

LIST OF UPGRADES

244 Claudia Court, Moraga

The current owners made many upgrades throughout the house and yard, as recently as 2016 when the kitchen and master bathroom were completely renovated.

Kitchen:

- Countertop: Single slab of granite in "antique brown"
- 48" Wolf stove with six burners and grill.
- Zephyr custom stove hood with dimmer and vent adjustments
- Stove-side prep sink with Grohe pot filler and garbage disposal
- JennAir double convection oven
- Franke kitchen sink
- Grohe faucets and fixtures
- Custom alder cabinets and self-closing drawers by Oak Mountain, with solid bronze pulls and knobs by Rocky Mountain Hardware
- Miele coffee and espresso maker - built-in
- KitchenAide refrigerator - built-in
- Dacor microwave drawer - built-in
- Self-contained spice rack
- African slate flooring
- Velux skylights (3) with automatic shades
- Recessed lighting
- Expansive breakfast nook
- Large double door pantries

Laundry Room:

- Custom storage
- Washer and dryer
- Hidden (but accessible) plumbing
- New slate flooring

Master Bedroom:

- Exterior door
- Rustic sliding barn door to walk-in closet. Interior design by California Closets. Plenty of room for shoes!
- Spanish-style wrought iron chandelier
- New hardwood floors, new baseboards
- New window treatments

Master Bathroom:

- Expanded with additional square footage
- Exterior door
- Victoria + Albert soaking tub that fills from the ceiling with Kohler faucet
- Marble counter - "rainforest café"
- Custom alder cabinets and drawers by Oak Mountain with solid bronze pulls
- Anderson windows and outdoor automatic shade

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- Dual sinks
- Dual showerheads
- Unique farmhouse Habersham hutch - built-in
- Hardwood floors
- New plumbing fixtures, separate toilet area

Bedroom & Bathroom Off of Kitchen:

- Hardwood floors
- Mahogany vanity
- New plumbing
- Added square footage

Guest Bathroom (Hall):

- Travertine tile
- Quartz countertop
- Alder cabinets and drawers
- Quartz countertop
- Bellagio and Roma Nero tile
- Phylrich faucets
- Alder cabinets and drawers

Family Room Wet Bar:

- Hammered copper sink
- Rohl faucet
- Black slate countertop – “leather finished”

Throughout the Home:

- Anderson windows
- Solid alder doors
- Solid alder baseboards
- Custom light switches with dimmers
- Security cameras, accessible on mobile devices
- Alarm system
- 2 new high efficiency furnaces and air conditioners
- New cable for TV and wireless internet

Pool and Yard:

- Pool resurfaced and tile replaced
- Pool pump system updated
- Front gated entry added
- New hot tub and deck
- New fencing