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To: _____

_____

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

Property Address: **13711 Kingsride Lane, Houston, TX 77079**

Date: **10/26/2026**

(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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(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: DocuSigned by: Tabatha Urech 532A75FA70E4465...

Receipt of this notice is acknowledged by:

_____

Signature Date

_____

Signature Date

Greenwood King Properties, 1616 S Voss Suite 900 Houston, TX 77057 Phone: (713) 784-0888 Fax: (713) 521-6165 Untitled
Tabatha Urech

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13711 Kingsride Lane

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Notable Features + Amenities

Major Systems:

- Roof (2018)
- HVAC :
  - Condenser - Goodman 5-ton 14.3 SEER (2025)
  - Furnace - Bryant (2011)
  - Evaporator Coil - Goodman (2025)
- Tankless Water Heater (2025)
- PEX Water Supply
- Sewer lines replaced with PVC (2023)
- Foundation stabilized with Lifetime Transferable Warranty with Dura Pier (2023)
- Double-pane windows

Recent Improvements:

- Powder bathroom remodel (2025)
- Bathroom wallpaper (2025)
- Built-in desks and cabinetry in office/gameroom (2025)
- Laundry/mudroom custom cabinetry and new flooring (2025)
- Dishwasher (2025)
- Oven (2024)
- Custom Hardwood flooring (2023)
- Rerouted gutter drains (2023)
- Front porch gas lamps (2022)

Included with home:

- Washer, dryer, kitchen refrigerator
- Wine refrigerator
- Frame TV in family room
- Mounted TV's in gameroom, primary bedroom and patio
- Curtains and rods
- Pool fence
- Attached shelving in girl's bedrooms

Exclusions:

- Outdoor trampoline
- Deer head in secondary bedroom

Additional Home Information:

- 4 Bedroom | 2.5 Bathroom
- 2,583 Sq Ft (Appraisal)
- 8,624 Sq Ft Lot
- Heated pool and hot tub
- 2 -Car Garage
- Automatic driveway gate

Schools:

- Wilchester Elementary
- Memorial Middle School
- Stratford High School

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
- Twice weekly household waste pickup from the back of the home & recycle/yard waste/heavy trash curbside pickup

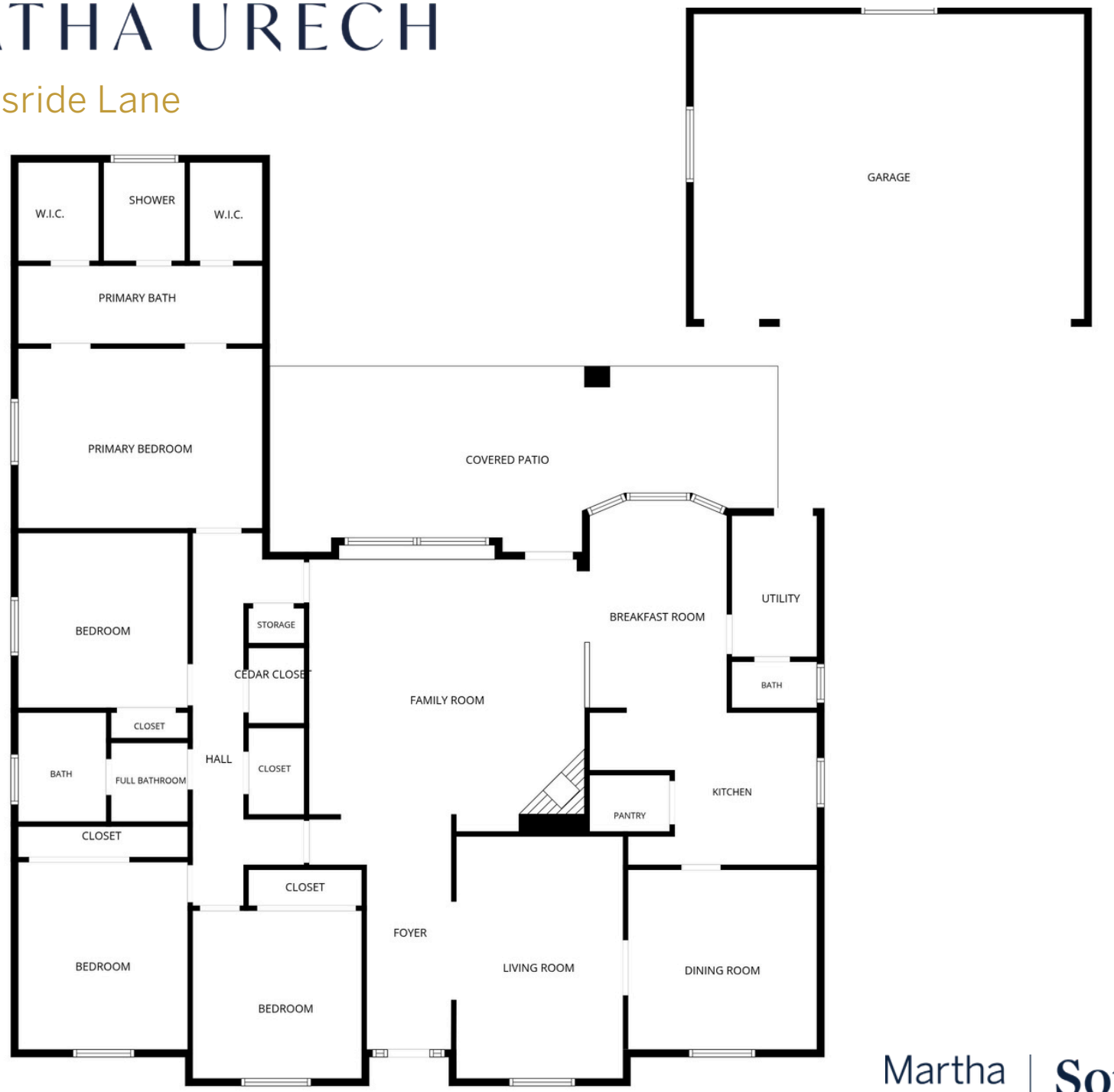
Wilchester Club passed a special assessment in 2024 to completely overhaul the subdivision pool to build a sport pool, a toddler pool, covered grilling area, air conditioned multipurpose room and new bathrooms. This was completed is 2025. More HOA information can be found at Wilchester.org

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