



## IMPROVEMENTS OF 104 CAPRICORN AVENUE, OAKLAND

Over the past year, this home has undergone an extensive and thoughtfully curated transformation, with more than \$200,000 invested in upgrades that elevate nearly every corner of the property:

- **Gourmet Kitchen Overhaul** — Stunning new quartz countertops and backsplash, a reimagined center island, and a premium appliance suite including a Fisher & Paykel refrigerator, Thermador cooktop, and GE combination oven and microwave
- **Three Fully Updated Bathrooms** — Each thoughtfully prepared with high-end finishes and fixtures
- **Dramatic Fireplace Redesign** — Elegant quartz slabs and rich wood paneling create a stunning new focal point for the living space
- **New Light Fixtures Throughout** — A carefully curated selection of fixtures that cast a warm and inviting glow across every room
- **All-New Interior Doors & Hardware** — Sleek and cohesive upgrades that add a polished, modern touch
- **Fresh Carpeting** — Plush new carpet installed in every bedroom and the upper hall
- **Refinished Hardwood Floors** — Beautifully restored hardwood floors that bring warmth and a like-new luster to the home
- **Interior & Exterior Paint** — A crisp, refreshed palette applied throughout the home
- **Newly Stained Patios & Stairs** — Freshly stained outdoor patios and stairs that enhance the home's exterior charm
- **Roof Coating** — A protective new coating added to extend the life and integrity of the roof
- **Professional Landscaping** — Lush, newly designed plantings across the front, back, and side yards, complete with a vibrant new lawn for exceptional appeal and a serene outdoor retreat

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