

COMPASS

LAKWOOD FOREST

13207 Chriswood Drive

4 BD 3 BA 3030 SF



Features

13207 Chriswood Drive
Cypress, Texas 77429

Home Highlights

- 4 Bedrooms | 2.5 Bathrooms
- Approx. 3,030 SF | Two-Story
- 10,060 SF Lot
- Oversized Detached 2-Car Garage with extra long driveway
- Never Flooded

Major Updates & Systems

- New HVAC system with new ductwork (2022)
- Pella windows installed in 2019
- Newer plumbing
- Updated breaker box
- Newer thermostat
- Recent interior paint throughout

Interior Features

- Formal living and dining rooms
- Spacious family room with dry bar
- Remodeled fireplace with new logs
- Imported Italian tile flooring with decorative accents
- Granite countertops in kitchen and bathrooms
- KitchenAid stainless steel appliances
- Plantation shutters throughout

Outdoor Living & Yard

- Full covered back patio extension with outdoor Hunter fans
- Patio lights convey
- Walking paths from patio to large fenced garden area behind garage
- Sprinkler system with upgraded and additional zones
- Garden beds and dedicated garden space
- Flood lights for backyard and garden
- Bullrock installed around entire home
- Two French drains
- Whole-house gutters

Additional Features

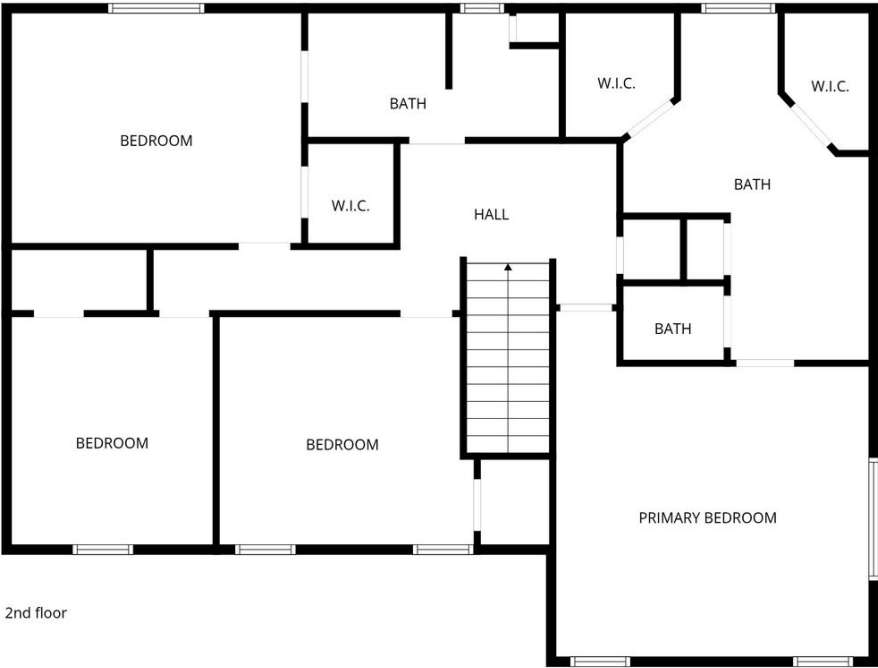
- New front door with privacy-tinted glass
- Simply Safe security system conveys (window sensors, motion sensors, cameras)

Floorplan

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1st floor



2nd floor

Parks Nearby

13207 Chriswood Drive Cypress, Texas 77429

Faulkey Gully Hike and Bike Trail



Lakewood Glen Playground



Kickerillo-Mischer Preserve



Little Cypress Creek



About Lakewood Forest

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Established, mature neighborhood of 2,600+ homes featuring majestic oak trees, large lots, and beautifully landscaped medians.

Quiet surroundings and nearby hike & bike trails create an inviting atmosphere that feels like home.

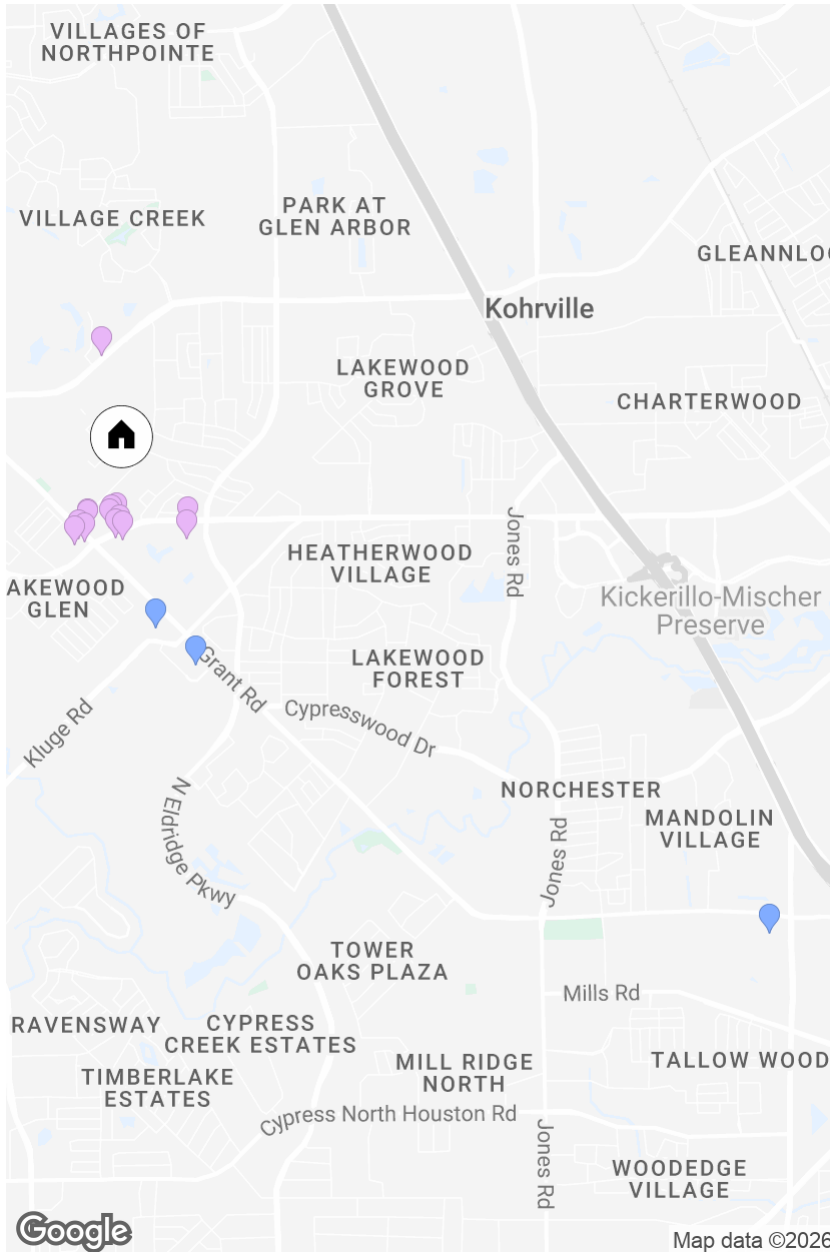
Lakewood Forest Community & Amenities

- Established neighborhood with mature trees and large lots
- Community-maintained medians, green spaces, and ponds
- Weekly trash and recycling service included through HOA
- Seasonal mosquito spraying
- Contracted constable patrol
- Active community with events such as holiday celebrations, parades, garage sales, and neighborhood activities
- Nearby walking and biking trails, including Faulkey Gully
- Highly rated area schools
- Convenient access to shopping, dining, parks, Hwy 290, and Hwy 249

13207 Chriswood Drive

Cypress

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RESTAURANTS

- Lupita's Mexican Kitchen, 0.43mi
- Subway, 0.43mi
- Papa Johns Pizza, 0.45mi
- Sonic Drive-In, 0.47mi
- Starbucks, 0.50mi
- Taco Bell / KFC, 0.50mi
- KFC, 0.50mi
- Hunan River Bistro, 0.52mi
- Papa Murphy's | Take 'N' Bake Pizza, 0.53mi
- Wendy's, 0.56mi

- Locatelli's, 0.57mi
- McDonald's, 0.57mi
- Mezzanotte Ristorante, 0.61mi
- Sierra Madre Taco Co., 0.62mi

SCHOOLS

- Hamilton Middle School, 1.00mi
- Hamilton Elementary School, 1.23mi
- Cypress Creek High School, 4.18mi