



BONCK  
GROUP



# 24009 PACK SADDLE TRAIL

NORTHCREST RANCH



## NORTHCREST RANCH 24009 PACK SADDLE TRAIL

Set across 24.5 acres of breathtaking, private grounds just a short drive from The Woodlands, this exceptional Texas ranch estate offers a rare combination of scale, seclusion, and refined living. A long, gated drive sets the tone, leading to a striking custom residence where timeless architecture meets elevated design.

Spanning nearly 9,000 square feet, the home is defined by expansive, light-filled interiors, soaring ceilings, and a seamless connection between indoor and outdoor spaces. Thoughtfully designed for both everyday living and entertaining, it features multiple living areas, a chef's kitchen with premium appliances, and generous gathering spaces throughout. The primary suite is a true retreat, while each secondary bedroom offers its own en-suite bath.

The setting is nothing short of exceptional- complete with a pool and spa, tranquil pond, and expansive surroundings that create a true sense of privacy. A barn and additional structures provide flexibility for various uses, while extensive garage capacity offers space for collections, hobbies, or equipment.



5 BEDROOMS | 5/2 BATHS | 8,931 SQ.FT. MAIN HOUSE | 24.5 ACRES



24009 PACK SADDLE TRAIL  
LETTER FROM THE SELLER

Building this home was the result of years of dreaming and planning between the two of us. In our years of marriage and owning homes, we always talked about how nice it would be if we were able to build something that had the features, flow and warmth of a well thought out home. We began keeping a notebook containing different aspects of what we would love in a home. It was just a dream because we had a young family and were building our careers but it was fun to put our thoughts down on paper as we came across things that we thought would be perfect in a home.

That little exercise turned into pages and pages in an old school composition notebook. Eventually we found this property and took that little notebook to an architect. We began unveiling our dream of a home that would have plenty of storage, be comfortable for us as well as our guests, provide a place for family and friends to linger and build memories, and have a property with abundant serene and beautiful nature surrounding it. This home is the result of that joint effort.

The things we love about the home are many but we will try to convey a few. The home is exceptionally livable. On a day to day basis when it is just the two of us, we love the spaciousness of the home while still feeling cozy and inviting. When it's time to party, we love that the home does not feel crowded even with gatherings of 90-100 people. It's difficult to accomplish "warmth" when housing 2 or 100 but this floorpan and the outdoor spaces does both beautifully.

Having the space to organize and store the things we love and use for holidays, parties and everyday living has been amazing. We have never run out of storage space which was a priority when building. The kitchen is a delight to use to cook wonderful meals and the pantry was designed for maximum visibility to keep everything readily at hand and organized. The kitchen/breakfast room/family room is truly the heart of the home whether it is just the two of us or the home is overflowing with guests.

The functionality of the scullery kitchen has proven to be even better than we imagined. It is truly a multi-purpose room. Whether taking care of laundry while doing other things or having a place to take dirty dishes or catering needs to keep them out of sight during parties or gatherings, this room does it all.

## LETTER FROM THE SELLER (CONTINUED)

The placement of the game room was very intentional. Our previous game rooms were all upstairs and rarely got used because everyone wanted to be together and/or near the kitchen. We love hearing guests play pool or shuffleboard while others are lingering in the kitchen or living room. This feature truly accomplished what we had envisioned.

In addition to the house, the outdoor living is phenomenal. The back patio area has hosted very large parties with tables and chairs for anywhere from 60-90 people or just a quiet dinner for the two of us while watching the big game. The yard seems to invite people to want to throw a frisbee or football or just take a stroll. Seeing beautiful birds along the pond's edge or ducks flying in to land on the water never gets old. Catching blue catfish or large mouth bass from the pond and cooking fresh fish is fun and tasty for us as well as our family and friends. It is truly a serene and peaceful place.

Our love of trees was a guiding factor as we developed the property and that prompted us to leave as many as possible to preserve the beauty of the woods as well as our placement of the house and other structures. The "woods" before the pond as well as the area in front of the house was designed to feel like a park and also provides hours of nature and bird watching. While wanting to make use of any rain water, we designed the guttering on the house and barn to all flow via underground piping and drainage to go directly into the pond.

This property provides proximity to both I-45 and I-59/69 which makes it easy to get to The Woodlands, the airport, Kingwood and even Houston. It is a hidden gem that provides a place to retreat when you need or want to recharge while still being close enough to necessary conveniences.

Northcrest Ranch is a community that has very friendly people who look out for each other which is wonderful. Whether you want to engage with the neighborhood or just wave as you drive by, the people truly make this neighborhood special. During a freeze or hurricane or any other weather event, this neighborhood truly comes together to support each other in any way that they can.

While we never thought we would leave this home, having grandchildren has changed our minds. We will miss this piece of paradise and serenity but living closer to grandchildren and family is something that we want to take advantage of as this time and opportunity will not come again. Our hope is that this home will provide the future owners as much joy, peace and memories as it has provided to us. We have enjoyed every minute and hope that you will too!



## DESIGNED FOR GATHERING

Designed with an intuitive flow that balances grand-scale hosting with the warmth of a private retreat, this nearly 9,000-square-foot estate centers around an expansive heart where the kitchen, breakfast room, and family room converge. This central hub is supported by a high-function scullery and laundry center that serves as a multi-purpose command station for both daily chores and discreet event catering, while the ground floor is anchored by a lavish primary wing and a strategically placed main-level game room that ensures social energy remains connected to the home's core. Each secondary bedroom is designed as a well-appointed ensuite, offering guests a private wing that transitions seamlessly to the exterior, where the living footprint expands into a massive 83' by 41' patio overlooking a custom pool, spa, and private bass-stocked pond. Extensive garage capacity ensures every functional need is met, providing a high-performance layout that accommodates everything from quiet country living to gatherings of over 100 guests.

Living Room	42×37	Bedroom 3	16×16
Family Room	35×33	Bedroom 4	18×12
Primary Bedroom	25×17	Bedroom 5	14×11
Primary Bath	21×14	Garage (Attached)	38×24
Kitchen	19×16	Multipurpose Room (Over Garage)	38×24
Dining Room	19×17	Laundry	13×11
Office	18×15	Patio / Outdoor	83×41
Bedroom 2	17×12		



# LAND, POND, AND OUTDOOR SPACES

24009 Pack Saddle Trail

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## LAND

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- Legal Description: NORTHCREST RANCH 01, BLOCK 1, LOTS 12 & 13
- Total 24.5 Acres (10-acre lot & 14.5-acre lot, currently combined but can be divided)
- 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 are allowed, 1-per acre
- Shooting firearms is allowed when property is over 10.0 acres (Note: verify current laws with Montgomery County)
- Second Home 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 SH242.
- **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



## POND AREA

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- Approximately 6-acres cleared area, fully irrigated
- Approximately 3-acres pond surface water
- Water average depth 12-15 feet
- GeoThermal coiled pipe system submerged
- 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

## WELL

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

## PIZZA OVEN

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- Valoriani Italian Wood-Burning Pizza Oven imported from Italy by Mugnaini Imports of northern California
  - Split log storage below oven on both sides of structure
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# ROOM AND SPACES SPECIFICATIONS

24009 Pack Saddle Trail

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- Approximately 8,931 SqFT (per Appraisal District)
- Concrete Slab with concrete piers installed.
- Stone and Brick exterior, with Cedar Timber posts & beams
- Metal Roof, silver color.
- Fully guttered with screens, plumbed with drainage to pond.
- Mostly One-Story, containing Two-Story Primary 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 (WiFi enabled)
- Marvin Windows and Doors
- Energy-efficient geothermal for heating and cooling
- Wood Shutters throughout
- Walnut wood floors, NO carpet
- Smoke free, and NO pet dander
- Two Staircases (one by garage entry and the other in Primary closet).
- 4-car attached garage, with 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
- Primary Bedroom with Gas log Fireplace
- Primary wrap-around covered porch.
- Primary 2-story Closet, with "Juliet Balcony" dressing and sitting area.
- Primary 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
- Thermidor 6-burner propane gas range, with griddle, two ovens
- Thermidor Convection/Steam Oven
- Thermidor Warming Drawer
- Sub-Zero Fridge, Freezer, and Wine Chiller
- Huge Walk-Thru Pantry
- Scullery Kitchen/Utility Room, with Island, farm sink & disposal, Refrigerator, Microwave, Dishwasher, Washer/Dryer, Drying Racks, Gift Wrap Station
- Breakfast Room
- Formal Dining Room
- Family Room with Gas-log Fireplace
- Game room
- Wet-bar with refrigerator, sonic-type ice machine, sink
- Media Room
- Study with 2-person work stations, built-ins, Gas-log Fireplace, closet in hall adjacent to Study
- Under stairs storage closet
- Attic with decked walkway for easy access of equipment
- All attic foam insulation applied to roof deck and outer walls
- Water service provided to all Northcrest homesites by Quadvest Utilities

# BARN & EXTERIOR FEATURES

24009 Pack Saddle Trail

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## BARN

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- 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
- Covered Leans on both sides, 15-foot wide x 50-foot long.
- Two large overhead doors
- Three regular overhead doors facing west
- Three dutch-style horse doors on east side
- Big Ass brand shop fan
- LED overhead and accent lighting inside and out
- Security Cameras with DVR
- Includes both Welding and RV receptacles

## EXTERIOR FEATURES

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- 35-ft Tapered Aluminum Flagpole with Internal Winch, can fly 2-5x8 Flags.
- 20-foot wide circular concrete driveway.
- Landscape Lighting
- Lawn & flowerbeds fully irrigated 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

## RANCH EQUIPMENT

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- John Deere Tractor with enclosed cab, air-conditioning and heat
- Tractor implements: brush hog mower, pallet forks, bucket, grappler, log splitter
- Scagg Zero-turn mower, Cheetah 61"
- Kubota RTV with hydraulic dumping

## POOL AREA

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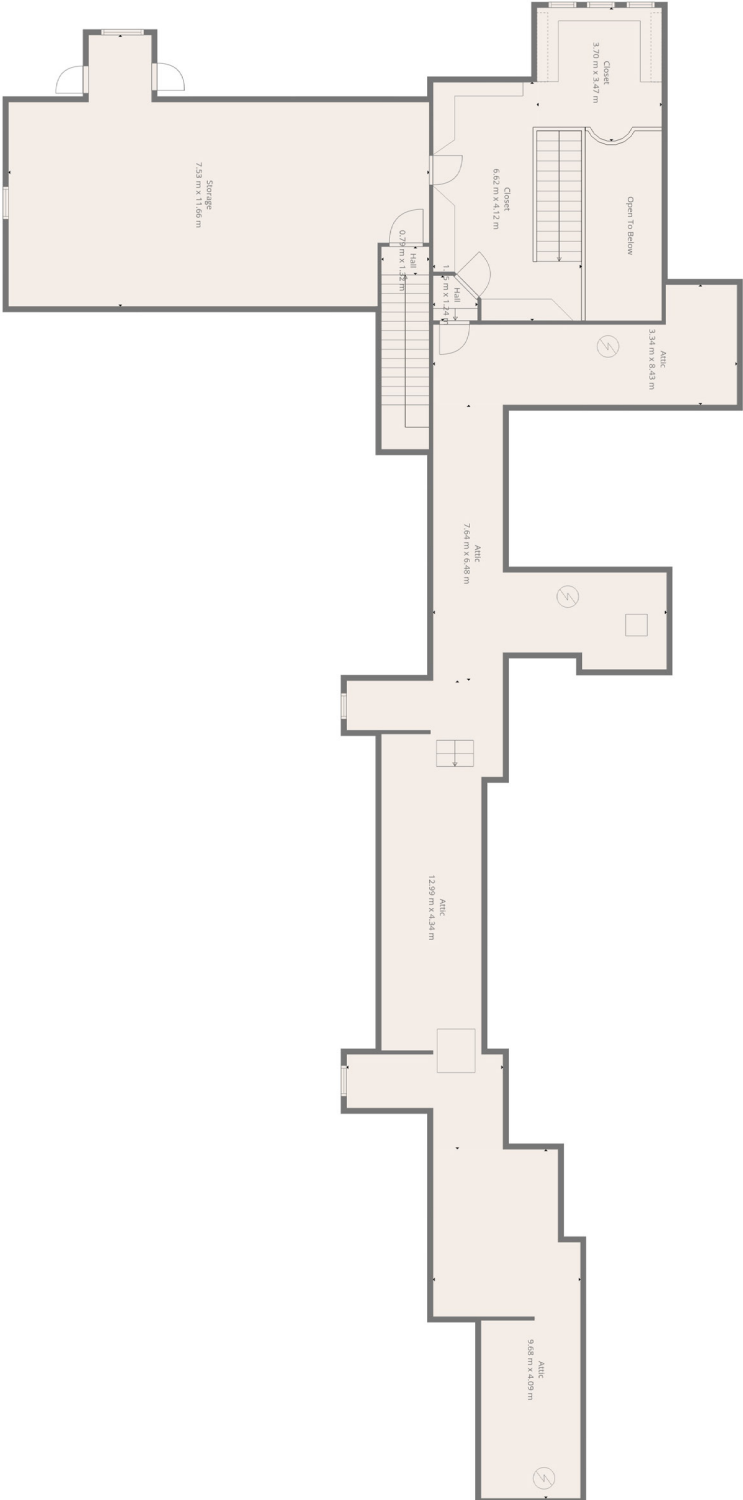
- Approximately 50,000+ gallons
- Free form sports pool, approximately 28ft x 62ft
- Approximate Depth: from Beach entry to 42" to 60"
- Pebble Sheen surface, installed by Modern Method Gunite—color Blue Granite
- Flagstone Coping and Tile
- 12-Volt LED Lighting system
- Propane Heater and Geo-Thermal Heater
- Paramount In-Floor cleaning system
- Custom whole-pool Leaf Cover made by Katchakid
- 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

## BACK PATIO & OUTDOOR KITCHEN

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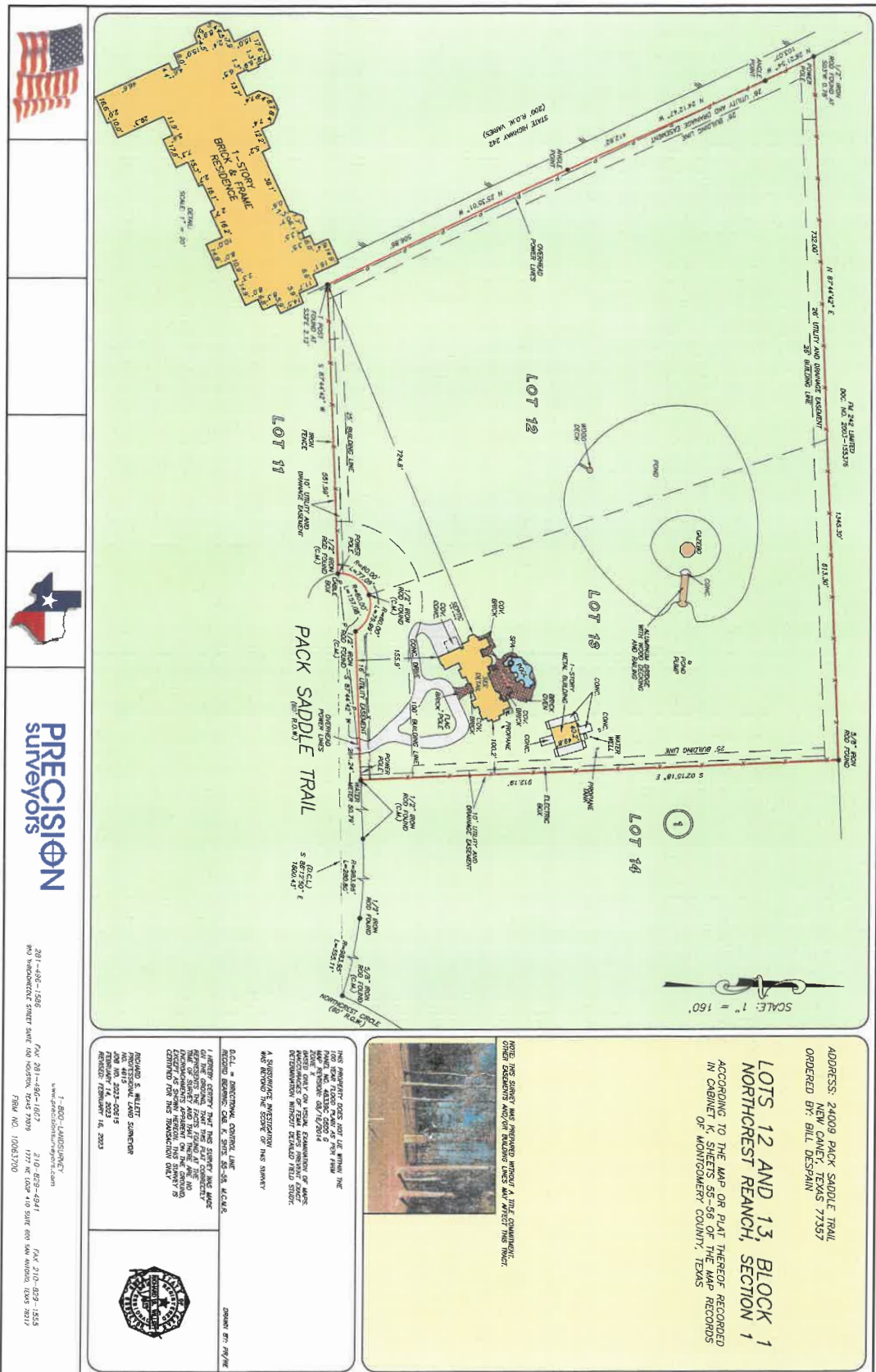
- Granite counters
- Sink with disposal
- Propane Gas Grill with two-Burner side unit
- Two trash drawers
- Multiple utensil drawers
- Refrigerator
- Ceiling Fans
- Storage Closet
- Pool Bath
- Outdoor Shower
- Wood-burning Fireplace





# LAND AND HOME SURVEY

24009 Pack Saddle Trail



**PRECISION**  
Surveyors

201-482-1588  
400 WINDSOR CIRCLE SUITE 100 WOODWAY, TEXAS 77357  
FAX: 201-454-6123  
FIRM NO. 10081200

**NOTE:** THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER DEEDS AND/OR RECORDING LINES MAY AFFECT THIS TRACT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA MAP REFERENCE: 080127014

DATE: DATE OF JUDICIAL EXAMINATION OF MAPS DETERMINED BY THE COUNTY CLERK'S OFFICE. DETERMINATION WIDGET DETAIL: FIELD SURVEY.

A SURVEYANCE INVESTIGATION WAS CONDUCTED BY THIS SURVEYOR.

**STATE OF TEXAS**  
COUNTY OF DALLAS  
I, **ANDREW S. WELLS**, SURVEYOR  
NO. 4815  
EXPIRES: FEBRUARY 14, 2023

I, **ANDREW S. WELLS**, SURVEYOR  
NO. 4815  
EXPIRES: FEBRUARY 14, 2023

DATE: 11/14/2023

BY: **ANDREW S. WELLS**

DESIGNER: **BR. M/W/PC**



**ADDRESS:** 24009 PACK SADDLE TRAIL  
NEW CANEY, TEXAS 77357  
ORDERED BY: BILL DESPAIN

**LOTS 12 AND 13, BLOCK 1  
NORTHCREST REANCH, SECTION 1**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET K, SHEETS 55-56 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS





**LAURA BONCK**  
Owner | The Bonck Group

E [laurabonck@bonckgroup.com](mailto:laurabonck@bonckgroup.com)  
C 713.882.6554 O 832.979.4540

 **BONCK GROUP**  
[bonckgroup.com](http://bonckgroup.com)