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To: _____

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

Property Address: 13926 Woodthorpe Ln., Houston, TX 77079

Date: March 19, 2026

(1) Broker obtained the attached information, identified as Notable Features & Amenities (2 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: 
532A75FA70E4465...

Receipt of this notice is acknowledged by:

Signature Date

Signature Date

13926 Woodthorpe Lane

Tabatha Urech

Realtor Associate®

832.755.0921

tabatha.urech@sothebys.realty



Notable Features + Amenities

Major Systems & Infrastructure

- Comprehensive renovation completed in August 2020 by Cycon Construction, Inc.
- PEX plumbing and updated PVC sewer lines (minor section of sewer remains original)
- Roof (2018)
- Navien high-efficiency tankless water heater (2020)
- Carrier 5-ton, 16 SEER HVAC system (2018) with evaporator coil (2011)
- Dedicated wall-mounted HVAC (2026) serving the gameroom
- Generac whole-house generator (2023)
- Milgard double-pane windows (2018)
- Fence (2020)
- Structural foundation piers added for enhanced stability and long-term performance
- Electrical Panel (2020) with whole-house surge protection

Refined Interiors and Technology

- Open-concept living centered around a chef's kitchen with:
 - Thermador appliance suite (paneled)
 - Expansive island with Taj Mahal quartzite countertops
 - Butler's Pantry with ample prep space and storage
 - Under-cabinet lighting
- 7" engineered hardwoods throughout first floor
- New carpet (2026) in bedrooms
- Private study/flex space
- Integrated Sonos sound system with built-in speakers (family room, kitchen & patio)
- Dolby 5.1 surround sound system (gameroom)
- Designer media integration including Frame TV and mounted TV's
- Lorex security system with Alert 360 monitoring
- Ethernet lines run to TV locations throughout the house and patio
- Finished 2-car garage with epoxy floors, custom storage and keypad entry

Functional Layout

- 4 bedrooms | 4.5 baths + Gameroom
 - Primary suite with large walk-in closet and spa like bath
 - Two secondary bedrooms share a bath
 - Fourth bedroom with en-suite bath
- Upstairs gameroom on separate staircase with projector, surround sound and full bathroom
- Mudroom off garage with custom locker-style storage
- Enclosed utility room off kitchen
- Direct driveway access to mudroom and kitchen (ideal for grocery drop)
- Side gate access to yard

Outdoor Living

- Expansive front setback with spacious front porch and covered front elevation
- St. James gas lanterns for timeless curb appeal
- Turfed backyard with putting green
- Dual-purpose sport court + batting cage and basketball goal
- Covered patio with:
 - Built-in grill (2026) + Egg smoker
 - Beverage refrigerator with drawers
 - Fireplace, TV, bar seating & sink
- Rachio smart irrigation system

Location & Lifestyle:

- Ideally positioned on a premium interior lot along a quiet, no-through "candy cane" street
- Exceptional front yard setback offering rare space—perfect for play and neighborhood enjoyment
- Walking distance to subdivision pool and park
- Biking distance to the elementary school
- Easy access to I-10 & Beltway

TABATHA URECH

13926 Woodthorpe Ln.

Martha
Turner

Sotheby's
INTERNATIONAL REALTY

