

List of Seller's Improvements at 2231 Roosevelt Avenue Berkeley, CA 94703

The family has meticulously renovated and restored the home and it is move in ready.

2020 Recent Estate Improvements

- Renovation of the kitchen with installation of new all wood cabinets with full opening drawers & soft closing doors and drawers, man-made quartz countertops, large stainless Blanco sink, faucet, garbage disposal, high efficiency LED under-cabinet lighting, recessed ceiling lighting & new ceiling light fixtures.
- Installation of a new stainless steel LG counter depth WiFi enabled refrigerator.
- Installation of a new stainless steel Samsung flush chef's WiFi enabled range with griddle & convection oven.
- Installation of a Stainless steel exhaust hood and lighting over the range.
- Renovation of the upstairs bathroom with new pedestal sink and hardware, new cabinetry, new quartz bathtub surround and new bath and shower hardware.
- Improvement of the attic space into a large 700+ square feet of usable space with boxing out of all heating equipment and ducts and installation of new low pile carpet with a felt pad.
- Installation of a new privacy and security driveway gate.
- Installation of a new privacy and security redwood lattice on the back deck.
- Installation of new custom-made Marvin backdoor.
- Sanding & refinishing of all hardwood floors throughout the home.
- Pressure washing and refinishing of the redwood backyard deck.
- Installation of a new luxury vinyl flooring in the upstairs bathroom.
- Conversion of the basement into a finished space with high efficiency LED recessed lighting appropriate for a wine cellar.
- Complete and extensive repair of all plaster walls and ceilings and painting the entire interior of the home by licensed contractor with the guidance of designer and colorist.
- Complete sanding & repair of all surfaces and painting the entire exterior trim, windows, flashing, eaves, ceilings, downspouts & service boxes of the home by licensed contractor with the guidance of designer and colorist.
- Replacement of galvanized pipe with copper pipe in supply lines from main water turnoff to the kitchen and upstairs bathroom, including those behind walls.
- Installation of all new high efficiency LED light fixtures throughout the entire home.

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- Extensive & beautiful landscaping, plantings & drip watering system installation in the front yard and large backyard.
- Installation of a new earthquake safety valve on to the incoming natural gas line.
- Pest work in the basement & exterior, replacement of 1 post and leveling of 4 piers, replacement of damaged exterior shingles, remove and replace all dry rot wood in the door frame into the basement, meticulous removal of all cellulose and personal items in contact with dirt.

2015 & 2016 Earlier Improvements

- Complete rewiring of the entire electrical system with a new 200 amp service panel.
- Installation of a new high-efficiency heating system with new ducting throughout entire home.
- Installation of a new high-efficiency tankless water heater & copper supply lines in basement.
- Installation of a new LG washer & dryer, stacked system, with folding table and cabinet.
- Installation of a new built-in stainless steel KitchenAid dishwasher and plumbing.
- Conversion of the downstairs bathroom from a half bath to a full bathroom with the addition of a walk-in shower, replacement of toilet, new cabinetry, sink & hardware and copper plumbing.
- Installation of a large new redwood backyard deck.
- Complete repair of all plaster walls and ceilings and painting the entire interior of the home
- Installation of a new Certainteed Landmark Pro shingle roof, gutters & downspouts by Fidelity Roof Company.
- Installation of a new aluminum attic access ladder.
- Installation of all new concrete hardscape including walkways, front stairs and driveway into the backyard.
- Fiberoptic cable installed to the property with outlet box by the utilities on driveway side.
- Demolition of an older 600+ square foot 3 car garage in the backyard that was in major disrepair, allowing space for the construction a potential accessory dwelling unit for mother had her Alzheimer's disease not deteriorated so rapidly.

2009

- Extensive voluntary seismic improvements in the basement space for earthquake protection performed with the guidance of a structural engineer.