

\$855,000 - 1786 Cr 348 Loop, Gause

MLS® #25008335

\$855,000

3 Bedroom, 2.00 Bathroom, 2,500 sqft

Residential on 30.00 Acres

Other, Gause, TX

Welcome to sunny days and lovely sunsets. This is ranch life complete! A stunning property featuring a 3 bedroom, 2 bath home on 30 semi-wooded acres, secluded, as no structures are seen from the road. Home has 2 family rooms with a stone fireplace, floor to ceiling windows, tile/wood flooring and large picture windows. A recently completed patio room is a bright, roomy gathering space. Kitchen has granite countertops, stainless steel appliances, custom cabinetry, under cabinet lighting and walk-in pantry. The master bedroom features an ensuite bathroom and walk-in closet with barn-door closures. 2 other bedrooms and an office/flex room complete the approximately 2,500sf living space of this open-concept home. The 2 car garage with overhead door has built-in shelving and a loft style storage area. Property has a pipe entrance, perimeter and cross fencing with net wire, 2 water wells, and a stocked pond. Multiple pens feature run-in shelters and a 2 stall barn. A cattle chute with head gate and pipe stock facilitate animal care. 2 large parking bays provide protection for vehicles and farm equipment. RV parking area has utility hookups. The hay meadow has an irrigation system with a dedicated well, perfectly suited for a vineyard or other pursuits. Property would be great for your primary home, weekend get-away, or Texas A&M alumni seeking a retreat for game day weekends. Ag/wildlife exemption already in place. Easy commute to College Station,



Austin, or Houston.

Built in 2013

Essential Information

MLS® #	25008335
Price	\$855,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,500
Acres	30.00
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1786 Cr 348 Loop
Area	Milam
Subdivision	Other
City	Gause
County	Milam
State	TX
Zip Code	77857

Amenities

Utilities	Electricity Available, Sewer Available, Septic Available, Water Available
Parking	Attached, Garage
# of Garages	2

Interior

Interior Features	Granite Counters, Ceiling Fan(s), Dry Bar, Kitchen Island
Appliances	Dishwasher, Electric Water Heater, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Wood Burning

# of Stories	1
Stories	One

School Information

District	Gause
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Additional Information

Days on Market	64
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Listing Details

Listing Agent	Connie Dent
Listing Office	Arrow Creek Properties, LLC

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