

\$525,000 - 8954 Cr 353, Gause

MLS® #25009848

\$525,000

3 Bedroom, 2.00 Bathroom, 1,974 sqft

Residential on 10.00 Acres

Other, Gause, TX

Welcome to a nature lover's paradise! This meticulously cared-for home offers 3 bedrooms, 2 baths, and a versatile office/flex room within a 1,974sf floor plan. The split-bedroom layout provides privacy, while tile and laminate floors throughout make for easy upkeep—no carpet! A wood-burning stove adds charm and warmth, perfectly complementing the central heating and cooling system. Step outside to relax on the screened-in back porch or explore the many outdoor features that make this property truly special. Property features a pond, rainwater catch system, and thoughtfully designed flower garden to attract hummingbirds, butterflies, and birds. For those who enjoy projects, there's a shop with lean-to and a separate building for hobbies or could be utilized as a storage building. Animal lovers will appreciate the fenced front yard for pets, along with perimeter fencing and cross-fencing that make the property ready for livestock or wildlife management. With a mix of 60% wooded and 40% open land, and a wildlife exemption already in place, you'll enjoy both natural beauty and tax benefits. A private water well adds to the property's self-sufficiency. This home combines comfort, practicality, and the serenity of country living—all in one beautiful setting.

Built in 2008

Essential Information



MLS® #	25009848
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,974
Acres	10.00
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	8954 Cr 353
Area	Milam
Subdivision	Other
City	Gause
County	Milam
State	TX
Zip Code	77857

Amenities

Utilities	Electricity Available, Sewer Available, Septic Available, Water Available
Features	Garden Area, Storage Facilities
Parking	Detached Carport, Front Entry
# of Garages	2

Interior

Interior	Tile, Vinyl
Interior Features	Laminate Counters, Ceiling Fan(s)
Appliances	Electric Water Heater, Water Heater
Heating	Central, Electric, Other
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Other, Wood Burning
# of Stories	1
Stories	One

Exterior

Lot Description	Pond on Lot, Trees Large Size, Trees
Roof	Shingle
Construction	HardiPlank Type

School Information

District	Gause
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Additional Information

Days on Market	44
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Listing Details

Listing Agent	Connie Dent
Listing Office	Arrow Creek Properties, LLC

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