



IMPROVEMENTS OF 4740 PROCTOR AVENUE, OAKLAND

2023

- **Roof:** Replaced roof (under-layer), gutters, sky lights, and damaged barrel tiles (\$30K)
- **Paint/Lighting:** Fully repainted interior and exterior; replaced several light fixtures (\$18K)
- **Hardwood Floors:** Sanded and refinished all hardwood floors (\$7K)
- **Sliding Glass Door:** Replaced back sliding door to garden (\$3K)

2021-22

- **Window Shades:** Installed *Hunter Douglas* Silhouette and Duette shades in all rooms (ex. family room, kitchen); remote controls and smart-hub do not require Alexa or Google (\$23K)
- **Custom Closets:** Added *California Closets* in upgraded wood + linen finishes across 3 master closets, 2 bedroom closets, and 1 bathroom closet (\$24K)
- **Carriage-Style Garage Door:** Installed top-of-the-line *Clopay* engineered wood garage door with five-layer insulation; smart garage opener is app-enabled (\$12K)
- **Slatwall Storage:** Mounted premium *ProSlat* wall-storage system in brushed aluminum; holds 100lbs per square foot (\$3K)
- **Epoxy Flooring:** Clean garage floor is beautiful and super easy to maintain (\$2K)
- **Smart Lighting:** Wired web-enabled *Lutron Caseta* system for outdoor, bedroom, kitchen, and other lights; smart-hub does not require Alexa/Google (\$3K)

- **Water Heater:** Replaced with *AO Smith* Signature-Series 50-gallon tank (\$1.2K)
- **Dishwasher:** Replaced with *Bosch* 500-Series unit plus 3-year extended warranty (\$1K)

2017

- **Hardwood Floors + Stairs:** Replaced upstairs carpeting with matching hardwood floors and brought railings up-to-code (\$20K)
- **Loft Conversion:** Created office/4th bedroom with built-in shelves; no permit obtained (\$10K)
- **Upgraded Doors:** Installed solid hardwood doors, modern trim/ baseboards, and brushed nickel hardware (\$17K)
- Sewer Lateral (\$8K)

Prior Owner

- Master Bathroom full remodel
- Kitchen full remodel
- Upstairs Bathroom full remodel
- Powder Room full remodel
- Family Room Custom Built-Ins