

Seller Improvement List

3958 Franke Lane, Lafayette

2025

- Throughout Home:
 - New paint
- Exterior:
 - Landscape refresh
 - New mulch
 - Replaced back fences

2024

- Exterior:
 - Installed pergola, lighting, & outdoor TV

2023

- Primary Bedroom:
 - Custom closet in bonus space

2022

- Bedroom 1 & 3:
 - Removed carpet & installed wood flooring
- Fence:
 - Added front enclosure

2021

- Family Room:
 - Custom Farmyard Darling barn door with Water Street Brass pull
- Bedroom 1 & 3:
 - Custom Farmyard Darling barn door

2019

- Hallway bathroom:
 - Robern medicine cabinets with lighting & electrical outlets
- Bath in Bedroom 3:
 - New tile
 - New toilet & sink
 - New hardware & plumbing fixtures
 - Custom glass shower doors
 - Restoration Hardware vanity & cabinet

- Pottery Barn Sconces
- Robern medicine cabinet with lighting & electrical outlets
- Under-cabinet laundry pass-through
- Laundry Room:
 - Sink with jets
 - Brizo touchless faucet
 - New washer & dryer
 - New cabinets & countertop
 - Ashley Norton hardware with a living patina
 - Water Street Brass pocket door hardware
- Primary Bath:
 - Custom cabinets
 - New tile & countertops
 - Custom glass shower enclosure
 - Water Street Brass hardware on cabinets with a living patina
 - Water Street Brass pocket door hardware
 - Plumbing fixtures Brizo
 - Freestanding MTI Juliet 2 tub with airbath
 - Robern medicine cabinets with lighting & electrical outlets
 - Under-cabinet laundry pass-through
 - Outlet in drawer
 - Radiant floor heat
 - Towel warmer
- Primary Closet:
 - Custom primary closet
 - Ashley Norton hardware with a living patina
 - 3 Built-in pull-out laundry hampers
- Exterior:
 - Exterior paint
 - Landscaping
 - Landscape Architecture & Design: Strata Landscape Architecture
 - Landscaper: Israel Lara

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- Pavers
- Painted retaining wall & pavers on top
- Custom board & batten siding
- Exterior lighting Hinkley
- Firepit with plumbed-in gas line

2017

- **Family Room:**
 - Removed wood-burning stove
 - Added mudroom doorway
- **Living Room/Dining Room:**
 - Sconces from Anthropologie
- **Dining Room:**
 - Light from an artist's glass studio in Prague
- **Entry:**
 - Overhead light from Restoration Hardware
- **Kitchen:**
 - Remodeled kitchen
 - New appliances
 - Wolf 6-burner range with pancake griddle
 - Subzero fridge/freezer
 - Wine fridge
 - Instant hot water
 - Bosch dishwasher & microwave
 - Emtek hardware
 - Appliance garage
 - Sconces from Anthropologie
 - Rohl sink & faucet
 - Under cabinet lighting
 - Waterfall island
 - Hidden outlets
 - Featured in 2019 Lafayette Juniors Kitchen Tour
- **Half Bath:**
 - New tile
 - New pedestal sink
 - Restoration Hardware sconce
 - New hardware & fixtures
- **Hallway bathroom:**
 - New tile
 - New toilet & sinks
 - New hardware & plumbing fixtures
 - Custom glass shower doors

- Restoration Hardware double vanity & cabinet
- Serena & Lily ceiling light

- **Hallway:**
 - Solar tubes installed
- **Bedroom 1, 2 & 3:**
 - California Closets

2021-2023

(Shade Store installations were staggered between 2021-2023)

- **Bedroom 1 & 3:**
 - Shade Store motorized shade (1) & cordless (1)
- **Bedroom 2:**
 - Shade Store motorized shade & solar shade (continuous cord)
- **Primary Bedroom:**
 - Shade Store curtains & motorized shades
- **Primary Bath:**
 - Shade Store motorized shade

2017-2019

- **Throughout Home:**
 - Paint on walls & ceilings
 - Baseboards
 - Flooring
 - Fleetwood windows & doors + additional interior & exterior doors
 - Lighting
- **Fence:**
 - Added fence to the side yards, East enclosure, & garbage enclosure

Misc:

- Solar Panels & 1 Tesla Battery
- 2 Heat pumps
- 2 Ondemand gas water heaters
- 200V Outlet in garage for EV
- Sprinklers & drip irrigation around yard
- Racchio sprinkler controller
- Gray water system hook up
- Ring doorbell
- Outdoor lighting throughout yard