

153 MYRTLE STREET, REDWOOD CITY

Marketing Package



Presented By:

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Additional Property Information

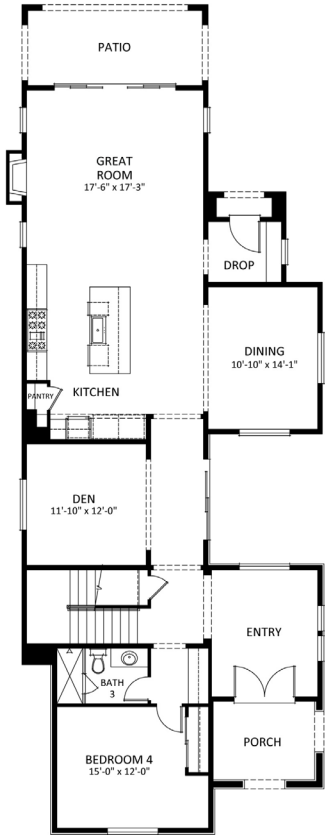
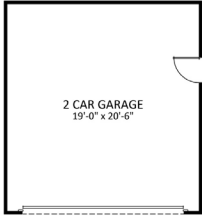
153 Myrtle Street, Redwood City

4BD/3BA | Home: 2,832 S/F | Lot: 6,500 S/F | Offered at: \$3,425,000

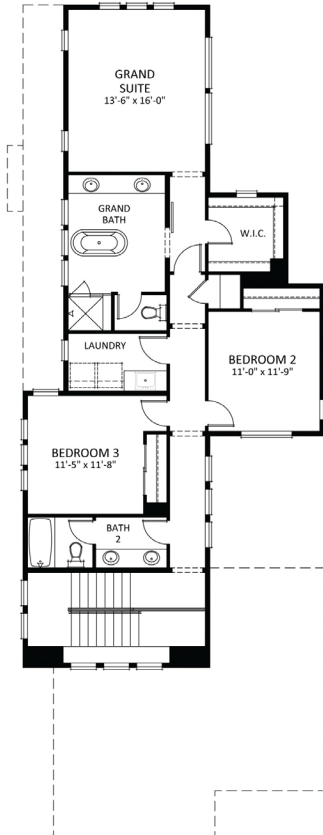
This four bedroom, three bath Tudor home is walking distance to downtown Redwood City and includes a detached two car garage offering plenty of possibilities. The combination of smooth stucco, tumbled brick accents and brown shingled roof provide instant charm and curb appeal. On the first floor, a private downstairs bedroom and full bath, flexible den and formal dining room provide versatile options for designated work spaces. Enjoy homecooked meals at the expansive kitchen island with bar seating, then relax in front of the tiled gas fireplace in the great room. Need some fresh air? The adjacent covered patio is a step away through the sliding door. Upstairs you will find a secondary bath with dual sinks, two additional bedrooms, storage closet and laundry room with sink. The sumptuous grand suite is sure to become a favorite retreat, featuring a large walk in closet and gorgeously appointed bathroom with dual sinks, walk in shower and free standing soaking tub.

Floorplans and Renderings

153 Myrtle Street
Redwood City, CA



FIRST FLOOR



SECOND FLOOR

Room size, walls, windows, doors, porches, and balconies vary per home location and elevation. Plans subject to change without notice.

LOCAL SCHOOLS

153 Myrtle Street, Redwood City

Elementary & Middle School

Clifford Elementary

225 Clifford Ave
Redwood City, CA 94062

- OR -

Clifford Elementary

2223 Vera Ave
Redwood City, CA 94061

650-366-8011

<https://www.rcsdk8.net/clifford>

650-369-5597

<https://www.rcsdk8.net/roosevelt>

Kennedy Middle

2521 Goodwin Ave
Redwood City, CA 94061

650-482-2409

www.rcsdk8.net/kennedy

High School

Sequoia High School

1201 Brewster Ave
Redwood City, CA 94062

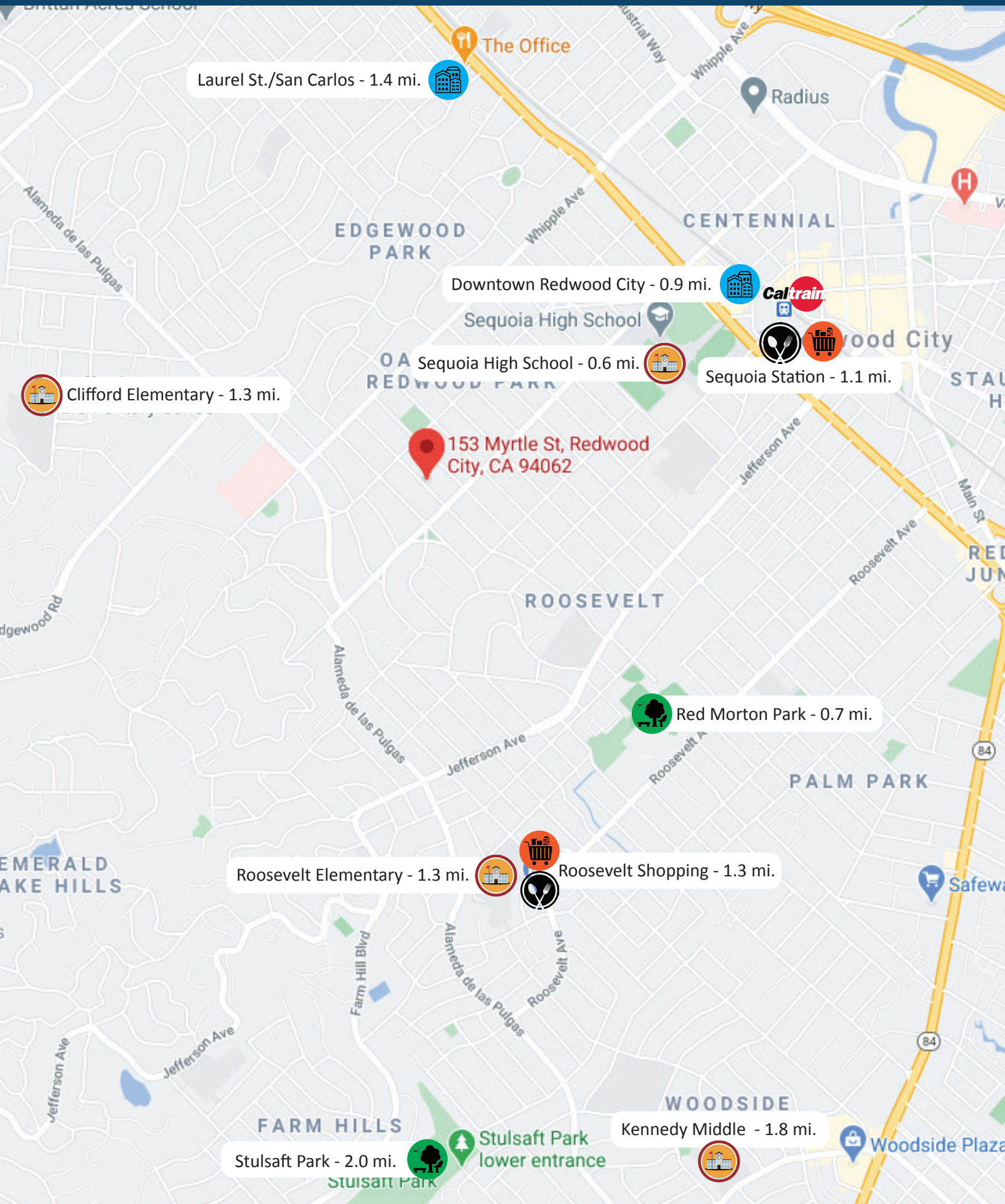
650-367-9780

www.sequoiahs.org

California has an open enrollment policy, which means your child can attend any school in the district (called intradistrict choice), including charter schools, as long as there is space. Some districts will allow your child to attend a school in a neighboring district (called interdistrict choice). Under the federal No Child Left Behind law, students attending a Title I school designated as "in need of improvement" have the right to attend a higher performing school in the district.

What's Nearby?

153 Myrtle Street
Redwood City, CA



Additional Information
from the Builder:
Thomas James Homes

THOMAS JAMES HOMES SOLAR PROGRAM



REDUCE THE ENERGY COSTS OF YOUR NEW HOME

Start saving on utility costs the moment you move into your new home by integrating solar during the home building process. Thomas James Homes and Citadel Roofing & Solar, California's Premier Roofing and Solar Contractor, have partnered to offer no-maintenance solar energy systems for your new home.

BENEFITS OF A CITADEL SOLAR ENERGY SYSTEM

- 1 You have the option to choose the Sunrun Power Purchase System (PPA), which offers installation with no upfront or out-of-pocket costs; or you can buy the solar system outright.
- 2 If you select Sunrun PPA, Sunrun will maintain, monitor, and insure the solar system for you. The system also includes a complete care package and ongoing maintenance so there are no unwelcome surprises.
- 3 If you decide to buy the system, you may be eligible for the Federal Tax Credit for Residential Solar Energy, which allows homeowners to claim up to 22% of the solar system's cost.

THOMAS JAMES HOMES | Los Angeles | Silicon Valley | Pacific Northwest
255 Shoreline Drive, Suite 428, Redwood City, CA 94065 | (877) 381-4092 | [ThomasJamesHomesUSA.com](https://thomasjameshomesusa.com)



FREQUENTLY ASKED QUESTIONS

What happens when I sell my home?

On average homes with solar have sold for 4.1% more than others nationwide. When you sell your home, Sunrun will work with the new buyer to transfer the system over. Simply notify Sunrun once you decide to sell your home and they will seamlessly take care of the rest.

What is the benefit of the Sunrun PPA Solar Energy System?

When you choose the Sunrun PPA option, it enables you to install solar with no upfront or out-of-pocket cost. Sunrun will maintain, monitor and insure your system for 25 years.

What happens at the end of the 25 year term?

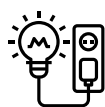
After the initial 25 years, you will have three options:

1. Remove the system at no cost
2. Purchase the system at fair market value
3. Upgrade to the newest solar technology based on pricing available at that time

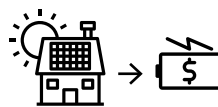
POWER YOUR HOME WITH SOLAR



Solar panels are installed to capture the energy from the sunlight.



The energy travels to the inverter which converts the energy from sunlight into alternating current electricity that powers the appliances in your home.



If your home is using less electricity than the solar panels produce, you can sell the excess back to the utility company for a credit on your bill.



You may use your credits at night when the solar system is not producing energy from the sunlight. This will decrease the amount of electricity you purchase from the utility company.

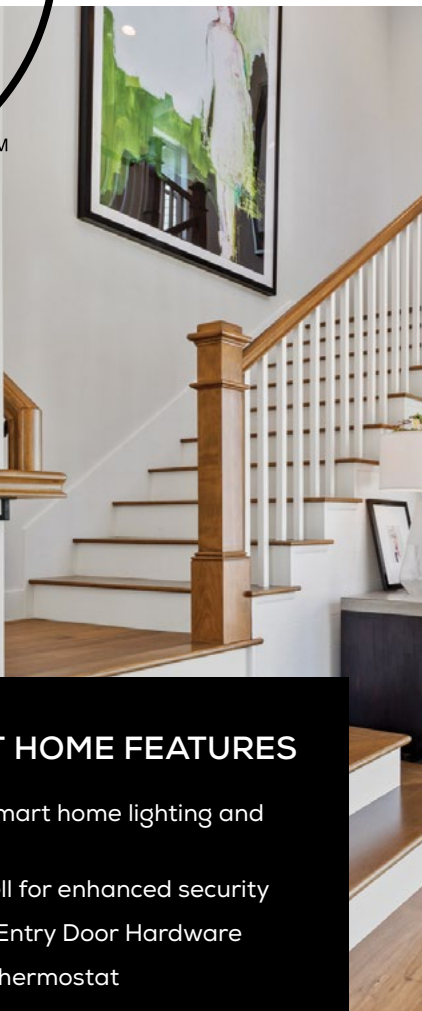
Contact your homebuyer specialist to learn more about incorporating solar into your new TJH home.

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A SMARTER HOME. A SEAMLESS WAY TO LIVE.



BUILT-IN SMART HOME FEATURES

- Brilliant all-in-one smart home lighting and control system
- Ring™ Video Doorbell for enhanced security
- Emtek® Smart Lock Entry Door Hardware
- Google Nest smart thermostat
- USB outlets in kitchen and grand suite
- Electric vehicle charging outlet in garage
- Wifi-ready Liftmaster garage opener
- Pre-wired for speakers in the great room, grand suite, and kitchen
- Data outlets in great room, bedrooms, and loft*
- Pre-wired for satellite connection to roof
- CAT6 pre-wired in grand suite, great room, loft*, downstairs bedroom, and outdoor space to maximize WiFi coverage throughout home

Our homes are designed to work harder so you don't have to.

A built-in smart home system to control your thermostat, lighting, and music. A Ring™ Video Doorbell and Emtek® Smart Lock for more security and peace of mind. Upgraded wiring for lightning fast wifi and easy surround sound setup. Plus much more so you can control your home with ease.

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255 Shoreline Drive, Suite 428 Redwood City, CA 94065 | (650) 980-8340 | ThomasJamesHomesUSA.com





BENEFITS OF BUYING TJH

New construction can offer a better long-term investment. Finding the perfect spot to call home can be both a joyful experience and a source of stress. For many, it's often a tradeoff between choosing a desired neighborhood and a turnkey home that checks all the boxes. For this reason, more homebuyers are turning their attention to preconstruction and new homes. Unlike the alternative of a previously owned home, a new build offers homebuyers more advantages that can lead to a better long-term investment. See some of the top benefits of buying new with Thomas James Homes.

1. **Low-Cost Maintenance:** Built in accordance with the latest building codes, safety regulations and updated materials, new homes generally require less care and maintenance so you can enjoy fewer unexpected out-of-pocket expenses.
2. **Modern Floorplans and Design:** Today's new homes have evolved to better fit how people want to live. From more natural light and smart storage solutions to spacious floorplans and large open kitchens, you'll find thoughtfully designed architecture that is missing from most existing homes.
3. **Better Energy Efficiency:** New construction homes are built with the latest technology, building practices and construction materials to meet high, energy-efficient standards and keep your utility bills lower.
4. **Customizable Design:** When you choose a pre-construction home, you have more control over design options without the stress of renovating. With a clean slate, you get the opportunity to move into a home that's tailored to your vision.
5. **A New Home Warranty:** Similar to a new car, a new home has the protection of a more comprehensive warranty that covers potential issues that may arise. An all-inclusive home warranty program, like our industry-leading 10-year warranty, provides more peace of mind for homebuyers and protection against unexpected repairs.



LIMITED WARRANTY

- For 1 Year from the Warranty Commencement Date, Seller warrants your Residence against Deficiencies in the Fit and Finish Components.
- For 4 Years from the Warranty Commencement Date, Seller warrants your Residence against Failures in the Systems.
- For 10 Years from the Warranty Commencement Date, Seller warrants your Residence against Unintended Water (as defined below).
- For 10 Years from the Warranty Commencement Date, Seller warrants your Residence against Structural Defects or Soils Related Issues (as defined below).
- For 10 Years from the Warranty Commencement Date, Seller warrants that all other functions or Components of your Residence structure will not cause damage as a result of materials or workmanship. Should such damage occur, Seller will repair or replace the Components.