



HIGHLIGHTS AND FEATURES OF 3556 KEMPTON WAY, OAKLAND

- Remodeled kitchen
- Remodeled 2 bathrooms
- Roof in 2013
- New water lines
- Tankless water heater in 2018
- Sewer lateral in 2013
- 96% energy efficient furnace and ductwork
- Air conditioning
- Ecobee smart thermostat
- Presently, the home is not in a PG&E public safety shutoff zone and has not had power shut off during recent fires
- Energy efficient vinyl windows
- Rebuilt garage
- Foundation replaced for $\frac{2}{3}$ house
- New electrical panel
- 90% of home wiring replaced
- Ring doorbell and security camera
- Established lemon, tangerine and avocado trees
- Electric fireplace
- Heated bidet/washlet
- Outdoor bluetooth speakers
- Refinished original hardwood floors in 2021
- Interior painting in 2021
- Exterior painting in 2013
- Asbestos removed by certified removal company (synergy) and retested and certified