



Excellent For FAMILIES

THE ULTIMATE FAMILY RETREAT: SPACE, NATURE, & TOP-TIER SCHOOLS

Property: 12910 Chriswood Drive, Cypress, TX 77429

Positioning: Exceptional Value, Outdoor Recreation, & Room to Grow in Lakewood Forest

1. Top-Rated Cypress-Fairbanks ISD Education

Situated in one of the most desirable corridors of Cypress, 12910 Chriswood provides access to the highly acclaimed Cypress-Fairbanks Independent School District (CFISD).

- **Academic Excellence:** Zoned to top-performing CFISD schools known for high academic standards, robust STEM programs, and award-winning athletics and fine arts.
- **Neighborhood Stability:** Lakewood Forest is renowned for its long-term resident retention, safe streets, active HOA, and welcoming, community-focused environment where kids can thrive.

2. Nearly Half an Acre of Outdoor Play & Complete Privacy

Finding a massive, private yard in modern developments is nearly impossible. This property offers a rare outdoor setup designed for active family life:

- **Massive 17,316 Sq. Ft. Reserve Lot (~0.40 Acres):** Plenty of room for play structures, garden beds, running around, and outdoor family pets without feeling cramped.
- **Zero Rear Neighbors & Direct Nature Access:** Backing directly to the Faulkey Gully greenway, the backyard provides a tranquil natural buffer with beautiful forest views, mature shade trees, and total privacy from adjacent homes. MUD maintained Trails are minutes away.

- **Resort-Style 8-Foot Deep Pool:** A custom gunite pool built for endless summer fun, neighborhood playdates, and pool parties—saving your family the ~\$100,000 cost and 6-month delay of building one today.

3. Family-Centric Layout with Dedicated Kid & Teen Zones

With 2,896 sq. ft. of smart, flexible living space, this floor plan adapts effortlessly to every stage of family growth:

- **Upstairs Media Loft & Game Room:** The second-floor loft is the ultimate multi-purpose space—perfect for a kids' playroom, video game lounge, movie theater, or teenage hang-out zone separate from the main living area.
- **Main-Floor Primary Suite:** Gives parents a quiet, private sanctuary on the ground floor while keeping upstairs bedrooms dedicated to children and guests.
- **Spacious Open Living:** Seamless flow between the kitchen, breakfast nook, and family room makes weeknight dinners and weekend hosting easy.

4. Unmatched Proximity to Parks & Family-Friendly Activities

Beyond the backyard, the surrounding area offers endless options for weekend adventures:

- **Parks & Nature Trails (5–10 Minutes Away):** Direct connection to miles of paved walking and biking trails along Faulkey Gully, plus quick access to Kickerillo-Mischer Preserve (kayaking, fishing, nature walks) and 100-Acre Wood Park.
- **Family Dining & Entertainment:** Minutes from Vintage Park for family dinners, movie nights, gelato, and community events, as well as nearby youth sports complexes, splash pads, and public libraries.
- **Minutes from the 290 and all of the recreation, retail, and hospitality options that are available where the 290 meets the 99.**