



Excellent For DUAL Income No Kids

EXECUTIVE RETREAT & INVESTMENT ANALYSIS

Property: 12910 Chriswood Drive, Cypress, TX 77429

Positioning: Unrivaled Space, Privacy, & Lifestyle Value for Dual-Income & Single-Income Professionals

1. The Unbeatable Financial Advantage: Inner-Loop Value Play

Buying inside Beltway 8 or along the Inner Loop often means paying **\$280 to \$400+ per square foot** for a compressed townhouse footprint or a mid-century home requiring an immediate six-figure remodel. At **\$153/sq. ft.**, 12910 Chriswood Drive offers an elite asset structure at a fraction of the cost.

- **Space Disparity:** Acquire **2,896 sq. ft.** of custom craftsmanship for \$445,000—delivering double the livable footprint of a comparably priced \$445k condo or townhouse in The Heights or Oak Forest.
- **The Land & Amenity Equity:** In new-construction master-planned communities, a **17,000+ sq. ft. lot backing to a permanent natural reserve** carries an 80,000–100,000+ builder premium alone. Combined with an **8-foot deep custom gunite pool** (~\$100,000 replacement cost today), this property builds nearly **\$200,000 in land and outdoor leisure assets** directly into the price.

2. Designed for Modern Remote Work: Multi-Office & Flex Capability

For dual-career professionals, sharing a single home office or working off a kitchen island compromises productivity. The layout at 12910 Chriswood easily solves the multi-workstation challenge:

- **Dual Executive Suites:** Convert a main-floor flex area into a dedicated Executive Study while utilizing the spacious **upstairs media loft** as a high-tech secondary office, creative studio, or private WFH lounge.

- **Noise Separation:** The two-story floor plan ensures distinct zone separation for simultaneous video conference calls, client meetings, or quiet focus time.

3. Resort-Style Outdoor Living & Ultimate Privacy

Forget high-density developments where neighboring windows overlook your yard.

- **Zero Rear Neighbors:** The property sits on a massive **17,316 sq. ft. (~0.40 acre) reserve lot** backing directly to the lush Faulkey Gully greenway.
- **Private Oasis:** An 8-foot deep custom pool surrounded by mature pine and oak canopies creates an idyllic, secluded setting for weekend relaxation or late-night poolside entertaining.

4. Prime Proximity to Dining, Nightlife, & Houston Hubs

Enjoy suburban luxury without sacrificing urban connectivity or vibrant nightlife.

- **The Vintage Park Lifestyle (5 Minutes Away):** Immediate access to Cypress's premier walkable shopping and dining district, featuring fine dining (ChopnBlossom, Brix Wine Cellars), boutique shopping, live music, and cocktail lounges.
- **Seamless Commute & City Access:** Located minutes from SH-249 and the Grand Parkway (HWY 99). Reach **The Heights, Montrose, and Downtown Houston in ~25 to 30 minutes**, making weekend date nights, cultural events, and airport commutes effortless.
- **Outdoor Recreation:** Direct connection to miles of paved walking/biking trails along the greenway, 10 minutes from Kickerillo-Mischer Preserve and 100-Acre Wood Park.