

Improvements
26 Parkview Circle. Corte Madera, CA 94925

The present owners purchased in 26 Parkview Circle in 2016 and since have made these improvements:

Kitchen / Dining

- **Remodel in 2020**
- Quartz countertop and backsplash
- Large Farm kitchen sink
- Hands-free faucet
- Undercabinet lights
- New GE Gas range
- New LG high-capacity fridge
- Upgraded recess ceiling lights
- Added curtains
- Painted kitchen, dining room and guest bathroom
- New faucet and high efficiency dual flush toilet in guest bathroom

Living Room

- **Upgraded in 2019**
- Added electric fireplace (replacing the wood burning)
- Added a wall mounted systems for TV
- Added shelving and electrical for entertainment system
- Upgraded recess ceiling lights
- Added curtains
- Added Nest thermostat

Primary Bedroom and Walk-In Closet

- **Upgraded in 2019**
- Added mirror and cabinet in hallway to walk in closet
- Custom shelving in walk in closet
- Custom mirror and LED lighting in walk in closet
- Added dimmers and replaced recess ceiling lights

- Added curtains

Primary Bathroom

- **Remodel in 2020**
- Custom cabinets with Quartz countertop and high efficiency faucet
- Frameless bathtub glass door
- New mirror light
- New ceiling fan in toilet area
- New high efficiency dual flush toilet
- New bidet toilet seat

Garage

- **Renovated in 2020**
- Painted garage
- Added laundry cabinets above washer and dryer
- Added white cabinets and shelving
- Added bike rack and protection to wall
- Added LED lights
- Added WIFI controlled garage opener

Heating Upgrade More Efficient

- Replaced Furnace in 2017
- Replaced water heater in 2017
- Added Instant Hot Water Recirculation Pump for instant hot water 2017

Outside

- **Garden renovation with sustainable features in 2022**
- Added artificial (Better than Real) grass for water efficiency and low maintenance
- Renovated shack with new paint and wood tile flooring and doorknobs
- Added light and electricity to garden shack
- Added composting system
- Added WIFI watering system for flowers and plants
- Added fully automated Koi fishpond (left side)
- Added water feature (right side)

- Added WIFI activated garden lights along the fence
- Added Ring cameras for security (front and back)
- Added front door electronic entry system
- New front porch light
- Added automatic watering system for front vases
- Added new fence boards between neighbors where needed

Other

- Added tile flooring system on balcony
- Converted all lights in house to LED for energy efficiency
- Repainted throughout 2021
- Improved door hardware
- Renovated lights with dimmer in second bathroom

Repairs

- 2022 approximately three feet of exterior lower siding on SW wall (behind LR wall) was replaced, finished, and painted. We did this although it was the responsibility of the HOA.
- 2020 roof leak 2020 repaired by HOA minor sheetrock LR ceiling repair and touch up paint. No further issue.

Note

Kitchen floor has minor sloping, not increased since purchased.

Seller: _____ **Date** _____

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Buyer: _____ **Date** _____

Buyer: _____ **Date** _____