



LIST OF UPGRADES

247 Oakes Blvd, San Leandro

October 2023

- Landscaping maintenance and additional planting
- Replaced 4 sprinkler gear drive rotors
- Installed new light fixtures in living room (sconces and overhead) and bedrooms
- Painted bedrooms and studio



February 2023

- Painted dining room, living room, hallway, and bonus room



November 2022

- Furnace annual check & filter change

May- July 2022

- Full kitchen remodel:
 - Electrical: Added 2 electrical lines to the kitchen and 6 receptacles. Installed new recessed lighting and new under cabinet motion sensor lights.
 - Appliances: Installed new range hood (Pacific Eco Pro, 600 CFM), stove (GE Stainless Steel Gas Range), and refrigerator (LG 23 cu. ft, 3 door, counter depth)
 - Floors: Installed waterproof LVP flooring
 - Installed new cabinets & hardware, quartz countertop and tile backsplash, new sink and garbage disposal
 - Installed new under cabinet motion sensor lights
- Laundry Room/Pantry
 - Installed new cabinets next to laundry machines and a new ceiling light
 - Added motion sensor ceiling light in pantry, installed shelves and added new receptacles
- Light fixtures:
 - Installed new light fixtures in the pantry, hallway, and backyard, and dining room





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Notable Upgrades from Past Owners

2020:

- Remodeled bathroom with custom Daltile floor, wall, and shower surround; new vanity, rain showerhead, faucet, and mirror
- Replaced bathtub drain assembly



2019:

- Installed new GE Profile 18" dishwasher
- Built new back redwood deck and staircase
- Installed new paver patio and decomposed granite walkways and under arbor, and sprinkler valves
- Installed backyard landscape lighting
- Installed East-West Original Tea House in backyard



2018:

- Finished detached garage to bonus office or guest room with Pergo XP flooring, insulation, electrical wiring, installed baseboard heater,
- Repaired dry rot/fungus on rear wall and installed new double-pane rear door

2016

- Replaced roof (Century Roof & Solar)
- Installed new Carrier furnace and heating ducts/grates, serviced annually (Hassler Heating)
- Installed new washer and dryer

