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To: _____

From: Martha Turner Sotheby's International Realty (Broker)

Property Address: 13311 St. Mary's Ln, Houston, TX 77079

Date: 01/14/2026

(1) Broker obtained the attached information, identified as Notable Features & Amenities (1 page)
Floor plans by Cubi Casa (1 Page)
from Seller

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: N/A

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Martha Turner Sotheby's International Realty

Broker

By: 
532A75FA70E4465...

Receipt of this notice is acknowledged by:

Signature Date

Signature Date

13311 Saint Marys Lane

Tabatha Urech

Realtor Associate®

832.755.0921

tabatha.urech@sothebys.realty



Notable Features + Amenities

Major Systems:

- Roof (2022) : Owens Corning - 50 Year Duration Shingle with Enhanced Warranty through Amstill Roofing
- HVAC (2020): American Standard 4-ton 14 SEER cooling system with 10-year warranty through Bodensteiner
 - Furnace (2013)
- Sewer Lines have been rerouted with PVC with Allied Foundation (2014)
- PEX water supply lines (2018)
- 50-gallon American Water Heater (2024)
- New Attic Insulation (2024): Fibergalss R-38 + installation of Air Rafter Vents to improve airflow
- New Ductwork (2024)
- Foundation Work (1999): Seller only has one document from Arrow Foundation company provided by prior Seller.

Improvements:

- New Attic Door Cover (2024)
- All siding painted and damaged cedar boards replaced (2024)
- Brick repair (2025)
- Interior Paint (2025)
- Sanded and restained custom wood flooring (2025)
- New Carpet (2025)
- Paint Kitchen cabinets and add new hardware (2025)
- Garage door opener (2025)
- New lights fixtures and updated LED recessed lights (2025)

Non-realty items included:

- Washer & Dryer
- Kitchen refrigerator

HOA:

Each homeowner has membership to Wilchester Club, which owns and maintains the Wilchester pool, a gated park with a clubhouse, and tennis facilities within the subdivision.

Other amenities include:

- Precinct 5 Constables for full time security surveillance and vacation watch
- Twice-weekly private waste valet service by Texas Pride, with pickup from the rear of the home, plus curbside collection for recycling, yard waste, and bulk/heavy trash
- Three resort-style pools - including a competition pool, recreation pool and a baby pool (anticipated completion Spring 2025)
- Playground, clubhouse, tennis, basketball and restroom facilities
- Wilchester Wahoos Swim Team
- Wilchester Men's Club and Women's Club

Additional Home Information:

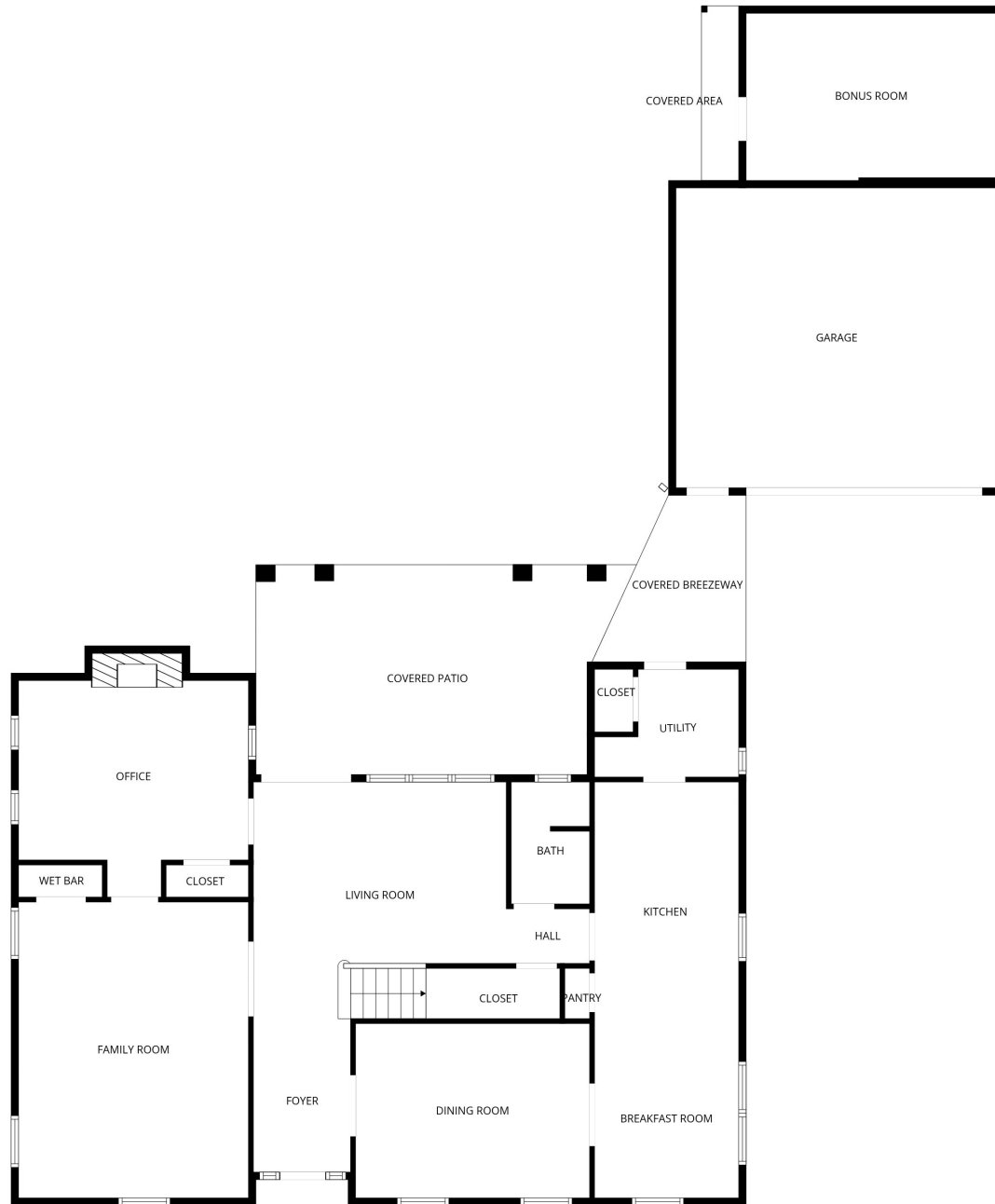
- 4 Bedrooms/ 3 Bathrooms
- 2,882 Sq Ft (HCAD) / 8,846 Sq Ft Lot
- 2-car Garage + Gated Driveway
- Covered Patio + Swimming Pool
- Bonus room off the garage with wall-mounted unit

Schools:

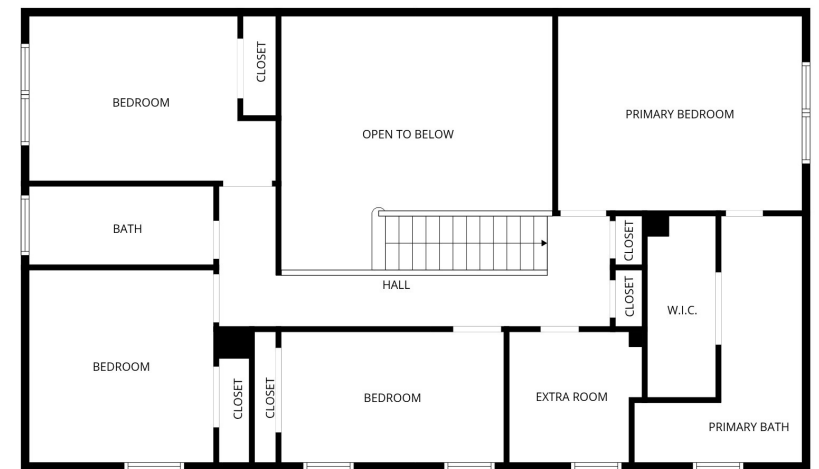
- Wilchester Elementary
- Memorial Middle School
- Stratford High School

TABATHA URECH

13311 SAINT MARYS LANE



1st floor



2nd floor