

## **“The Country Place”**

The privacy and seclusion of country living with paved road frontage and deed restricted protections. A quiet, private community, on a cul-de-sac street with great neighbors and a small town, country lifestyle.



**21.956 Acres – Tract 4F of the Twenty-Two Hills subdivision-  
just off FM 2095 near Gause, in Milam County.**



This property features a beautiful rolling terrain, mature scattered Oaks, Cedar and Yaupon. The gated and landscaped entry with an improved drive-way(2009) welcome you as it winds around to the home site.



The home boasts immaculate views of the property as you overlook the handcrafted water feature, the refreshing inground, heated pool(2009) and then in the distance, the 4.2 acre stocked lake.

The lake is appx. 12' deep with an island. There is a hand-made, arched walking bridge and gazebo with power and water at the lake. The bridge and gazebo are wired with lights on a timer, which enhance the evening views from the home.



The home, custom built in 2002, features appx. 1350 sf of heated living space. Two Bedrooms and two baths, a large mudroom with outside entry, and an open and spacious, living kitchen and dining area. 17' vaulted ceilings, custom Pecan cabinets, Granite countertops, wood-burning fireplace, stainless steel appliances, Subzero refrigerator, built-in oven and microwave, Viking 6 burner cooktop, tiled and handicap accessible bathrooms, tile and carpeted flooring and so much more. This house was built top of the line all the way.



The master suite features a spacious walk-in closet and French doors accessing the covered patio outback. A hot tub overlooks the view of the pool and pond.





Outside there are so many amenities.....

The yard area around the house is fully landscaped with a sprinkler system in place.

For the dog lover - there is a covered, 4-kennel dog run area attached to the house with power, water and French drains.

### Two Barns/workshops:

The First is a 30'x40' metal barn on slab. Fully insulated with CHCA(2009-3ton), 10'x20' insulated overhead door with electric opener, two walk-thru doors, an attached "bird-pen". The water well is just outside the shop, but the pressure tank is inside for protection from the elements. It is total wired and plumbed for power and water with additional wiring for two 7000KW generators. One is wired into the shop/well and the other to the house in the event of power failure. (Generators do not convey, but are negotiable) The LPG tank and pool pump/heater equipment is hidden behind privacy fencing and there is a small wood shed. There is an RV hookup near the house with water, power and sewer connections. A perfect spot for RV storage or weekend visitors.



The Second is a 30'x50' (built 2009) insulated, metal barn on slab with overhead(w/electric opener) and walk-through door. Inside there is a 20'x30' (600sf) efficiency apartment with separate access. It features all appliances, a handicap friendly bathroom, spacious living area and large closet. There is additional storage above the apartment from inside the shop. The shop/apartment has its own septic and power meter.



No expense was spared in the development of this unique property. All the hard-work, money and time has been spent. Now is your opportunity to take advantage of this finished, turn-key ranch. Whether you are looking for that perfect weekend getaway or a quiet, country retirement property, you owe it to yourself to take a look at what this place has to offer.



**\$ 459,000.00**

**\*\*\* NOTE: Additional wooded acreage is available on the East side of the property.  
21.279 Acres listed at \$4,500.00/acre (separate negotiation required)**



**Cunningham Real Estate**

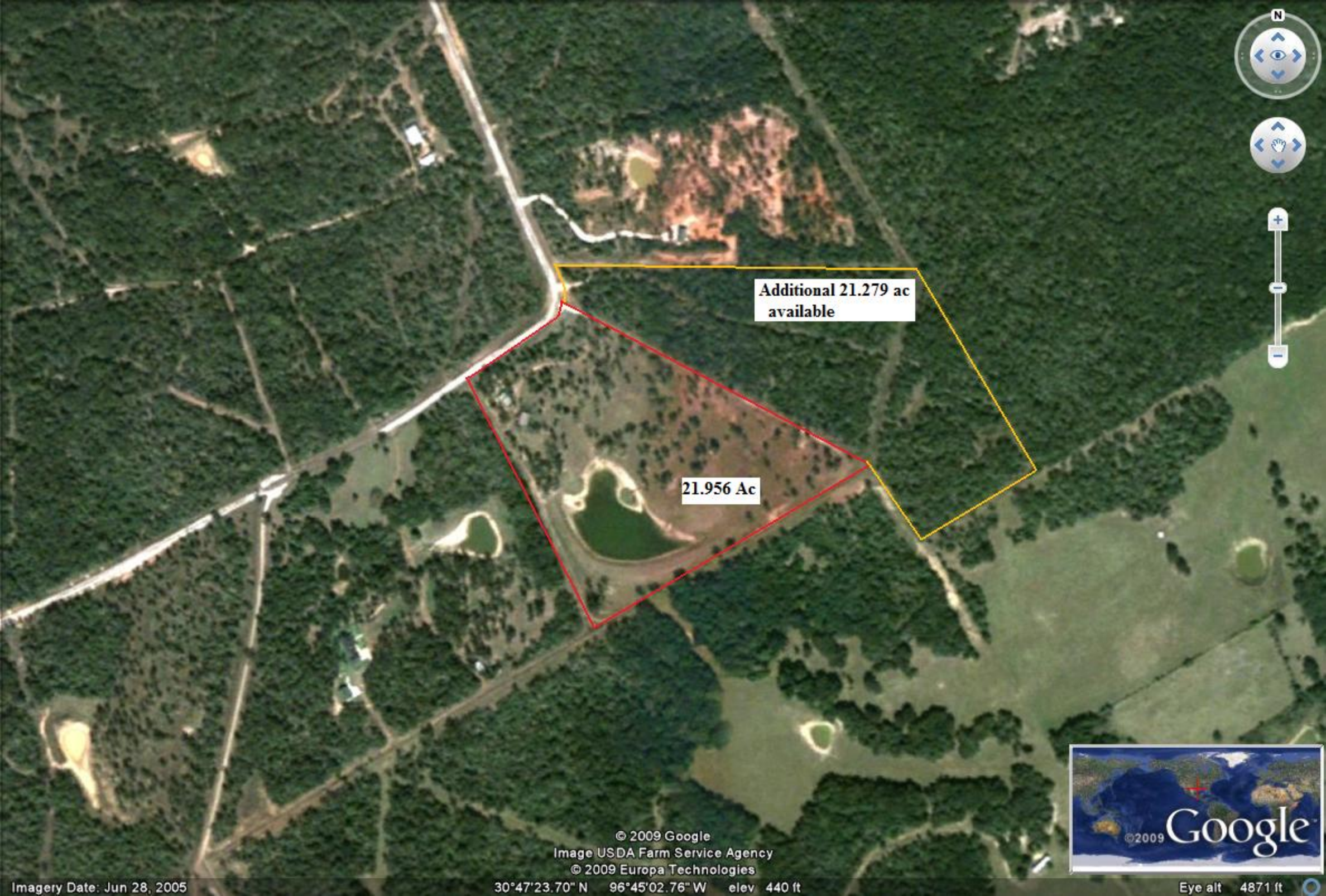
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Additional 21.279 ac  
available

21.956 Ac

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30°47'23.70" N 96°45'02.76" W elev 440 ft



Eye alt 4871 ft

Imagery Date: Jun 28, 2005