

## 1454 Munger Street

Welcome to 1454 Munger Street! We're delighted to have you here and are excited to share some of the unique features and details of our home with you.

- Home was fully remodeled in 2014. New plumbing, electrical, gas lines, water lines, shingles, walls, flooring, insulation, light fixtures, cabinetry, sinks, toilets, etc. The home was originally built in 1930, but for insurance purposes, the home was "built" in 2014.
- New gutters (with leaf guards) installed in 2021
- Full property drainage system installed in 2021. Downspouts from the roof gutters connect directly to the drainage piping, and there are 8 catch basins throughout the yard, which all drain to the street. (design plans can be provided by seller)
- All trees on the property were recently trimmed and pruned by a professional arborist (after Hurricane Beryl)
- Tankless water heater (in the attic)
- Motion/Security outdoor lighting on 4 corners of the house replaced in 2023
- Exterior doors have alarm sensors and there is a glass break detector in each room. Alarm system is monitored by Smith Thompson (\$16.95/month)
- Porch lights front and back are on timers with schedules for lights on/off
- Plenty of storage space - storage available in both the shed and the attic (attic is partially decked)
- Attic is well insulated for energy efficiency.
- If you're a cat owner, be sure to check out the Catio! There's a cat-sized entry from the back bedroom window. (Owners are willing to remove the catio at buyer's request).
- The home rarely loses power during storms. Since 2016, the home has lost power one time, for about 12 hours.
- There is a small irrigation system that runs on watering timers, for the front and back garden beds and the jasmine in the front (not the whole lawn).

We would love to hear from you if there is anything else you would like to know about our house. Please reach out to our agent, and we'll be in touch soon :)

Jocelyn and Joseph