

# COMPASS

3606 Cedar Vista Ln. GARDEN OAKS Houston, TX 77018

3 BD/3.5 BA

2-CAR GARAGE

2,540 SF/ 1,943 LOT

BUILT 2019

## WHY WE ARE MOVING

We actually would love to stay! But our family has grown since we started living here! We now have two little ones (and so we would like an additional bedroom), as well as be closer to family.

## HOW LONG WE HAVE LIVED HERE

We are the original owners! Since September 2019

## WHAT WE LOVE ABOUT THE HOME

SO much space/big bedrooms, still feels new, just a happy home overall. We also love our amazing neighbors and being so close (easily walkable) to all of the awesome unique places close by. Feels very safe, lots of guest parking for when our friends and family come to visit! It's also nice having such short commutes!

## WHAT WE WILL MISS ABOUT THE HOME

A LOT! Mostly the home itself, our neighbors, and everything this area offers. Not to mention the block parties/Easter egg hunt, Farmers Market on Wakefield, the amazing nearby restaurants and vibe, all of the parks, Christmas lights in Candlelight Forest, walking through the neighborhood, our son playing outside with the neighbor kids, and too much more to list, really!

## UPDATES WE HAVE PERFORMED

Removed the carpet on the stairs/downstairs bedroom/ upstairs master & hall, and installed high-quality wood flooring. Added turf and pavers in the backyard, epoxied the garage floor with HEAVY duty/industrial epoxy (1/4" thick), updated lights/fixtures, master bathroom mirrors, added hardware to kitchen cabinets. My husband's company wired surround sound and converted everything to a smart system. Updated the half bath on the 2nd floor, and mirrors in master bath. New interior paint in 2024, powerwashed the exterior/backyard

## AREA HOTSPOTS

The entire AREA is one big HOT SPOT, and keeps getting hotter! Wakefield Crow Bar (excellent food, beer selection/specials, sand volleyball courts, cornhole, and pool), Decant, Walking Stick, Stomping Grounds on 34th (new), tons of new restaurants and bars, TC Jester Dog park, American Legion Park (being revamped), BB's, the Heights (a 5 min drive away), D'Alba, Millie's... too many favorites!

Garden Oaks Montessori  
Frank Black Middle  
Waltrip High