COMPASS

CYPRESSWOOD TRAILS

17418 Cedar Rock Drive

3 BD 2 BA 1466 SF



WHITE OAK
REALTY GROUP

Features

17418 Cedar Rock Drive
Hockley, Texas, 77447

Overview

- 3 bedrooms | 2 full bathrooms
- 1466 square feet of living space
- 5,477-square-foot lot
- Attached garage with additional electrical outlets
- Extra-long driveway offering additional parking
- HOA-maintained open space beside the property

Living & Dining Areas

- Open-concept floor plan with comfortable flow between living, dining, and kitchen spaces
- Spacious living room with natural light
- Updated flooring throughout the main living areas
- Dining area with built-in cabinetry for additional storage

Kitchen

- Breakfast bar overlooking the main living area
- Cabinet pull-outs in lower kitchen cabinets for improved accessibility and storage
- Granite countertops, Updated kitchen and pantry lighting
- Refrigerator Included

Outdoor Living & Exterior

- Large covered back patio for outdoor dining, relaxing, and entertaining
- Fenced backyard
- Backyard storage shed included with sale
- Six-zone sprinkler system installed in 2021
- Extra-long driveway for additional vehicle parking
- HOA-maintained open field along one side of the property
- Storm door installed at front entry

Energy Efficiency & Major Improvements

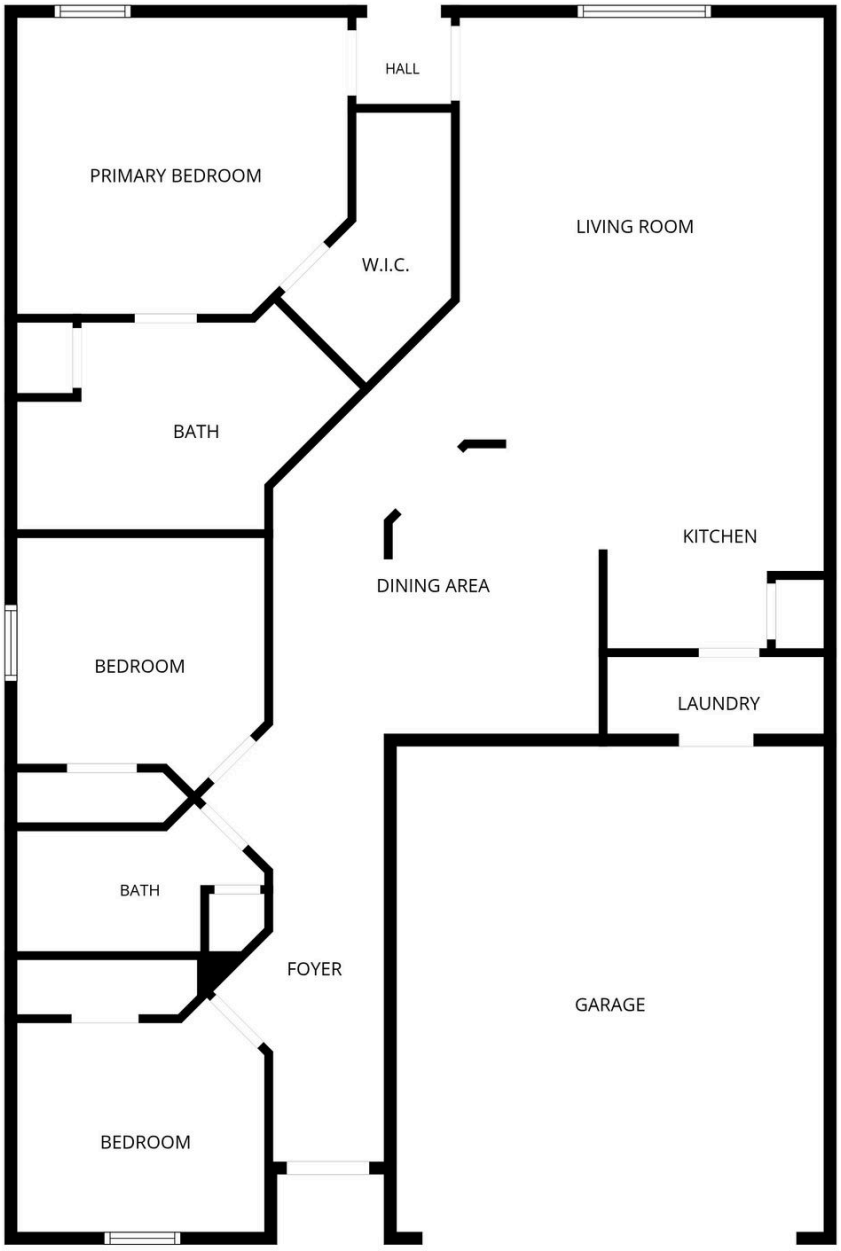
- New HVAC system installed in 2026 (approximately 6 months old)
- Fully paid-off solar panels, offering potential savings on monthly electricity costs
- Double-pane windows
- Whole-home surge protector installed at electrical panel in 2023
- Updated flooring
- Home security system with camera

Garage, Laundry & Additional Conveniences

- Attached garage
- Two additional electrical outlets installed in garage
- One dedicated garage outlet for a refrigerator
- Washer and dryer included with sale
- Full-yard irrigation system

Floorplan

17418 Cedar Rock Drive
Hockley, Texas, 77447



WHITE OAK REALTY GROUP | COMPASS

Seller Insights

17418 Cedar Rock Drive
Hockley, Texas, 77447

We've asked the sellers a few questions to get to know their community...

How would you describe the area, and what it's like living here?

It's a relatively quiet neighborhood with friendly neighbors, community events at the pool and recreation area, and seasonal parades throughout the neighborhood. We're conveniently located near Highway 290 and the Grand Parkway (99), two major grocery stores, an outlet mall, a county park, and a large Cinemark movie theater.

What has been your favorite thing about living in this community?

The quiet atmosphere and being away from the more congested parts of the city.

What are your favorite places to eat, shop, visit in the neighborhood?

Restaurants: La Viva Mexican, LongHorn Steakhouse, The Cheesecake Factory, Lupe Tortilla Mexican Restaurant, Olive Garden, Las Mañanitas Mexican Restaurant, Saigon District Vietnamese Restaurant, The Hot Wok, Retro Cafe, and Jason's Deli.

Shopping: Houston Premium Outlets, Academy Sports + Outdoors, Kohl's, Marshalls, Bath & Body Works, Kirkland's Home, and Ulta Beauty.

What else can you share with future buyers?

The location has been great for us, and we hope the next owners will enjoy it as much as we have.

Cypresswood Trails

17418 Cedar Rock Drive
Hockley, Texas, 77447

Cypresswood Trails Community

- Neighborhood swimming pool
- Community recreation area
- Neighborhood playground and green spaces
- Seasonal community parades
- Community gatherings and events at the pool and recreation area
- HOA-maintained common areas

Nearby Shopping, Dining & Recreation

- Convenient access to Highway 290 and Grand Parkway 99
- Houston Premium Outlets
- H-E-B and Kroger grocery stores
- Nearby retail including Academy Sports + Outdoors, Kohl's, Marshalls, and Ulta Beauty
- Dining options in the surrounding Cypress and Hockley areas
- Nearby county park and Cinemark movie theater



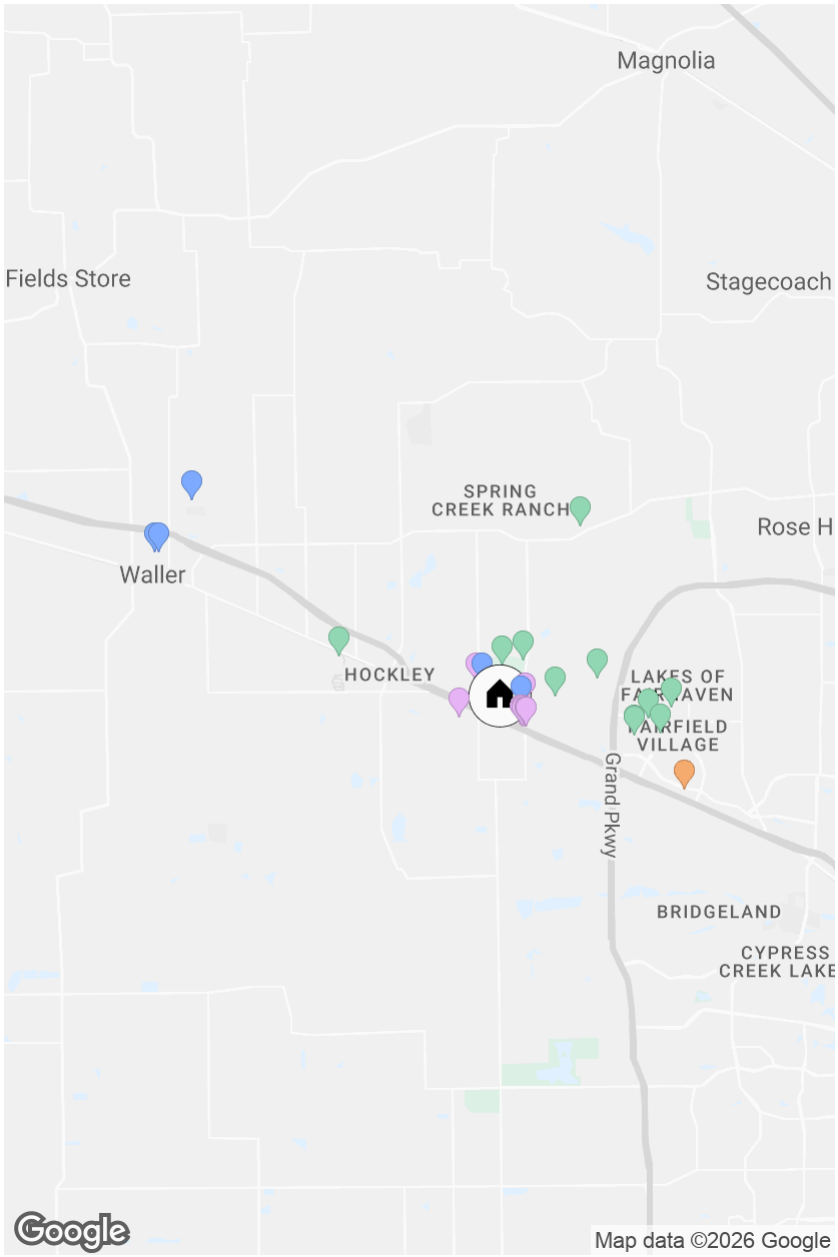





17418 Cedar Rock Drive

Cypresswood Trails

3 BD 2 BA 1466 SF



SCHOOLS

Roberts Road Elementary School, 0.47mi

Trinity Christian Academy, 0.47mi

Waller High School, 7.50mi

Richard T McReavy Elementary School, 7.60mi

Waller Junior High School, 7.68mi

RESTAURANTS

Subway, 0.53mi

Marco's Pizza, 0.54mi

Taqueria King, 0.56mi

Sonic Drive-In, 0.71mi

Dunkin', 0.74mi

Burger King, 0.77mi

Pizza Hut Express, 0.79mi

Krispy Krunchy Chicken, 0.81mi

Taco Bell, 0.81mi

Hunt Brothers Pizza, 0.82mi

El volcancito, 0.95mi

PARKS

Zube Park, 0.63mi

Zube Spray Park, 0.87mi

Adventure Park, 1.13mi

Schiel Park, 2.03mi

Neighborhood Park, 2.86mi

Central Park (Fairfield), 2.87mi

Fairfield Twin Ponds, 3.08mi

Golden Elm Park, 3.36mi

Hockley Recreational Complex, 3.41mi

North Splash Pad & Dog Park, 3.51mi

Bauer Landing Lake, 3.85mi

GROCERY STORES

H-E-B, 4.24mi

Compass RE is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

WHITE OAK REALTY GROUP | COMPASS