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

Property Address: **842 W Forest Dr, Houston, TX 77079**

Date: **May 18, 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:   
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Receipt of this notice is acknowledged by:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

842 W Forest Lane

**Tabatha Urech**

Realtor Associate®

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## Notable Features + Amenities

### Major Systems:

- Roof (2021)
- HVAC :
  - Trane 5-ton Condenser (2020)
  - Trane Furnace (2020)
- PVC Sewer Lines (2021)
- PEX Water Supply (2021)
- Navien Tankless Water Heater (2020)
- Structural foundation piers added for enhanced stability and long-term performance. Lifetime Transferable Service Warranty with Allied Foundation Specialists, Inc.

### Improvements:

- Jellyfish app-controlled LED lighting installed on the front exterior of the home (2022)
- Tough Dog motion activated camera security system - 6 exterior cameras controlled by an app
- Reme Halo UV Light installed on ductwork (2021)
- Reverse Osmosis installed at the kitchen sink (2021)
- Installed concrete pad for garbage and recycle bin storage (2021)
- Custom built-in storage in front room (2022)
- Replaced utility exterior door and door frame (2022)
- Installed leaf guard on gutters (2025)
- Gladiator custom garage cabinetry and shelving (2024)
- Expanded the rear patio surface area to enhance outdoor living and entertaining space (2021)

### Non-realty Items:

- Washer & Dryer
- Kitchen refrigerator

### HOA:

Each homeowner has membership to The Memorial West Community Club ("MWCC"), a recreation pool that is open throughout the summer, and is the site of the world famous Nottingham Grill 'n Chills on Friday afternoons.

Other amenities include:

- Precinct 5 Constables for full time security surveillance and vacation watch
- Twice-weekly private waste disposal service by Texas Pride, plus curbside collection for recycling, yard waste, and bulk/heavy trash
- Playground, clubhouse rental, three tennis courts and restroom facilities
- Nottingham Sharks Swim Team
- Wilchester Men's Club
- Nottingham Women's Club

### Additional Home Information:

- 4 Bedrooms | 2.5 Bathrooms
- 2,780 Sq Ft (Appraisal) / 9,780 Sq Ft Lot
- 2-car Garage

### Schools:

- Wilchester Elementary
- Memorial Middle School
- Stratford High School

# TABATHA URECH

842 W Forest Drive

Martha  
Turner

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INTERNATIONAL REALTY

