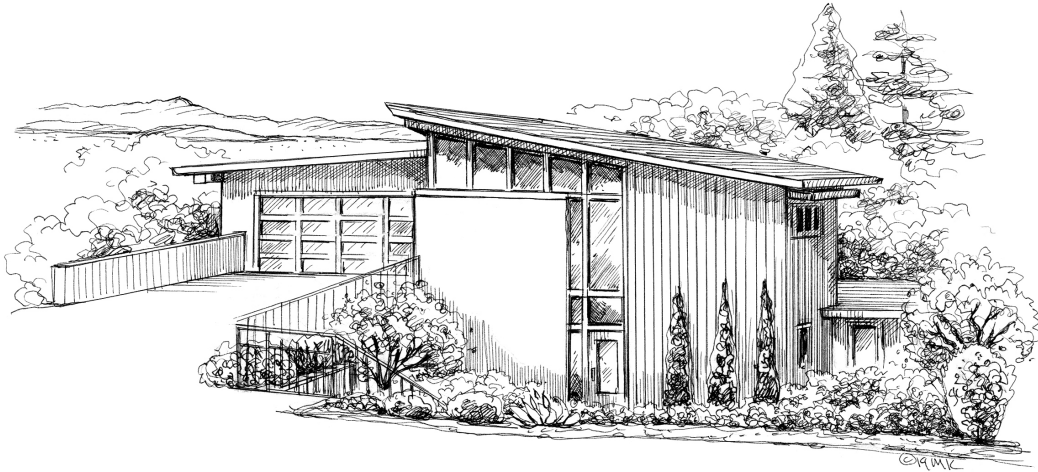


# 5773 COUNTRY CLUB DRIVE, OAKLAND



## HOME IMPROVEMENTS

We took a lot of pride in updating the house over the time that we lived here. I've compiled a list of improvements:

### GENERAL

- Updated sewer lateral (June 2018)
- Brand new paint on nearly all of the interior walls of the house
- Repaired, replaced, and painted exterior walls and some beams
- New lighting throughout the main floor and outdoors

### FRONT

- Completely new landscaping
- Brand new modern garage door and brand new front door
- New 'Ring' smart video doorbell

### HARDWOOD FLOORS

- Brand new oak hardwood floor in entryway, 1st bedroom, entire kitchen, and sun room
- Patched, replaced, and re-stained hardwood floor everywhere else

### HALLWAY BATHROOM

- Removed old shower and converted to a brand new shower/bath combo
- Closed off one of the doors to create more bathroom space for easy flow
- Brand new high end faucets and shower heads
- Brand new tile, mirror, lighting, and window
- Cabinetry - sanded, re-styled, painted, and new handles added

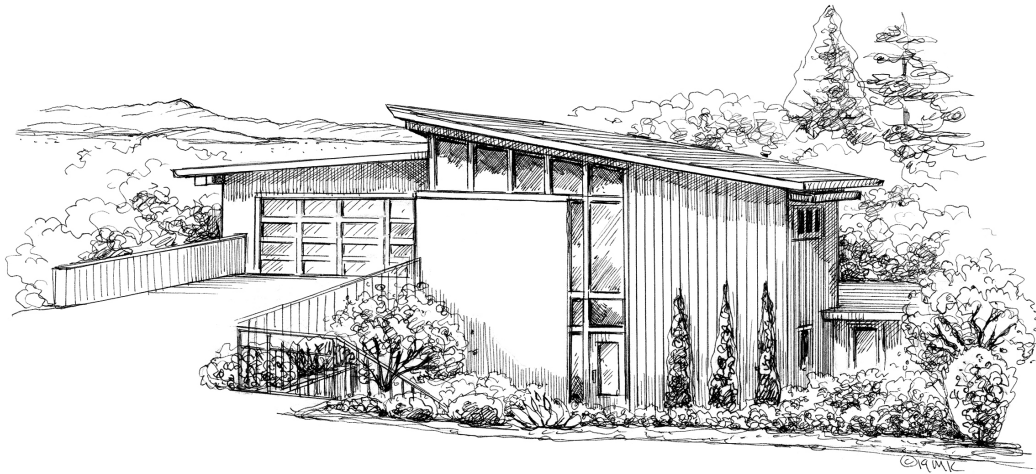
### MASTER BEDROOM

- Moved doorway (from hallway into bedroom) to create a true master suite
- Removed old 1-sink vanity and added brand new double vanity
- Brand new large, luxury rain-style shower with hand wand
- New vanity mirror and all-new recessed lighting, new floor tiles, new wall tiles, new window
- New 'Nest' smart thermometer

Continued on back...



# 1721 TRESTLE GLEN ROAD, OAKLAND



## HOME IMPROVEMENTS CONTINUED

### KITCHEN

- Brand new recessed lighting
- Completely new top-line Bosch kitchen set
- Huge kitchen sink with hands-free motion-sensor faucet
- Cabinetry - sanded, re-styled, painted, and new handles added
- Removed upper cabinets to create long sight-line from kitchen to the end of sun room
- Opened up the wall between kitchen and dining room, was previously a small doorway (non load-bearing, but see structural engineering approval in disclosures)

### GARDEN

- Brand new cedar wood deck (previously a sloping concrete patio, with no stairs to garden)
  - Completely level access from living room and master bedroom to deck
  - Central stairs down to lawn and garden
- Major landscaping
  - Major work done to flatten the previously sloping garden
  - Moved garden to perimeter and planted all-new grass and garden

