

Cozy Country Cottage

12887 FM 2095~ Gause, Milam County



Enjoy your morning coffee as the sun rises over the foothills of Sugarloaf Mountain.



This charming country property features 7.75 acres and a 792 SF, 2 bedroom, 1 bath CH/CA cottage. There is a wonderful front and side covered porch, overlook the gently sloping, tree covered property.



A spacious and open kitchen and living area gently reflect the morning sun as it rises over the countryside.

Two comfortable bedrooms and a country bath make this a great weekend retreat.



The property is scattered with mature Oak, Elm, Cedar and Yaupon. Paved road frontage off FM 2095 and county road frontage on CR264 (Sugarloaf Mountain Road)

A private water well, power and a standard septic system furnish the home. As well as TWO full RV hookups, complete with water, power and a separate septic system for those self-contained, weekend visitors or as rental income potential.



There is a timer/sprinkler system in place that has been used to establish and maintain the large yard area of St. Augustine grass that has been sodded around the house.

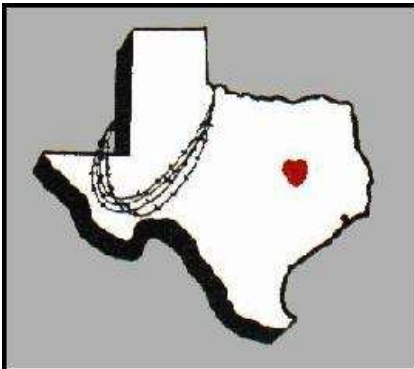
Aside from the relaxing views, the property also offers an above ground pool with a custom deck and horseshoe pits for recreational entertainment.





Call TODAY to schedule your personal viewing
of this Charming Country Property!!!

Offered at \$ 140,000.00



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