

Seller Improvement List

28 Merrill Circle South, Moraga

2024

- Installed glass shower in primary bathroom

2022

- Installed turf, fencing and play area near top of property
- Two new HVAC units (heating & A/C)
- Installed sport court
- Wallpapered two bedrooms, powder room and built in shelving
- Installed new kitchen backsplash
- Installed new Toto toilet in primary bathroom
- Installed EV car charger in garage

2021

- Installed wide plank European oak floors throughout
- Installed wool carpet on stairs
- Painted the full interior
- Installed canned lighting on main floor
- Installed new light fixtures in front room, powder room and kitchen
- Replaced entire back deck
- Installed new door hardware
- Replaced locks on exterior doors
- Installed roman shades on two upstairs bedrooms
- Fixed leak outside nursery
- Installed new custom cabinets and benches built for "book nook"

COMPASS



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