

# Features List

14 Marietta Ct., Montgomery, TX 77356

- Built by Jim Morris slab on builders piers
- Whole house generator
- 2019 New roof
- 2019 Dishwasher
- 2019 Disposal
- 2019 Added fence around back of property
- Tankless water heater
- 2021 17 Seer AC & ductwork replaced
- Over-size 3 car garage
- Kitchen cabinets have pull out shelves
- Awning to cover patio beyond the screened in patio (with new screens)
- Fresh paint
- There is approximately 500 sq. ft. of storage in the “Texas Basement”
- The remote screens on the front door and back patio save on refinishing the front door, prevent the sun from bleaching the interior, and also keep the temperature down in the summer. Sun screens on the windows help, too.
- There is a hidden screen on the back door.
- Home is split plan – 2<sup>nd</sup> & 3<sup>rd</sup> bedrooms are totally private from the rest of the house.
- Keeping the hallway door closed allows the 2d and 3<sup>rd</sup> bedrooms to be cooler in the winter and warmer in the summer – saving on heating and a/c bills when not in use.
- Most plumbing fixtures are Moen – lifetime guarantee.
- Large cul-de-sac lot.
- Lot behind is owned by the home next to the lot, lots of privacy.
- Beautiful water feature in back yard.