

\$1,275,000 - 206 22 Hills Rd., Gause

MLS® #25006682

\$1,275,000

3 Bedroom, 3.00 Bathroom, 3,900 sqft

Residential on 11.32 Acres

Other, Gause, TX

Stunning custom lodge-style home on 11.37 acres in the sought-after 22 Hills area of Gause, TX. Built in 2002, this 3,300 sq ft home features soaring 40-ft ceilings, a dramatic floor-to-ceiling stone fireplace, and premium wood finishes throughout—including Colorado Aspen, white pine, blue spruce, and mesquite trim. The custom kitchen cabinets are made from all Mesquite. The thoughtful layout offers two spacious primary suites (one on each level), wood-look tile flooring throughout, and plush carpet in one upstairs bedroom for added comfort. Enjoy a fenced backyard and separate outdoor oasis featuring a pool, Jacuzzi, and pool house—perfect for relaxing or entertaining. Property includes multiple barns, small livestock pens, two large shops (55x25 and 35x25), and a detached two-car garage. All-new Low-E double-pane windows are scheduled for installation, and the 35-year architectural roof is just 6 years old. A private water well serves the property. Ideally located only 45 minutes from Bryan—College Station and 1.5 hours from Austin, this unique property offers space, privacy, and rustic luxury in a scenic setting.

Built in 2002

Essential Information

MLS® #	25006682
Price	\$1,275,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,900
Acres	11.32
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	206 22 Hills Rd.
Area	Milam
Subdivision	Other
City	Gause
County	Milam
State	TX
Zip Code	77857

Amenities

Utilities	Sewer Available, Septic Available, Water Available
Parking	Detached Carport
# of Garages	2

Interior

Interior	Tile
Interior Features	Granite Counters, High Ceilings, Dry Bar, Kitchen Island, Walk-In Pantry
Appliances	Dishwasher, Electric Water Heater, Microwave
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Wood Burning
Stories	Two

Exterior

Lot Description	Open Lot, Trees Large Size, Trees, Wooded
Windows	Low-Emissivity Windows
Roof	Shingle

Foundation Slab

School Information

District Gause

Additional Information

Days on Market 118

Listing Details

Listing Agent Tammy Hood

Listing Office JLA Realty

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