

Seller Improvement & Feature List

3724 Happy Valley Road, Lafayette

OVERVIEW

- Renovated 2021–2023 with an architect and interior designer to turn a traditional home into a contemporary one, using high-end materials and custom work throughout.
- According to the prior owner's disclosure, the home was taken down to the studs and rebuilt in 2010.

ARCHITECTURE AND LAYOUT

- Added about 150 sq ft to create a light-filled breakfast nook.
- Removed the central dining room fireplace to open the floor plan.
- Added two skylights.
- Built a new, larger dedicated laundry room.
- 3 Updated fireplaces with marble surrounds.

CHEF'S KITCHEN

- Full custom cabinetry with quartzite countertops.
- Long center island with quartzite waterfall ends.
- Dual Sub-Zero 30" refrigerators installed side by side.
- Viking cooktop with matching ventilation hood.
- Bosch appliance suite, with two of most pieces:
 - Two wall ovens
 - Two dishwashers
 - Two warming drawers
 - Microwave drawer
 - Trash compactor
 - Two BLANCO sinks with BLANCO faucets.
 - Reverse osmosis drinking water system.
- Large porcelain tile flooring in the kitchen, main dining area, pantry, and breakfast nook.
- Custom storage cabinetry in the breakfast nook, mostly deep drawers.
- Reverse osmosis drinking water system.

BUTLER'S PANTRY

- New custom cabinetry.
- Built-in wine refrigerator and separate beverage cooler.

PRIMARY SUITE

- Calacatta marble floors and walls.
- Full-size jetted tub.
- Custom vanity with Calacatta marble countertop and Grohe faucets.
- Custom built-in storage, mostly drawers, in both the bath and the bedroom.
- Motorized shades with side draperies.

SECONDARY BATHROOMS

- Porcelain tile floors and walls.
- Custom vanities with Calacatta marble countertops.
- Grohe faucets and TOTO toilets throughout.

FLOORING

- 8" wide-plank white oak hardwood throughout most of the home.
- Quartzite slab floor in the entry.
- Calacatta marble in the primary bath, and porcelain in the other baths, kitchen pantry, breakfast nook and laundry.

INTERIOR FINISHES

- All interior doors replaced, with INOX stainless steel locks and handles.
- Entire interior freshly painted.
- New chandeliers and ceiling fans.
- Built-in bookshelves in two bedrooms and the office.
- Motorized shades in all bedrooms, with draperies at the sides.
- Manual shades on all other exterior windows and doors.

EXTERIOR, POOL, GARAGE, AND EXTRAS

- Safety fence installed around the pool.
- Pool equipment upgraded, including a new automation controller and robotic cleaner.
- Epoxy-coated garage floor.
- Three new 120 sq ft storage sheds.
- 3 Separate HVAC systems.

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