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To: _____

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

Property Address: **14919 Broadgreen Drive, Houston, TX 77079**

Date: **7/24/2026**

(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 _____

14919 Broadgreen Drive

Tabatha Urech

Realtor Associate®

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Notable Features + Amenities

Major Systems:

- Roof (Approximately 10 years)
- HVAC :
 - Condenser - Rheem 5-ton 14 SEER (2016)
 - New Compressor (2026)
 - Furnace - Trane (2025)
 - Evaporator Coil (2016)
- Water Heater (2016)
- Water Supply is galvanized steel, copper and CPVC
- Underslab plumbing partially replaced with PVC (2022)
- Whole house electrical is aluminum wiring
- Double-pane Vinyl Windows

Recent Improvements:

- Installed sprinkler system and drainage in front yard
- Added custom cabinetry and hardware in kitchen
- Emtek Hardware throughout
- Repaired exterior siding
- Installed wood flooring throughout first floor, stairs and upstairs hall
- New light fixtures throughout
- Wallpaper in entry and powder bathroom
- New carpet in secondary bedrooms
- Installed new handrail on staircase
- Replaced electrical weatherhead
- New weather cap on chimney, spark curtain added and log lighter installed
- Partial Underslab Sewer replacement
- New Furnace (2025)
- New compressor for HVAC condenser (2026)

Schools:

- Nottingham Elementary
- Spring Branch Middle School
- Stratford High School

Exclusions:

- Dining Room light fixture (replacement will be provided)
- Washer/Dryer
- Kitchen Refrigerator
- Nursery curtains and cornice
- Nursery shelving
- Fireplace screen
- Safe in primary closet
- Entry Mirror
- TV's in primary and family rooms (mounts stay)
- Blink exterior cameras
- Secondary bedroom (2) curtains and rods

Non-realty items included:

- Curtains and rods in formal , dining, family room and primary
- Kitchen and primary bathroom drapes
- Window shades throughout
- Powder room mirror
- Sconces in formal room

Additional Home Information:

- 4 Bedroom/2.5 Bathroom
- 2,705 Sq Ft (Appraisal)
- 8,800 Sq Ft Lot
- 2 -Car Garage with driveway gate

HOA:

Each homeowner has membership to the Westchester pool and tennis facilities within the subdivision. Membership to Nottingham Forest Club can be purchased yearly at a fee. Other amenities include Precinct 5 Constable Patrol, private trash and recycling pickup, swim team and Women's Club.

TABATHA URECH

14919 Broadgreen Drive

Martha
Turner

Sotheby's
INTERNATIONAL REALTY

