

9610 Hackamore Court Country living with style!



Reasons that you'll regret if you let this property pass...

Country living with views for miles! This one-of-a-kind luxury custom home is located on a sprawling ~14AC lot in the upscale Willow Crossing ranching community. Located just 5 minutes outside Justin, this spectacular home located on a cul-de-sac is graced with quality craftsmanship & character in every room. Live life to its fullest! Gourmet meals in the Chef's kitchen; Do laps or play volleyball in the 39' salt water swimming pool with peaceful sounds of waterfalls and bubblers; Suntan deck or cozy up to the massive back porch fireplace or built in fire pit down the steps; Soothe and therapeutic Bullfrog modular hot tub; Completely unobstructed views all across Denton County from the 2nd story balcony; Shoot skeet across the pond, or into the hill, or just catch some fish; Raise animals in the cross fenced, ag exempt, pastures; Entertain with open floorplans and lots of natural lighting, 2 story living area with full rock fireplace; Beautiful large Master suite with soaking tub, large shower, large closet with 3rd rack for out of season clothes; Three car garage and pole barn for all the toys, ATV's, etc; Professionally landscaped. ADA first floor with wider hallways and doors. Roll in shower. Must see to appreciate all the features/ benefits of owning this property. This is house is sure to check all the boxes!

Other References:

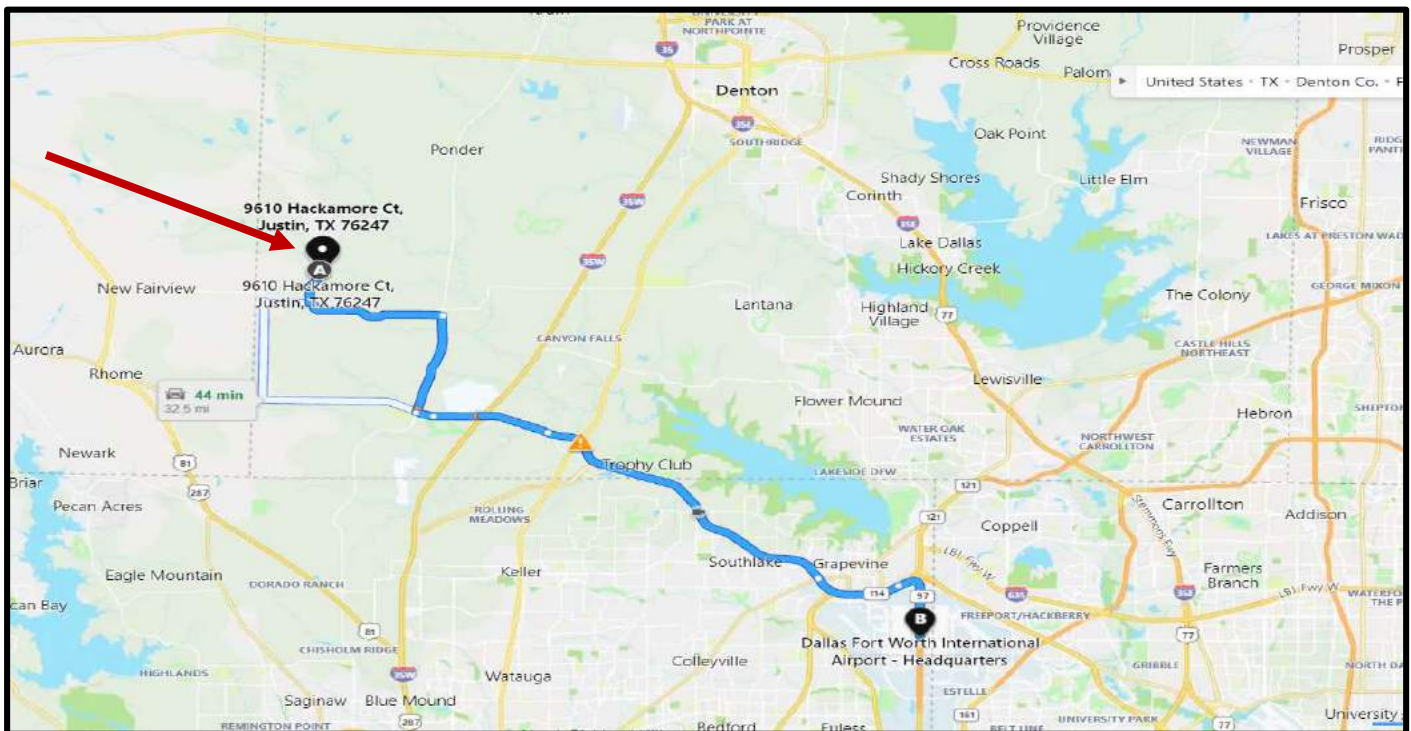
- Virtual Tour, Photos, 3D-walkthrough, & Features: <https://www.seetheproperty.com/390916>
- 3D Walkthrough: <https://my.matterport.com/show/?m=d7D48DEsEsU>
- Drone video: <https://youtu.be/VES50qhbq>

Exclusions and notes about conveyance:

See List Of Exclusions attached to MLS

Prime Location:

- [Northwest ISD](#) – well rated schools; Justin Elementary; Gene Pike Middle School; Northwest High School
- Mins from the Texas Motor Speedway and other restaurants & entertainment
- Mins from Textron, BNSF, American Airlines, Lockheed Martin, & many [other major employers](#) in the DFW area
- Mins from Universities (UNT, ~25 mins; TWU, ~35 mins; NCTC, ~32 mins; UNT Health Science Cntr, ~43 mins);
- Nearby access to Hwys FM 407, FM 156, I-35, FM 114; **distance to closest grocery ~7 mins**
- Distance to Justin Elem (~9 mins by car), Gene Pike MS & Northwest HS (~16 mins)
- Fort Worth Alliance Airport (21 mins); Denton Enterprise airport (31 mins); DFW airport nearby (~42 mins)



Notable features*:

- The home is being sold by the original owners
- From the massive steel front door with rain glass to the minutest detail this home is graced with quality craftsmanship & character in every room – handscraped wood flooring, travertine & ceramic tile, granite, fine chandeliers & fixtures, built-ins & shelving, fine trim & crown molding, ceiling beams & much more (see below list is not complete – need to see it with your own eyes)!
- Oversized garage w/tall garage door on one bay to fit taller, large truck. (27' x 22' + 23' x 22')
- Chefs' kitchen with stove top pot filler, professional grade SS Kitchenaide appliances & venthood – 48" gas stove top, double ovens. Veggie sink in large island. Large walk-in pantry!
- Open floorplan with 20-ft tall stone fireplace (propane gas/logs, ventless) in living area, wood beams in kitchen and dining room, extensive trim-work &

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today
!*

molding throughout, ceiling fans & window coverings throughout. Hand-scraped hardwood floors. Large walk-in closets.

- Master and two secondary bedrooms (jack and jill bath) downstairs; one bedroom with game loft, sauna room, and exercise room upstairs.
- Vaulted ceiling in master, large master bath en-suite with walk-in shower, stand-alone soaking tub, double vanities & makeup counter
- ADA first floor - wider halls and doors. Roll in large shower in downstairs secondary bedrooms.
- Metal turret roof over study; study has pocket door
- Large mud-room & laundry (with sink, cabinets & plenty space for extra freezer)
- 2nd floor - game-room balcony overlooks living room w view to gorgeous stone fireplace & tons of natural lighting thru large 2nd story windows
- 2nd floor - Large outside covered balcony (12'x11') with views for miles.
- Large 55'x12' covered back patio with wood burning stone fireplace, ceiling fans
- House and patio wired for sound system
- House wired for security system; 225 + 80 Amp electrical service
- Stone steps down to saltwater pool with large grotto, stone waterfalls, hot tub under wood & stone pergola (new pool pumps - replaced due to freezemaggedon)
- Fully landscape yard with extensive irrigation & uplights
- Private drive with solar powered driveway gates; parking behind house
- Metal iron fence around back yard
- Well with 2500 gallon water storage tank and filtration system; pressurized water system; well - drilled 400-ft deep
- 36'x46' pole barn. 12'x24' concrete slab ready for feed or tack room, includes 36'x10' overhang on south side for animal shelter.
- Cross fenced pastures, bricked well house, frost free faucet for water tanks, etc.
- Creek & large pond with mature hardwood trees surrounding...overflow feeds out to Oliver Creek; fantastic for fishing or target practice!
- Views!...On highest land in area; unlikely to have construction behind house for a long time.
- Structural & Efficiencies - 30-yr roof; Carrier HVAC R410-A/SEER 15; double-pane low-e windows; ceiling fans; radiant barrier; gas/propane furnaces & water heater (2 x 50-gal) with recirculating pump; aerobic septic
- Verizon FIOS (fiber) and great cell service in this area (also AT&T and others)
- Get out of the city - take advantage of this low property tax rate - ~1.69% (wow!)

*buyer's and their agents need to verify all features, measurements, taxes, easements, & school info.

Send your offer today!