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To: \_\_\_\_\_  
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From: **Martha Turner Sotheby's International Realty** (Broker)

Property Address: **13914 Myrtlea Drive, Houston, TX 77079**

Date: **3/10/2026**

(1) Broker obtained the attached information, identified as **Notable Features & Amenities (1 page)**  
**Floor Plan 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**

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**Martha Turner Sotheby's International Realty**

Broker

By:   
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Receipt of this notice is acknowledged by:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

13914 Myrtlea Drive

**Tabatha Urech**

Realtor Associate®

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## Notable Features + Amenities

### Major Systems:

- Lifetime CertainTeed Landmark Roof installed by Craddock Roofing with Transferable Limited Warranty (2026)
- New Fence (2026)
- Generac Generator with 10-year warranty (2020)
- Andersen 100 Series Double Pane Windows (2019)
- HVAC:
  - Carrier Condenser (2007)
  - 3-ton Evaporator Coil (15+ years old using R-22 refrigerant)
- Sewer Lines replaced with PVC (2010)
- Bradford 40-gallon Water Heater (2007)
- Dawson Foundation Work (2010): Reinspected in 2023
- Replaced Electrical Panel (2014); Aluminum branch wiring professionally remediated using COPALUM connectors
- Durable Metal Exterior Siding

### Notable Improvements:

- New light fixtures throughout (2026)
- Whole house interior paint (2026)
- New Primary Closet shelving/rods (2026)
- Automatic driveway gate motor replacement (2022)
- Aggie Century Tree (2022)
- Secondary bathroom remodel (2018)
- Primary bathroom remodel (2014)
- Replaced Garage Door (2010)
- Attic Insulation(2010)
- Wood Flooring (2010)
- Automatic garage door with remotes (2010)

### HOA:

Each homeowner has membership to Nottingham IV HOA

Amenities include:

- Precinct 5 Constables for full-time security surveillance and vacation watch
- Trash and Recycling pickup through City of Houston
- Mosquito Control
- Nottingham IV does not own or have automatic access to a pool, however residents of Nottingham IV can join Memorial West Community Club (MWCC) for a fee.
- There is a multiple-neighborhood summer recreation swim team, the Memorial West Sharks. Swim team members originate from Nottingham IV, Nottingham I-III and Nottingham West and hold practices at MWCC. For more info, please visit:  
[www.nottinghamcivisassociation.com/mwcc](http://www.nottinghamcivisassociation.com/mwcc)

### Additional Home Information:

- 4 Bedrooms/ 2 Bathrooms
- 2,030 Sq Ft (HCAD) / 7,493 Sq Ft Lot
- 2-car Garage + Gated Driveway

### Schools:

- Wilchester Elementary
- Memorial Middle School
- Stratford High School

# TABATHA URECH

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