

# 6616 Saroni Drive, Oakland

## IMPROVEMENTS WITHIN LAST 8 YEARS

### GARAGE & DRIVEWAY

- New Garage door & opener
- Replaced driveway with pavers

### ELECTRICAL

- Added whole-house generator hookup + cutoff switch
- Upgraded to 200A service
- Replaced entire main panel
- Added 50A EV charger outlet

### PLUMBING

- Replaced water heater with instant hot water unit and recirculation system

### YARDS

- Replaced front grass with turf
- Terraced back yard and re-landscaped
- Replaced fence all around
- Added retaining walls along-side house and backyard

### KITCHEN

- Down-to-studs rebuild of kitchen.
- All new appliances (Bosch)

### LIVING ROOM

- New designer lighting

### DOORS / WINDOWS

- Replaced front door
- Replaced large rear window with double pane. Entire house is now double pane windows
- New handles throughout

### HVAC

- Replaced heating system with internet linked, 3 zone, variable fan system
- Removed all asbestos (with proper permits, etc)
- Re-insulated and sealed throughout

### KIDS BATHROOM

- Remodeled

### PLAYROOM + GUESTROOM

- Replaced flooring
- Remodeled guest bathroom
- Moved washer and dryer from under stairs
- Brand new high end large capacity w/d unit
- Wet bar downstairs
- Built in murphy bed in guestroom

### EXTERIOR

- Repainted exterior rear wall
- New siding along east wall, part of rear wall.
- New stairway and lower rear deck

### OTHER

- Built back yard shed - fully insulated, drywalled, windows, subpanel, etc. Is not permitted and does not have permanent power - uses extension cord. Great for home office.
- Low voltage/ethernet wiring with dedicated space and circuits for internet equipment in basement
  - 1Gbit ATT Fiber fully ready to go
- Resilia flooring in workshop