

3226 Brant St List of Upgrades and Improvements

2021:

- Refinished hardwood floors throughout
- Removed all wall paper, retextured walls, fresh paint throughout interior
- Martinez Electric
 - New 200 amp electrical panel
 - Rewired original wiring in house
 - New light switches/outlets throughout
 - Installed new ceiling fans in all upstairs bedrooms
 - Installed LED recessed lighting in living room, kitchen, hallway, office
 - Installed all new light fixtures in upstairs bathrooms, closets
- Phil Peterson Plumbing:
 - Re-plumbed all accessible water lines with new copper lines
 - Replaced vertical sewer drain line from upstairs to downstairs
- H&S Heating and Air:
 - Replaced ducting for HVAC.
- New dishwasher
- New washer/dryer
- telecommunication rack
 - Hard wired Surveillance Cameras.
 - Ring doorbell.
 - Hard wire telephone/data cabling throughout.
 - Hard wired co-axial cable throughout.
- 2 upstairs bathrooms complete remodel:
 - Heated floors (Refined Tile solutions).
 - New tile throughout (Refined Tile solutions).
 - New vanities (Refined Tile solutions).
 - New mirrors.
 - New light fixtures (Martinez Electric).
 - New plumbing fixtures (Phil Peterson Plumbing).
 - New vent fans (Martinez Electric).
- Removed elevator from office/library, filled in hardwood in both office/library and primary bedroom corner.
- Removed 1960's shelving in hallway, restored base molding and crown molding throughout the house where necessary.
- Custom closet organizers/systems built and installed.
- Tesla charger installed

2022:

- New Chandelier in Dining room.
- Removed cabinets in kitchen, installed new tile backsplash.
- Installed new Wolf 60" double oven, 6-burner with French cooktop.
- Installed new Wolf vent hood.
- New Garage Door.
- New paint all exterior.
- Wine storage system installed.
- 6kw DC solar panels installed (owned).
- New A/C unit installed.

2023:

- New chandeliers/light fixtures in stairwell, breakfast room, living room, family room.
- New quartzite countertops and backsplash throughout kitchen and butler's pantry.
- New landscaping front/side/backyard including new accent lighting and custom decorative wall, raised garden beds, mini pétanque court.
- New tankless hot water heater.
- Custom shelves installed in corner of office/library.
- New windows installed in kitchen, laundry room, downstairs bedroom and downstairs ¾ bathroom.

2024

- Guest Suite Downstairs remodeled (new windows, casing, flooring, paint), remodeled ¾ bathroom.
- Downstairs powder room remodeled.

- Complete landscaping remodel including installation of high quality, water conserving turf front and back, custom decorative corner wall, raised planter beds, drip irrigation, mini pétanque court.

2026

- Garage:
 - a) Rewired electricity and installed new panel with Martinez Electric.
 - b) Installed exterior and interior light fixtures, electrical outlets, ceiling fan and wired for future installation of exterior electrical wall heater, if desired.
 - c) Completed all recommended pest repairs at garage with Annex Pest Control while all walls were open.
 - d) Insulated all walls.
 - e) Installed new windows.
 - f) Installed new exterior door.
 - g) Framed-out wall between garage and extra room.
 - h) Drywalled, textured, new baseboards.
 - i) Epoxy floors.