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To: _____

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

Property Address: **201 Vanderpool Lane #69**

Date: **9/14/2026**

(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 _____

201 Vanderpool Lane #69

Tabatha Urech

Realtor Associate®

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Notable Features + Amenities

Major Systems:

- Roof (2020)
- HVAC :
 - First floor: Trane 3-ton condenser and furnace (2020)
 - Second floor: 4-ton condenser (2018)
- Water Supply lines restored with Ace Duraflo (2014)
- Rheem 50-gallon Water Heater (2024)
- Back Fence (2023)

Improvements:

- New kitchen refrigerator (2026)
- LED recessed lighting (2026)
- Primary bathroom remodel (2025)
- Replaced attic ladder (2025)
- Replaced dishwasher (2023)
- Engineered Oak Hardwood Flooring downstairs (2020)
- Bedroom carpet (2020)
- Interior Paint (2026 and 2020)
- Light fixtures (2020)
- Windows surrounding fireplace (2007)
- Kitchen remodel(2007)

Exclusions:

- Washer
- Dryer

Additional Home Information:

- 2 Bedrooms | 3 Bathrooms
- 2,503 Sq Ft (HCAD) / 2,600 Sq Ft Lot
- 2-car carport

HOA:

Each homeowner has access to the Woodstone clubhouse, a recreational pool and tennis courts.

Other amenities include:

- Walking Trails
- Basketball court
- Garbage service
- On-site guard
- Water and sewer
- 24-hour security
- Front sprinklers
- Grounds maintenance

Schools:

- Frostwood Elementary
- Memorial Middle School
- Memorial High School