

# \$795,000 - 1004 22 Hills Rd, Gause

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MLS® #25008319

**\$795,000**

3 Bedroom, 3.00 Bathroom, 3,830 sqft

Residential on 19.76 Acres

Other, Gause, TX

Casey Ridge â€“ Gause, Milam County, TX  
Located in the desirable 22 Hills neighborhood of SE Milam County, this custom 3-bedroom, 3,830 sq. ft. barndominium sits on 19.76 acres of rolling terrain with sweeping views. The open-concept layout connects the kitchen, dining, and living areasâ€”ideal for everyday living or entertaining. A converted garage offers a spacious, sunlit office.

Features include a 25'x50' shop/barn (partially enclosed with overhead doors), screened porch, greenhouse, 21'x26' covered carport, 20'x29' fenced dog kennel, and a gated entrance with perimeter fencing for added privacy.

The property is equipped with a water well, aerobic septic system, 19.96 kWh solar array, 18 kWh battery storage, and dual 9 kWh Generac battery stacksâ€”ensuring reliable backup power and reduced energy costs. Mulched trails lead to a peaceful pond and meandering paths through native landscapes, perfect for tranquil walks and wildlife watching. With paved road access, this property offers the ideal blend of country serenity and modern convenienceâ€”whether you're seeking a private retreat, functional homestead, or a unique place to call home.

Built in 2001

## Essential Information

MLS® # 25008319



|                |                         |
|----------------|-------------------------|
| Price          | \$795,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 3,830                   |
| Acres          | 19.76                   |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Farmhouse, Ranch        |
| Status         | Active                  |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1004 22 Hills Rd |
| Area        | Milam            |
| Subdivision | Other            |
| City        | Gause            |
| County      | Milam            |
| State       | TX               |
| Zip Code    | 77857            |

### Amenities

|              |                                                          |
|--------------|----------------------------------------------------------|
| Utilities    | Electricity Available, Septic Available, Water Available |
| Features     | Deck/Porch, Dog Park, Garden Area, Storage Facilities    |
| Parking      | Attached, Converted Garage, Garage                       |
| # of Garages | 3                                                        |
| Pool         | Above Ground                                             |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior          | Concrete                                                          |
| Interior Features | High Ceilings, Quartz Counters, Window Treatments, Ceiling Fan(s) |
| Appliances        | Tankless Water Heater, Dryer, Washer                              |
| Heating           | Central, Electric, Zoned                                          |
| Cooling           | Central Air, Electric, Zoned                                      |
| # of Stories      | 1                                                                 |
| Stories           | Two, One                                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Fire Pit, Sprinkler/Irrigation        |
| Lot Description   | Pond on Lot, Trees Large Size, Wooded |
| Roof              | Metal                                 |
| Construction      | Metal Siding                          |
| Foundation        | Slab                                  |

### **School Information**

|          |       |
|----------|-------|
| District | Gause |
|----------|-------|

### **Additional Information**

|                |     |
|----------------|-----|
| Days on Market | 100 |
|----------------|-----|

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Agent  | Cody Cunningham        |
| Listing Office | Cunningham Real Estate |

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