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To: _____

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

Property Address: 13319 Westport Ln, Houston, TX 77079

Date: May 14, 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

13319 Westport Lane

Tabatha Urech

Realtor Associate®

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Notable Features + Amenities

Major Systems:

- Roof (2017)
- HVAC :
 - Trane 5-ton Condenser (2025)
 - Carrier 5-ton Evaporator Coil (2020)
 - Trane Furnace (2018)
- Sewer Lines have been rerouted with PVC for kitchen, utility room and half-bathroom (2017), cast iron/concrete plumbing still exists under the full bathrooms out to the city line
- Replaced water supply lines (2017)
- Rheem 50-gallon Water Heater (2013)
- Honesty Foundation (2017) - Prior seller had the slab stabilized with 24 exterior piers and 13 interior piers prior to renovating
 - Transferable Lifetime Warranty

Improvements:

- Automatic Driveway Gate (2018)
- French drainage system added in the backyard (2018)
- Replaced furnace (2018)
- Covered patio (2022)
- New fence (2024)
- New Pool and hot tub (2024)
- Backyard Turf (2024)
- Replaced hardwood flooring (2024)
- New Trane Condenser (2025)

Exclusions:

- Washer & Dryer
- Kitchen refrigerator
- Pool Ledge loungers (2) and umbrella
- TV's (mounts stay)

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

Additional Home Information:

- 4 Bedrooms | 2.5 Bathrooms
- 2,665 Sq Ft (Appraisal) / 9,480 Sq Ft Lot
- 2-car Garage + Gated Driveway
- Covered Patio + Swimming Pool

Schools:

- Wilchester Elementary
- Memorial Middle School
- Stratford High School

TABATHA URECH

13319 Westport Lane

Martha
Turner

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INTERNATIONAL REALTY



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.