

1180 Monticello Rd., Lafayette – seller improvements

2021:

- interior paint
- roof resurfaced (Ideal Roofing)
- pool – new electronics/ saline cell (Aqua Pro)
equipped for remote operation of equipment (iAquaLink app)
- security system upgraded, exterior cameras added (Bay Alarm)
- new Miele dishwasher
- asbestos-wrapped heater ducts removed (Synergy)
- new ducts installed (Anchor Heating)
- Nest thermostat
- solar shades with metal valances installed throughout (Burris Shade)
- garden irrigation tuned up and tied to Hydrowise app for complete remote operation (Lafayette Tree and Landscape)
- Phantom screens installed at family room French doors
- Primary bath – tub removed, new shower installed (RemCon)
- Primary bath shower door (Valley Glass)
- Laundry room – cabinetry installed, quartz countertop (RemCon)
- New mirrors in primary bath and front bath (Valley Glass)
- Kitchen and baths stone counters sealed (Ulisses Cervantes)
- Large cedar tree off primary bedroom removed (Julian Tree Service)
- Asphalt paving entire Presher Way
- New automatic door openers for three garage doors (Contra Costa Doors)
- Wool carpet in three bedrooms

2022:

- All pavers cleaned, re-sanded, irrigation tune-up, landscape lighting added (Lafayette Tree and Landscape)
- Frosted glass windows in laundry, hall bath and primary bath replaced with clear glass windows (Dolan Lumber)
- Gas log set w/ lighter/mesh curtain fireplace screen (Custom Fireplace & Patio)
- Frosted glass door in hall bath replaced with new door with reeded glass (Dolan Lumber)
- Installed 21 solar panels and two Tesla storage batteries. Third garage bay sheet rocked and insulated for clean install of batteries (Green Air)
- Artificial turf installed (Heavenly Greens)

2023:

- All rafter tails inspected for dry rot; dry rot removed and replaced with new redwood (East Bay Structural) Inspection available.
- All landscaping mulched (Lafayette Tree and Landscape)
- Exterior trim painted
- Large trees at front (cedar and pine) pruned (Traverso Tree Service)