

Seller Improvement List

910 Carl Road, Lafayette

2024 - 2025

Interior Construction & Design Updates

Complete Kitchen Renovation

- New cabinet installation throughout kitchen
- Demo and reconstruction of kitchen backsplash area
- Addition of kitchen banquette and new quartzite countertop
- Upgraded plumbing and hardware
- New premium appliance package:
 - Sub-Zero 48" French Door Refrigerator
 - Wolf 48" Range top
 - Wolf 30" Double Oven
 - Two Miele Dishwashers
 - Sub-Zero 24" Wine Storage

Flooring

- Engineered European White Oak hardwood throughout main areas
- 100% wool wall-to-wall carpeting in bedrooms and closets 4 bedroom

Bathrooms

- Multiple bathroom renovations with vanity installations, custom tile work and installations, complete plumbing fixture packages:
 - Bathroom 1 - installed white tub, shower/tub tile, new mirror, hardware, and lighting
 - Bathroom 2 and 3 - new tile, hardware, and mirror
 - Powder room - new toilet, White Diamond Quartzite Slab, sink, mirror, hardware, lighting, window covering, and wallpaper

Custom Millwork & Storage

- Built-in cabinetry: Family room, kitchen, laundry, pantry, hall, powder room, movie room
- Custom professional closet system installation for all bedrooms

- Laundry room re-organization and remodel

Painting & Finishes

- Multi-phase painting throughout the house
- Interior walls, trim work, and finish painting
- Epoxy flooring application in garage

Window Treatment

- Roman shades throughout
- Motorized shades in primary bedroom
- Blackout shades in movie room

Fireplaces

- Two upgraded fireplaces with inserts and honed marble exteriors

Pool/Spa Upgrade

- Safety Compliance: New VGB-approved main drain covers throughout
- Saltwater System: Professional-grade Jandy salt cell installation
- Pool Automation: Complete iAqualink system with remote spa control
- Preventive Maintenance: Regular monthly service and equipment cleaning
- Fully modernized pool/spa system with enhanced safety features, automated controls, and saltwater sanitization

Exterior Improvements

- Refreshed exterior paint and perimeter fencing of the property
- Fencing repairs including gate functionality and fence post replacement
- Gutter repairs and cleanouts

Infrastructure

- Comprehensive sewer lateral replacement project requiring street and property excavation, with additional scope expansion into garage area

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