

755 South Oakland Ave
Remodel and Addition Details/Upgrades
(including 759 South Oakland ADU addition)

- Over \$1 million remodel and addition including fully permitted ADU (and 2 car garage, not a garage conversion) in 2 parts – 2014 and 2019.

Systems and Structure:

- Original architecture from Sylvanus Marston 1909 kept – eligible for historic preservation status. One of his earliest homes; the iconic Bungalow Court was built in 1908.
- New dimensional asphalt shingle roof and sheathing and insulation in 2014 main house; and in 2019 garage and ADU addition
- 100% new electrical throughout in 2014, new 200 amp service for ADU in 2019; thus, 400 amp service in total to the house.
- New water main and sewer line 2014.
- Partially new sprinkler lines and hose-bibs 2014 and 2019.
- Foundation wall in basement and footings rebuilt and several footings added 2014
- New floor joists second story
- 100% new oak plank flooring and subfloor restructured on main level in 2014
- Upstairs flooring 60% replaced/40% refinished. Subfloor leveled when joists replaced.
- Wood burning fireplace relined, gas starter added, hearth replaced with leathered granite slab. Original mantel and fireplace surround. Copper spark arrester cap added. All permitted – 2014
- Front windows on front main level reglazed with architecturally correct slubby glass 2014. Custom dual glazed Marvin windows other places designed to match original style 2014 and 2019.
- A total of 10 remote operable Velux skylights with integral remote shades and auto rain close feature – 2014 and 2019.
- New sewer line and pump for ADU (because of deep lot) 2019
- New cedar shingle siding throughout home, and exterior paint 2019
- New custom Arroyo Craftsman exterior lighting 2014 and 2019
- New custom interior light fixtures throughout 2014 and 2019
- New draperies, plantation shutters, and other window treatments in 2014 and 2019 – all included
- 2 new tankless water heaters in 2014
- 2 new forced air heating units (1 unit in the attic and 1 in the basement. 3 zones – one for expansion to the huge walk-up attic if desired)
- 2 new AC condensers in 2014
- Attic restructured and reinforced in 2014 - new subfloor, lighting, operable Velux skylight, 2 windows, 3rd zone HVAC for future conversion to playroom.

- Main stairs reconfigured in 2019 for privacy to a straight run from the kitchen/family room area.
- Powder room relocated off the entry, all new in 2019, with marble pedestal sink, unlacquered brass Rohl faucet and other fixtures and accessories. Sea glass chandelier, Serena and Lilly grass cloth upper treatment and wainscotting lower.
- Custom whole house security system with front and back cameras and integrated smoke detectors.
- New copper rain gutters added in 2014 and 2019, including line under driveway to the pop-up drain at the street. Sump pump in basement also pumps to that line if needed.

Kitchen:

- Kitchen expansion in 2019 with luxury appliances
- Thermador built in counter depth Fridge/Freezer
- Lacanche French Range with dual fuel – 5 gas burners, 1 gas oven, 2 electric ovens including a dough proofing oven, high powered exhaust fan and lights
- Wolf undercounter microwave
- Miele ultraquiet dishwasher
- Full wet Bar with U-line undercabinet wine fridge and hammered nickel deep champagne bucket sink.
- Rohl faucets
- Quartz counters
- Patterned marble backsplash and tempered glass behind range
- Tons of custom storage – deep drawers for pans, glass front cabinets for dishes, lighted upper display and bar glassware.

Butler's Pantry:

- Butler's pantry (and laundry) entirely new structure in 2019. Butler's pantry off the dining room and kitchen was built to fit a reclaimed 1911 leaded glass China hutch stripped to the original oak, lighting and new hardware added. 1900's leaded glass cabinet doors also reclaimed and custom cabinet with quartz top and lights built to accommodate them and match the 1911 hutch. Custom matching floor to ceiling pantry cabinet. Marvin dual-glazed casement windows and 3 Velux operable skylights.

Bathrooms:

- ALL BATHROOMS ARE COMPLETELY NEW – TILE, TUBS, SHOWERS, VANITIES/SINKS, PLUMBING, FIXTURES, LIGHTING in 2014 or 2019
- Upstairs reconfigured in 2014 to ADD a full Jack and Jill bathroom and 2 new closets in the kids/guest rooms.
- Created a new primary suite with Two his and hers closets, and new primary ensuite bathroom with large shower, custom solid walnut vanity with Rocky Mountain hardware pulls and Rohl faucets. Primary bedroom also has a custom built in

dresser made of solid walnut with Rocky Mountain Hardware pulls to complement the “treehouse” effect of the oak tree limbs surrounding the room.

- All bathrooms have quiet, high-powered Fantech light/fan combos (and laundry does too).
- Heated floor in primary ensuite bathroom
- Dedicated circuit in outlet under towel bar for future heated towel rack if desired.

Yard:

- Deep 13,020 lot with large back lawn for sports or room for a pool.
- 150-year-old iconic California Oak tree. Tree surgeon x-rayed roots, carefully pruned several, and architecture specially designed around the tree in 2019. Not one branch lost in the winds.
- Meyer lemon, Bearrs lime, and Cara Cara orange trees 2014
- Full privacy hedges (wind blew lots of leaves off, but these will be full coverage again soon)
- New sports- hardy St. Augustine back lawn 2019
- 16’ poles sunk in concrete around back perimeter for golf netting (we used to keep lacrosse balls in our yard)
- Wisteria vine to cover porte-cochere replaced 2022.
- New permeable paver back driveway – needed for continued health of oak tree
- Perennial “Blushing Bride” hydrangeas in all the beds in back start white/pink/light green and change color to red with long lasting blooms – months. (Off -season now)
- Built-in custom Barbecues Galore Turbo four burner gas grill with double side burners and ample counter space for prep, new 2019

Family room

- Addition in 2019 with vaulted tongue and groove ceiling, 2 skylights, Sonos surround sound (family room, kitchen, living room, and outdoor patio)
- Custom built-in entertainment center white oak cabinet.
- Open to bar and kitchen with a view to backyard and contiguous to living room and fireplace

Back covered patio:

- 561 sq foot covered outdoor room New in 2019
- Vaulted beamed ceiling with highest grade Infratech electric heaters – timers, variable output make this a 4 season room
- Fan light
- Arroyo Craftsman chandelier and exterior lights
- Gas push-button start fireplace with real stone façade and chimney, copper cap, stone mantel and TV mounted above.
- Stamped concrete raised foundation with waterproof floor outlets
- Custom powder coated iron handrails on steps

ADU – all in 2019

- Completely new garage and ADU fully permitted (from the foundation up) in 2019. Built to mimic the architecture of the original Sylvanus Martston 2019 house design.
- Reclaimed large entry door to match house's original door.
- Kitchen window bump out designed to mimic original Sylvanus Marston front bay window bump out.
- New mini-split heat and air unit for ADU in 2019.
- New tankless water heater for ADU 2019.
- Wide plank prefinished "bleached" white oak floors
- Quartz kitchen counters
- Built in undercounter Miele convection and microwave oven combination
- Brick wall accent
- Large capacity stacked washer and dryer in clothes closet
- Custom steel and wood ladder tilts out for easy access to storage loft
- 3 Velux opening skylights with automatic rain sensor closing and remotes, and integral shades.
- Large curbless shower with wand and handrail ideal for elderly or dog washing
- Heated bathroom floor in ADU

Garage:

- Completely new garage (AND ADU – not in place of) fully permitted (from the foundation up) in 2019. Built to mimic the architecture of the original Sylvanus Marston 2019 house design.
- Full 2 car garage with bump out to the side area for extra fridge and wine fridge.
- New purpose built dedicated Electric Car charging outlet
- Reclaimed large side door to match house's original door.
- Workbench with window bump out designed to mimic original Sylvanus Marston front bay window bump out. Storage racks and pegboard.
- New electric, remote operable gate in 2019. Designed to complement the front door which is original to the house
- Overhead remote garage door with windows and finish to match gate and house style new in 2019.