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To: _____

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

Property Address: **13727 Kingsride Lane, Houston, TX 77009**

Date: **May 11, 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

13727 Kingsride Lane

Notable Features + Amenities

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Major Systems:

- Roof (18 years) ; Refresh done by Craddock Roofing (2026)
- Trane 5-ton High-Efficiency Variable Speed System (2011)
- Sewer Lines are partially PVC (kitchen/half-bath/utility room) and Cast Iron
- PEX Water Supply Plumbing in attic, kitchen and full bathrooms
- A.O. Smith 40-Gallon Gas Water Heater (2017)
- Double-paned Low E Windows (2011)
- 50 amp generator interlock GE Panel installed for a portable generator (2024)

Improvements:

- **Full remodel completed in April 2024**
- Added downstairs bedroom and full bathroom
- Added dual walk-in closets in primary bedroom with custom millwork
- Hardwood oak flooring with matching stair treads
- Herringbone brick flooring in the kitchen and laundry room
- Color-drenched dining room with custom built-in cabinetry
- Custom millwork lighting in bar and dining room cabinets
- New carpeting in bedrooms
- Primary bathroom features marble flooring and Ebru Arabesque marble countertop
- Calacatta Vagli marble slab backsplash in kitchen and bar; Kitchen has Bocci flush-mount outlets and soft close custom cabinetry
- Schumacher Citrus Garden wallpaper in Powder Bath
- Visual Comfort sconces and pendants
- Emtek door hardware , designer plumbing fixtures custom wood shutters and LED recessed lighting throughout

Exterior & Outdoor Improvements:

- New gutters (2025)
- Rainbow Playset (2025)
- New back fence (2024)
- New driveway gate (2024)
- Front and backyard landscaping enhancements, including new french drain system, backyard sod (2024)
- Visual Comfort exterior lighting (2024)
- Exterior shutters (2024)
- Garage window A/C with R-19 insulation to N,S and E walls & 6" blown-in insulation (previous owners)

Appliance Information :

- Frigidaire Gallery 30" Electric Single Wall Oven (2024)
- Frigidaire Professional 36" Induction Cooktop (2024)
- Zephyr Monsoon Connect Insert Range Hood (2024)
- KitchenAid 24" Top-Control Dishwasher (2024)
- Built-in Panasonic Microwave (2025)
- Avallon 24"Dual-Zone Undercounter Wine Refrigerator
- LG Front Load Washer 5.2 cu. ft capacity (2018)
- LG Ultra Large Capacity Dryer (2018)

Additional Home Information:

- 5 Bedrooms | 3 Full bathrooms | 1 Half-Bathroom
 - Downstairs primary bedroom with two walk-in closets
 - First-floor secondary bedroom with en-suite bathroom
 - Three upstairs bedrooms with shared full bathroom
- 2,793 Sq Ft (Appraisal) / 8,624 Sq Ft Lot
- 2-car garage with gated driveway access

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, Men's Club and Women's Club

Schools:

- Wilchester Elementary
- Memorial Middle School
- Stratford High School

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