

Seller Improvement List

231 Sundown Terrace, Orinda

2025 EXTERIOR

- Fresh mulch
- Fresh decomposed granite on paths
- Modified landscaping to comply with current MOFD requirements
- Full maintenance on landscape lighting, including replacement of bulbs and repositioning
- Resurfaced pool and spa
- Installed new pool cover

2025 INTERIOR

- New tile floor in laundry room
- Full interior paint refresh in house and guest house
- Light fixture and hardware upgrades throughout the house
- New luxury carpet in secondary bedrooms

2024 EXTERIOR

- Exterior of house, garage, and guest house re-stained; trim and exterior doors repainted
- New outdoor refrigerator installed
- Extensive remodel of upper tier in backyard
- Installed gas fire pit
- Replaced all irrigation with drip system
- Installed gravel path
- Planted new landscaping

2024 INTERIOR

- Attic ductwork upgrade – cleaning and sealing
- New water heater for ADU
- New circuit breaker panels installed

2023 EXTERIOR

- Replaced grass with turf in front, side and back yards

2022 INTERIOR

- New two-stage furnace on first floor
- Three new AC units
- New safe in primary bedroom cabinets

2021 EXTERIOR

- Installed Generac backup generator for main house - includes 10-year extended warranty

2020 EXTERIOR

- Installed putting green and hitting net
- Installed new perimeter fencing

2019 INTERIOR

- Installed seismic anchors connecting house to foundation
- New ice maker and dishwasher

2018 EXTERIOR

- Installed heater for table by BBQ

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2018 INTERIOR

- Extensive remodel in Primary Bath and closet, upstairs hall bathroom and mudroom bathroom

Primary bath

- All new cabinets, countertops, and fixtures
- New radiant heat floor
- New lighting
- New skylight
- New enclosed zero-curb shower with steam bath system
- New bathtub with jets/bubbles

Primary closet

- New layout and cabinets
- New safe

Hallway bath

- New flooring, cabinets, lighting, shower, and fixtures

Mudroom bath

- New flooring, cabinets, lighting, and fixtures

Additional

- New paint and wallpaper

2017 INTERIOR

- New furnace for ADU
- New washer and dryer

2016 INTERIOR

- New water heater for main house
- New water heater for ADU
- New dishwasher

2015 INTERIOR

- Installed new alarm system, including two exterior cameras

2014 INTERIOR

- New furnace for second floor
- Two air scrubbers for main house
- Two new dishwashers

2013 EXTERIOR

- New gas BBQ and outdoor refrigerator

2012 INTERIOR

- Second floor blower replaced
- Cell and cable boosters installed

2001 & 2002 INTERIOR

- Extensive remodel of main house
- Refinished all hardwood floors
- New carpets
- Expanded footprint
- Added playroom, mudroom, bathroom, pantry, butler's pantry, and desk area
- Moved laundry to new upstairs room
- Added en-suite bathroom to upstairs left bedroom
- New kitchen, including all cabinets, appliances, fixtures, and countertops
- New fireplace surrounds in family room
- Painted all interior spaces

Seller Improvement List

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2001 & 2002 INTERIOR (Continued)

ADU Buildout

- Hardwood floors
- Full bathroom
- Desk area
- Kitchenette
- Central AC/heating

2001 & 2002 EXTERIOR

- Extensive hardscape in back and side yards
- Added patio to back, including pool area
- New outdoor gas BBQ grill, stove, and refrigerator
- Added trellis
- Built new pool and spa with built-in pool cover
- Added side area for pool equipment and AC units
- Installed French drain system across property
- Solar panels for pool heating
- Added landscape lighting
- Extensive plantings and irrigation throughout property
- New gates and fences by house
- Installed rock walls and hillside paths