

# CARSWELL

## REAL ESTATE



**23460 CANNONDALE LOOP**  
MONTGOMERY, TX 77316

### KEY FEATURES

#### | OUTDOOR & LOT

- 2-acre fully gated property with 8 foot double steel entry gate with Liftmaster commercial gate openers.
- Raised bed gardens, irrigation system with Hunter Pro-C Controller, and app-controlled moonlighting in trees.
- Wooded privacy on three sides (rear, left, right) and partial privacy in front
- Large barn (40' x 50') with storage loft, climate-controlled exercise/flex room, and high-end features (glass doors Liftmaster Maxum Industrial DC Barn door opener, large fan)
- Standing seam metal roof (rated for 150 MPH winds, qualifies for insurance discounts with upgraded premium Grace High Temp ice and water shield underlayment)
- Extensive outdoor entertainment: large custom pool and hot tub with in floor cleaning system, Pentair equipment, chiller, built-in-table and stools, upgrade pebble tech, 960 square foot covered patio (travertine), summer kitchen with grill, outdoor beverage fridge and sink, sonos pool surround speakers and outdoor tv

#### | INTERIOR

- High ceilings throughout (24 ft in main areas, 10-12 ft elsewhere)
- 4-5 bedrooms (flexible office/bedroom space)
- Walk-in closets and en suite bathrooms in most secondary bedrooms
- Media room with Sonos surround, blackout shades, Murphy bed for guests
- Plantation shutters in bedrooms and studies
- Large pantry, butler area, and quartz countertops throughout (including outdoor kitchen)
- Kichler fans with remote controls, cabinet lighting, and undercabinet lighting in kitchen/bar
- Café appliances, built-in refrigerator, Pure Flame electric fireplace, gas stove and dryer, upgraded convection microwave, and double ovens.
- Large laundry room with farmhouse sink and space for secondary fridge



## | PRIMARY SUITE

- Spacious bathroom: Moen brass fixtures, oversized soaking tub, double shower heads, large linen closet, his & her vanities, statement chandelier, large windows in primary bedrooms overlooking backyard oasis
- His & hers closets with built-in drawers
- Reinforced security/safe room with Murphy bookcase door Alderwood with electric strike with A/C power and battery backup, wireless access control and secret book tilt switch

## | UTILITIES & TECHNOLOGY

- 2 HP pump and stainless steel upgraded well, 120 gallon tank and inside barn to protect from elements.
- Kohler generator 20 RCA 20/18 KW air cooled 3600 PRM with aluminum enclosure with Kohler 100 ASE transfer switch. Maintenance per paid through December 2026.
- 13 security cameras (app-accessible), alarm system, and hardwired internet in every bedroom
- Sonos music system hardwired through home, barn, outdoor patio and pool.
- IT tower and switch included
- Energy-efficient design (low A/C usage, insulated garage)
- Epoxy floors in garage and exercise room
- Smart home features: smart light switches, smart door locks, app-controlled lighting, and double ovens with smart technology
- Dedicated outlets for deep freezer, 220V in garage and barn

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