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To: _____

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

Property Address: 875 Glenchester Dr., Houston, TX 77079

Date: April 1, 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: 
532A75FA70E4465...

Receipt of this notice is acknowledged by:

Signature Date

Signature Date

875 Glenchester Drive

Notable Features + Amenities

Tabatha Urech

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Major Systems:

- Custom Remodel designed by Brett Zamore, *Forbes Top Residential Architect (2025)*; Complete home renovation (2016) taken to the studs
- Roof (2017); Standing seam metal roof over primary suite & covered patio
- Jeld-wen Double-pane vinyl windows (2017)
- PEX Water Supply
- Whole-home electrical rewired with new panel
- Navien NPE condensing tankless water heater
- HVAC:
 - Rheem 16 SEER 5-ton system- Downstairs
 - Rheem 16 SEER 2-ton system - Upstairs
 - New Ductwork
- Whole house insulation upgraded

Interior Features & Features:

- Full-home oak flooring with oak stair treads and painted risers
- Custom-built kitchen with waterfall quartz island
- Custom wood shaker-style cabinetry with inline doors
- Marble countertops in bathrooms and study
- Grohe plumbing fixtures throughout
- Finished attic space with internet wiring (ideal for flex/storage)
- Pre-wired wall mount for 65" TV
- Replaced interior and exterior doors (2017)
- Replaced smoke detectors
- Wired for speakers in kitchen, living and family room
- Whole house wired for security system
- New lights fixtures and updated LED recessed lights (2025)

Kitchen and Appliances:

- Monogram 36" dual-fuel professional range (6 burners, 23k BTU, Convection Oven)
- Monogram 42" island hood (1,080 CFM, multi-speed, halogen lighting)
- Monogram integrated dishwasher
- Monogram beverage center
- Cafe 4-door refrigerator with convertible drawer
- Cafe built-in microwave with convection
- LG large-capacity front load washer & dryer (gas)

Exterior and Outdoor Improvements:

- Hardie siding with matching trim
- New fascia, soffits, and gutters throughout
- Covered patio with tongue-and-groove ceiling
- Front and backyard landscaping enhancements
- French drain system installed in backyard
- 8-zone irrigation system (Rain Bird ESP-ME controller)
- New fencing with 17-ft privacy fence
- Driveway gate with LiftMaster opener
- New garage door (24-gauge steel, stamped panel design (2022)) & LiftMaster myQ Wi-Fi garage door opener
- 204V High Voltage for fast EV car charging in garage
- Outdoor soffit lighting with auto/dimmer (2022)
- Patio Solar Blinds (2021)
- New front pathway and curb
- Mature tree additions: Live Oaks (2018), Monterey Oak & Cedar Elm (2022)

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
- Playground, clubhouse, tennis, basketball and restroom facilities
- Wilchester Swim Team + Women's and Men's Clubs

Additional Home Information:

- 4 Bedrooms/ 2.5 Bathrooms
- 3,096 Sq Ft (Appraisal) / 9,401 Sq Ft Lot
- 2-car Garage + Gated Driveway + Outdoor Patio

TABATHA URECH

875 Glenchester Dr.

Martha
Turner

Sotheby's
INTERNATIONAL REALTY



2nd floor



1st floor