



IMPROVEMENTS OF 1400 SANTA FE, BERKELEY

Built in 1925, the house was originally a 2 bedroom 975 square foot bungalow. It had mostly been well cared for, and capably remodeled back in the 1980's by a previous owner - so had new sheetrock, and possibly a good amount of new electrical and plumbing throughout. The exceptions being the back bedroom and rear utility room which were still the original lap and plaster. The bathroom and kitchen had both been updated, with new wood cabinets, countertops, built-in double oven and in-counter cooktop. All original windows were kept, though (yay!)

2006-2015

Fixed up the somewhat dilapidated freestanding garage (This was done by me, my Dad, and my Dad's contractor friend. None of it was permitted)

- Removed the old, heavily cracked and uneven cement floor, and poured a new one.
- Sheetrocked and finished the interior walls and ceiling
- Added a window and installed a sliding glass door
- Ran electrical so the room could be used as an office
- Cleared and leveled the area behind garage, replaced the south side fence and added a gate.
- Planted sod and landscaped the backyard - planted a row of trees along the south fence which have matured nicely over the years and added privacy
- Landscaped the front yard, including planting two beautiful Japanese elms which have grown to maturity
- Removed old cracked cement patio directly behind house, and installed large decorative sandstone slabs
- Painted interior and exterior of house twice
- Refinished hardwood floors
- Upgraded cooktop, refrigerator, dishwasher, washer & dryer
- Made intermittent repairs to sewer lines which were still clay, replacing and updating sections as needed.

2017-18

Major remodel – All aspects were planned, designed, and constructed by the marvelous team at Berkeley Design Build- All of their work was done with permits.

An entire second story was added with three bedrooms and a bathroom, and the existing first story was significantly reconfigured into an open and wonderfully livable floor plan. The new design was so smart and so well done - creating a large new home for our growing family, while retaining all the charm and integrity of the original house - and blending seamlessly both in the interior and on the exterior. Their exterior design especially looks like it's always been there.

- Foundation was significantly upgraded - approximately 60% of the foundation was replaced and substantial shearing walls were added to meet the new structural demands and all the current building code requirements.
- First floor was reconfigured and areas significantly reframed to create the new staircase with large storage closet underneath. The front bedroom was converted to a dining room, the north wall removed to connect with living room in an open floor plan and french doors installed on the south wall which open to a small, sunny deck (house has a southern expose) and main patio space. Back bedroom stayed mainly as-is with one closet wall moved to create a linen closet in the new extended hallway.
- Downstairs bathroom was partially redone with wonderful new tiling around the tub and all new fixtures and vanity - as well as a new Loewen window. Quite a bit of new electrical was installed with all new light fixtures, new and reconfigured outlets added in living room, dining room, and kitchen, and bathroom. New framing, and structural additions were done in various