
 - Filled in pool (pool had leak and was otherwise in poor condition and needed significant work to become functional again, also dominated backyard, safety hazard for small children, etc.) (\$25,000)
 - Removed all built-in pool equipment (e.g., pumps, filters, etc.) from around house and pool solar heating system on roof (\$2,000)
 - Removed carport and raised concrete platform from left side of house (\$2,600)
- Total Upgrades/Improvements (\$160,000)**