

Special Features & Updates

24009 PACK SADDLE TRAIL, NEW CANEY, TX 77357

Characteristics:

- ❖ Builder & Year Built: **Morris Builders, 2014**
- ❖ Square Footage: **8,931 ft.²**
- ❖ Bedrooms: **5**
- ❖ Full baths: **5**
- ❖ Half baths: **2**
- ❖ # Car Garage: **4**

FEATURES and HIGHLIGHTS

LAND:

Legal Description: NORTHCREST RANCH 01, BLOCK 1, LOTS 12 & 13
Total 24.5 Acres (10 acre lot & 14.5 acre lot, combined with the county)
Approximately 10-acres remain wooded
Northcrest Ranch Community on State Highway 242, approximately 2-miles from I-69,
about 20-minutes from IAH Airport, about 20-minutes to The Woodlands.
Deed Restricted Acreage Community
Horses allowed, 1 per acre
Shooting firearms is allowed when property is over 10 acres. Note: Verify current laws
with Montgomery County.
Second or Guest Home allowable to be built on property.
Property Completely fenced in with 6-foot iron fence with smooth tops, except for
approximately 1,000 ft along SH-242. Note: When highway construction is complete,
Northcrest Ranch POA plans to reinstall new 3-rail White Vinyl Fence all along the north
side of SH242 that had to be removed for the new roadway.

WELL:

For Irrigation purposes, with large pressure tank in Barn.
Plumbed to house to supply well water, in the event of community water system outage.

POND AREA:

Approximately 6-acres cleared area, fully irrigated.
Approximately 3-acres pond surface water
Water average depth 12-15 feet
Four drainage basins to distribute land and rainwater from home and barn into pond
Well water spigots positioned around pond
Island, circular diameter approximately 100 feet
50-foot arched Welded Aluminum Bridge, with Ipe hardwood decking and rails, with LED
lighting
30-foot Octagonal Gazebo with LED lighting and ceiling fan
Stocked with Black Bass and Blue Catfish
Automatic Fish Feeder

Underwater Aeration system with 4-fountains
Floating swimming/fishing dock
Paddleboat, 4-person

BARN:

Hawthorne® Steel Buildings Barn, insulated.
Fully guttered with screens, plumbed with drainage to pond.
50-foot deep x 40-foot wide inside
Will fit a 45-ft Class-A RV Motorhome (we had one for almost 2-years, with no problem to enter thru gate, drive to and backup into barn).
Covered Leans on both sides, 15-foot x 50-foot
Two large overhead doors
Three regular overhead doors facing west
Three horse Dutch-style doors on east side
Big Ass® brand shop fan
LED lighting inside and out
Security Cameras with DVR
Includes both Welding and RV receptacles

HOME:

Approximately 8,931 ft.² (per Appraisal Measurements)
Stone and Brick exterior, with Cedar Timber post & beams
Silver color Metal Roof
Fully guttered with screens, plumbed with drainage to pond.
Mostly One-Story, containing Two-Story Master Closet and Bonus Room over garage.
Crestron-brand Audio/Video Speaker System
Security Cameras with DVR
Built-in Hide-A-Hose Vacuum System, 9-ports with 30-ft hoses installed in walls at each port
Water Softener System, Wi-Fi enabled
Wood Shutters throughout
Walnut wood floors, NO carpet
Smoke free, and NO pet dander
Two Staircases (one by garage entry and the other in master closet).
4-car attached garage with a farm sink
5-Bedrooms (4-Kings with ensuite bathrooms and showers), and (1-Bunk room with ensuite bathroom and tub).
All bedrooms with Walk-in Closets
Master Bedroom with Gas log Fireplace
Master wrap-around covered porch.
Master Closet 2-story with “Juliet Balcony” dressing and sitting area.
Master Bath with dual vanity sinks, Whirlpool Tub, huge walk-thru shower with dual shower heads, private toilet
2-Half Baths (one is a pool bath)
Two Island kitchen, granite counters, two sinks with disposals
Thermador® 6-burner propane gas range, with griddle, two ovens
Thermador® Convection/Steam Oven
Thermador® Warming Drawer

Sub-Zero® Fridge, Freezer, and Wine Chiller
Huge Walk-Thru Pantry
Separate “Scullery Kitchen” with farm sink & disposal, Refrigerator, Microwave,
Dishwasher, Washer/Dryer, Drying Racks.
Breakfast Room
Formal Dining Room
Family Room with Gas-log Fireplace
Gameroom
Wet-bar with refrigerator, sonic-type ice machine, sink.
Media Room
Study with Gas-log Fireplace
Water service provided to all Northcrest homesites by Quadvest.

EXTERIOR FEATURES:

35-ft Tapered Aluminum Flagpole with Internal Winch can fly 2-5x8 Flags.
Landscape Lighting
Lawn and flowerbeds fully sprinklered from the Well
Baseline Irrigation System mounted in barn; controls irrigation for around home and pond
and can be operated from smart phone.
Two 500-gallon Propane Tanks; one above ground behind barn; the other is buried outside
of bunk room.
Playground with slides, swings, fort, rock climbing wall.

POOL:

Approximately 50,000+ gallons
Free form sports pool, approximately 28ft x 62ft
Approximate Depth: from Beach entry to 42” to 66”.
Pebble Sheen surface, installed by Modern Method Gunite—color Blue Granite.
Flagstone Coping and Tile
12-Volt LED Lighting system
Propane Heater and Geo-Thermal Heater
Paramount In-Floor cleaning system
Custom whole-pool Leaf Cover made by Katch-a-kid.
Automation Controls
Beach Entry
Sun Shelf Splash Pad w/bubblers, equipped for umbrella
Water Features, Waterfalls
6ft high x 14ft long Water Slide
Cove & Bench
In-pool dining table w/3-barstools, equipped for umbrella.
Equipped for Volleyball with custom net & poles.
Pool Depth up to 5-feet
Spa, approximately 11-ft diameter
Pool Decking & Back Patio using BELGARD Pavers.

OUTDOOR BACK PATIO & KITCHEN:

Granite counters

Sink with disposal

Propane Gas Grill

Two-Burner side unit

Two trash drawers

Multiple utensil drawers

Refrigerator

Ceiling Fans

Storage Closet

Pool Bath

Outdoor Shower

Wood-burning Fireplace

PIZZA OVEN:

Valoriani® Italian Wood-Burning Pizza Oven

Imported from Italy by Mugnaini® Imports of northern California.

Large inventory of Red Oak split logs

Additional Information

Additional Details:

HVAC # of units: 4 Age of HVAC system: 8 years Date serviced: 11/2022

HOT WATER HEATER # of units: 4 Age of Hot Water Heater: 8 years Type: Electric

ROOF Type: Metal Age of Roof: 8 years Previous Leaks: No

POOL/SPA Date installed: 2014 Installer: NW Mirage Custom Pools

Has it been resurfaced? No Does the pool have heater? Yes Is it functional? Yes

GENERATOR Does your home have a generator? Yes Date serviced: 01/2023

TERMITES Has the home ever been treated for termites? Yes, 2014 - slab, preventative

AVERAGE UTILITIES PER YEAR Electricity: \$10,900 Gas: \$1,000 Water: \$700

Contractors / Installer Information

Pond Construction: Jerrico General Contractors, Mr. Jerry Free, 281-382-1896

Bridge: Gator Bridge in Sanford, FL, 800-256-8857

Gazebo: Vixen Hill Gazebos, Chris Peoples, 210-286-0909

Barn: Hawthorne Steel Buildings, Magnolia, TX

Pool: NW Mirage Custom Pools, Mr. Jay Curry, 936-441-1956

Pool Cover: Katchakid, Mr. Bob Blankenship, 832-876-3505

Pool Service Weekly: Northwoods Pool Supply, 281-358-5909

Well: Weisinger Wells, Steve McGinnis, 936-756-7721

Septic System: Aerobic Maintenance, Jason Sessum, 832-493-8694

Generator: Kentech Generators, Ken Hanson, 713-870-6278

Propane Deliveries: Buster Brown Propane, 281-689-3946

Lawn Maintenance: Saul Martinez, 832-250-4671

HVAC: Water Furnace equipment, GeoThermal® Advantage, Charles Smith, 832-865-1679

Electrical: Lomax Electrical, Drew Neves, 936-827-2614

Plumbing: Josh Messer @ 832-618-7741

Roofing: Rodriguez Roofing, Luis Mendoza, 281-444-5269

Gutters: Jenkins Gutter Service, Matt Jenkins, 281-376-4125

Masonry: Abel @ 936-499-1813 or Jose @ 936-520-6103

Painting: Martiz Painting, Pepe Martinez, 832-642-4048

Appliances: CARC Services, Charlie Carter, 936-827-4863

Hide-A-Hose Vacuum: Airline Vacuum, King Tieken, 281-703-8777

RANCH EQUIPMENT:

John Deere® Tractor with enclosed cab, air-conditioning and heat

Tractor implements: brush hog mower, pallet forks, bucket, grapppler, log splitter

Scagg® Zero-turn mower, Cheetah 61"

Kubota® RTV with hydraulic dumping