



IMPROVEMENTS OF 3510 ROBINSON DRIVE, OAKLAND

- Closet system in Primary Bed installed - 2019
- Kitchen Update - Feb, 2021
 - o New refrigerator
 - o New, custom cabinetry on the East & South wall
 - o New, custom redwood slab countertops & shelving on new cabinets
 - o Fireclay tile on East wall
 - o Added instahot & filtered water to sink (replaced 2025)
- Navien tankless hot water heater installed - 2022
- New washing machine - 2022
- Added two EV Charger 220V outlets in garage - one on each side (with permits) - 2022
- Interior repaint - 2020 & 2025
- Partial exterior repaint - 2025
- New dryer machine - 2025
- New mop sink in laundry room - 2025
- New tile in laundry room - 2025
- New closets doors in upper bedrooms - 2025
- New Front Door - 2025
- Furnace replacement (Hanson Heating and Air) - 2025
- Downstairs Bathroom:
 - o New Vanity
 - o New Toilet
 - o New Mirror
 - o Stained grout
 - o New light fixture
- All new Exterior & Interior light fixtures - 2025
- All new hinges & door handle hardware - 2025
- Fully painted garage interior & floor - 2025
- Refinished the floors in the living room, stairs, & downstairs bonus room - 2025
- Hardwood floors added to the downstairs Office & bedroom - 2025
- Landscape
 - o Front Yard:
 - Added "TrashCan Garage" – redwood - 2019
 - Creeping Fig (Ficus pumila) planted on garage foundation wall
 - Purple Bougainvillea (Bougainvillea brasiliensis) planted at garage wall
 - New sod with sprinklers
 - o Back Yard:
 - Narcissus Paperwhite bulbs planted along N fence
 - Purple Bougainvillea (Bougainvillea brasiliensis) planted in raised bed with trellis
 - Custom redwood raised bed with trellis & redwood slab bench
 - Custom redwood chicken coop
 - Grape vine planted on N elevation of the coop
 - 3 Blood Red Trumpet Vines (Distictis buccinatoria) planted on S fence
 - 6 Podocarpus (Podocarpus gracilior) planted on S Fence
 - Mexican Marigold (Tagetes lemmonii) at rear rock wall
 - Chinese lanterns (Abutilon sp.) in multiple locations throughout rear landscape
 - Various and sundry annuals & biennials planter throughout
 - New Sod with sprinklers
 - Sprinkler for round-moon flower area of the back yard
 - Re-painted deck & garbage hut