

165 Cross Rd. Upgrades

CURRENT OWNER'S UPGRADES

Interior

New wide-plank white oak hardwood floors throughout Dec 2025 \$50K

- Plus cedar flooring in upstairs closets

NBA Hardwood Floors Co. 415-971-0534

Farrow & Ball paint throughout Dec 2025 \$18K

Mendoza Painting Solutions 510-228-8765

Renovated kitchen (by licensed contractor) Dec 2025 \$40K

- New Silestone quartz countertops
- New sink and Kohler facet
- New Spanish ceramic backsplash tile
- Fresh Farrow & Ball cabinet paint
- New matte steel hardware
- New light fixtures

California Building and Remodeling 415-756-7772

Renovated upstairs bathroom (by licensed contractor) Dec 2025 \$12K

- New ceramic floor tile
- New wainscoting
- New baseboards
- New lighting fixtures

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Converted office to bedroom (by licensed contractor) Dec 2025 \$15K

- Replaced garage entry door with solid wall, incl. exterior wall seal work
- New framing on ceiling and to continue bathroom exterior wall
- Removed built-in desk, drywall patching and painting
- Built-in closet with drawers and hanging clothes space

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Exterior

New Premium Synthetic Grass (by SynLawn) Nov 2025 \$25K

- SYNFescue 60 (realistic lawn with bio-based backing)
- Weed barrier and gopher guard
- Optifill, premium, antimicrobial-coated sand used as an infill for artificial turf
- Also planted new shrubs and flowers

SYNLawn Bay Area 877-477-1833