

Seller Improvement List

479 Fernwood Drive, Moraga

2025

- Interior paint
- New carpet in 4 bedrooms, playroom, and garage stairs
- Landscaping improvements, including new railing on upper deck

2024

- New Hot Spring Spa
- Exterior paint

2023

- New toilet in front bathroom

2022

- New hot water heater

2016/2017

- Front bathroom remodel

2011/2012

- **South side major remodel**, which included reconfiguring existing space and adding square footage at the front of the house to:
 - Lower driveway and garage to street level
 - Add large playroom (all living space is on 1 level)
 - Expand laundry room
 - Install new roof on this space
 - Install new furnace and air conditioning units
 - Update front landscaping to include a bioswale and French drain

2010

- **Kitchen, living room & dining room remodel**, which included:
 - Enlarging kitchen
 - Installing new windows on north and south sides
 - Installing new hardwood floor
 - Vaulting ceiling
- **Solar panels (owned)**

2009

- **North side major remodel**, which included reconfiguring existing space and adding square footage at the back of the house to:
 - Relocate primary suite (all new)
 - Add 2 new bedrooms and 1 new bathroom
 - Install new roof on this wing

2007/2008

- **Electrical upgrades**, including new recessed ceiling lighting
- **Landscaping improvements**
- **Interior paint**

