

Seller Improvement List

3853 Palo Alto Drive, Lafayette

2026

- Refreshed native plantings and added color to full exterior landscape
- Mulched entire property
- Deep cleaned and refreshed grout as needed on stone surfaces throughout

2025

- Upgraded HVAC with new 5-ton condenser
- Installed special roof sprinkler system to protect both buildings in the event of a fire evacuation
- Replaced and painted full backyard fencing

2024

- Re-finished cellar with new paint
- Re-painted bedroom #2
- Upgraded built-in wet bar wine cooler

2020

- Installed 22.5 KW Generac whole-house stand-by generator

2016

- Replaced street corner curb
- Added gutter brushes to both buildings
- Upgraded home security system

2015

- Completed major face-lift to exterior, including:
 - › Repainted full exterior of main house and fencing
 - › Added flower boxes at each front and side window
 - › Planted large fruit trees in backyard, including lemon, apple, olive, lime, and orange
- Installed new HVAC system in main house
- Added new insulation to attic

2013–2014

- Completed major remodel of living room
 - › Replaced bay window for dining area
 - › Removed original brick fireplace and hearth
 - › Remodeled and updated room and entry
 - » Installed new front doors
 - » Added new entry skylight
 - » Added hardwood flooring to entry
 - » Added chandeliers
- Remodeled to create open-concept family/dining/kitchen
 - › Removed 3 walls to create open space
 - › Reconfigured kitchen and added large island
 - › Installed stone and Corian hard surfaces throughout
 - › Added home work desk area in kitchen space
 - › Created electronics hub for Wi-Fi/cable/router/etc.
 - › Added custom built-ins and gas fireplace
 - › Expanded dining area
 - › Added pocket door for office privacy
- Converted bedroom #4 into business office
 - › Installed extensive custom built-ins (desk/cabinets/file drawers)
 - › Installed new windows and window coverings
- Installed new hardwood flooring in game room
- Completed major renovation and update of primary suite, including:
 - › Added two closets
 - › Completely updated and outfitted primary bathroom
- Upgraded four sliders on back side of main house

2012

- Upgraded to 200-amp electric service
- Added updates to main roof in preparation for solar
- Installed 14.25 KW 60-panel/2-inverter solar system

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- Replaced and updated sewer lines — main and interior
 - Replaced and updated AV systems throughout both buildings
 - Installed 220v electric car charging plugs in both garages

2010–2011

- Installed custom large planters and matching trash/recycle station in backyard
- Added large Redwood trees and retaining wall to create sweeping planter for Chinese and Japanese Maples and fence hedges
- Installed hardscape pavers in backyard featuring:
 - › Pool surround
 - › Kitchen and BBQ area
 - › Walkways and steps to bedroom sliders
 - › Large dining area
 - › Large stone and tile permanent fire feature outside club house
 - › “Zen” patio area with lit fountain
- Installed extensive landscaping, irrigation, and drainage throughout side/backyard

2008–2009

- Developed architectural plans to create new out-building in backyard
- Constructed 656 sq. ft. club room/spa/exercise gym
- Installed new 50-gallon fast-recovery water heater for main house
- Updated home security system

2007

- Replaced roof on main house
- Fully remodeled laundry room
- Fully remodeled full bath #3
- Converted au pair bedroom to game room — opened to family room

2005–2006

- Updated both garages with finished flooring
- Added custom workshop to 2-car garage
- Added extensive storage to 2-car garage

2004

- Developed architectural plans to add house extension for new primary wing
- Developed architectural plans to renovate 2-car garage and workshop

2003

- Installed new water heater

1999

- Resurfaced pool and upgraded service lines, tile, and decking

1998

- Added concrete and fenced service yard
- Designed and renovated exterior roofline and eaves
- Replaced existing garage roof
- Added second garage including exterior trim and paint
- Renovated hall bath
- Renovated bedroom #2
- Updated vanity and fixtures in primary bathroom
- Installed new exterior front landscape and hardscape
- Installed outdoor lighting (frontage) and stone mailbox
- Updated gallery trim, flooring, and lighting
- Replaced HVAC system

1996

- Planted backyard with large Redwood trees and pines for privacy

1991

- Installed plantation shutters in most rooms
- Remodeled and updated kitchen
 - › Installed new cabinets and hard-surface countertops
 - › Upgraded appliances

1990

- Updated landscaping significantly in both front and back yards
- Designed and installed exterior irrigation systems
- Re-painted several rooms following trim updates

1989

- Moved in and painted interior/exterior
 - Installed new pool heater
 - Installed pool solar panels
 - Added skylights in hallway
 - Reconfigured home security system
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