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To: _____

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

Property Address: **13702 Alchester Ln, Houston TX 77079**

Date: **4/1/2026**

(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**

(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 _____

13702 Alchester Lane

Tabatha Urech

Realtor Associate®

832.755.0921

tabatha.urech@sothebys.realty



Notable Features + Amenities

Major Systems:

- Roof (18 years)
- HVAC:
 - System 1: Daikin Condenser (2023); Evaporator Coil (2023)
 - System 2: York Condenser (2014); Fan/Evaporator Coil (2012)
 - System 3: Goodman Condenser (2003); Evaporator Coil (2025); Furnace (2003)
- Sewer Lines are partially PVC and Cast Iron (see diagram)
- Water Heaters:
 - Bradford gas 50-gallon water heater (2015)
 - Noritz tankless gas water heater (2020)
 - GE Electric 38-gallon electric water heater (2013)

Improvements:

- Remodeled kitchen (2017)
- Wood flooring in family room, entry and dining (2017)
- Kitchen flooring (2023)
- Interior Paint (2025)
- New carpet (2025)

Additional Home Information:

- 4 Bedrooms/ 3 Full Bathrooms/2 Half-Bathrooms
- Gameroom with full bathroom; features wet bar with sink, cabinetry and refrigerator
- 3,742 Sq Ft (Appraisal) / 9,360 Sq Ft Lot
- 2-car Garage + Double Driveway
- Outdoor kitchen with sink, mounted TV and gas grill
- Party Pool with LED Lighting + outdoor pool shower

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 Wahoos Swim Team
- Wilchester Men's Club and Women's Club

Schools:

- Wilchester Elementary
- Memorial Middle School
- Stratford High School

Exclusions:

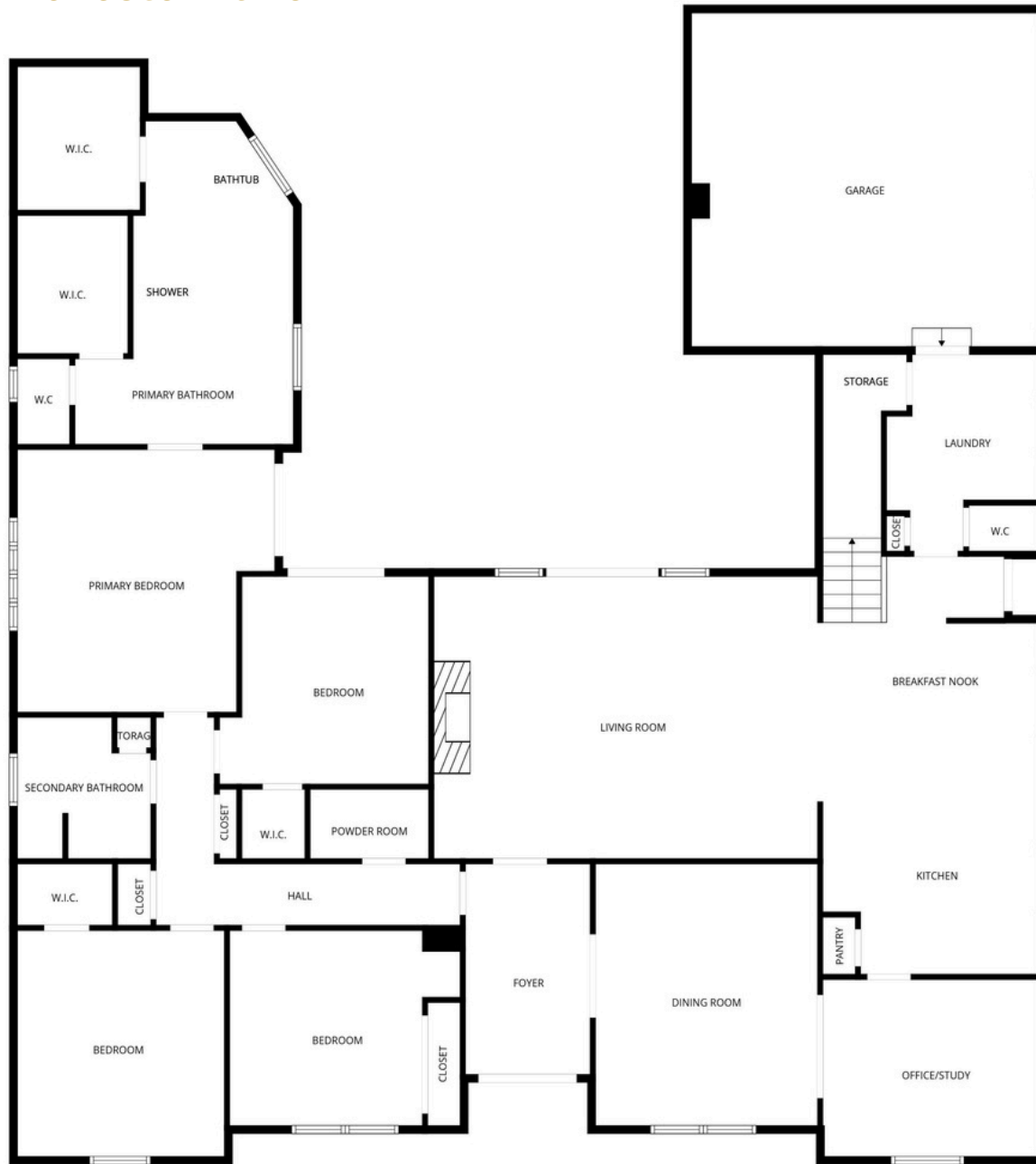
- Dining room chandelier
- Breakfast room chandelier
- Curtains and curtain rods
- Pergola in backyard
- Washer/Dryer

TABATHA URECH

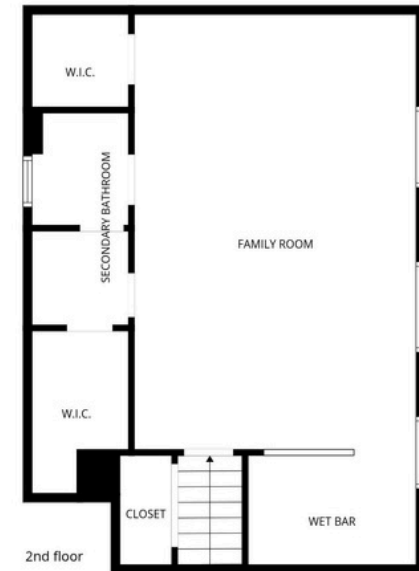
13702 Alchester Lane

Martha
Turner

Sotheby's
INTERNATIONAL REALTY



1st floor



UNDEFINED