

Seller Improvement List

342 Constance Place, Moraga

2025

Landscaping

- New lawn with gopher barrier
- New bark
- New sprinklers

Interior

- New carpet
- Fully painted
- Deep cleaning of grout
- Interior and exterior window washing
- New washing machine
- New garage door

2020

- New water heater

2019

- Fully remodeled upstairs hall bath including tile, custom cabinets, flooring, custom shower
- Installed new laundry room cabinets

2016

- Permitted addition of primary bedroom and bathroom
 - Curbless shower
 - Custom cabinets in both the bath and large custom drawers in bedroom along with bookshelves
 - Custom closets with cedar flooring
 - ADA fixtures in bathroom
 - New windows and doors
 - Added separate heater and AC for addition
 - New ceiling fan
 - Exterior access door
- Fully custom built out office including cabinet underlighting, additional outlets and lighted closet
- Added window seat and built in bookshelves

- Refinish and stain hardwood floors
- New tile flooring in laundry room
- Baseboard and trim throughout the downstairs
- Resurface fireplace and added gas insert
- Custom roman shades
- New toilets throughout the house
- Custom shower door in downstairs bathroom
- Built Tuff Shed in backyard
- New landscaping, added wired uplighting and trees as well as added a french drain
- New door access to garage, extra wide
- New dishwasher, double oven and microwave
- Gutter screens
- House exterior and fences painted

2004

- New furnace

2001

- New roof

1995

- Fully renovated upstairs primary bath, taking out a bedroom and adding a jetted tub and walk-in closet
- Installed hardwood floors throughout downstairs
- Granite counter tops and new sink
- New upper kitchen cabinets
- Added pantry cabinets and drawers
- Gas range
- Added instant hot water
- New windows throughout house
- New front doors
- New pocket doors to living room
- New AC and Heater
- New bedroom closet doors
- New electrical panel

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