

WINDY HILL RANCHETTE

1350 County Road 323- Rockdale, TX 76567

Welcome to Windy Hill. This 20 acre ranchette offers peaceful country living on a small manageable tract, but with the feel of a much larger parcel with all the large landowners that surround it. Distant views of grazing cattle on manicured pastures, the summer breezes blowing across the hill top and the quiet serenity of the great outdoors.



The custom electric gate opens up into the fenced property and leads you along the quarter-mile rock driveway, up the hill to the home site. The totally custom 2,200 sf home features soaring 12' ceilings and a vast, open combined living area with big, bright windows, 8' pocket doors and arched doorways. Two very large and spacious bedrooms, a unique and spacious bathroom suite, plus a half bath that features access from the master suite and the mud room. The side entry of the home comes in from the workshop area into a large multi-use "mudroom".



This extremely well built (complete details available upon request), custom home is situated on the hilltop behind a grove of trees for privacy and seclusion. Great panorama views and a multi-functional workshop/garage/breezeway carport round out this incredible opportunity for country living.

The 30' x 95' (concreted and under roof) offers a multitude of space and usefulness.



Side facing the driveway, away from the house



Side facing the house and yard area

One end (30' x 40') is fully enclosed, fully insulated with 2" of blown, closed-cell insulation (including a 10' x 10' insulated overhead garage door) CHCA, 150amp service, RV hook up, washer/dryer connections a partitioned room and a bathroom facility, LPGas jets and more. Upscale amenities for any workshop, an opportunity for temporary living or a great start for a guest area/mother-in-law quarters. The center (30' x 25') breezeway offers ample space for RV storage or other parking, but would also be great for patio entertaining or an outdoor kitchen area. The 30' x 30' garage at the other end of the building has a 10' x 14' overhead door and lots of overhead shelving for storage.



30'x40' side interior, around the corner is the OH door



Lots of overhead storage and space in the 30'x30' garage



Located just minutes from Rockdale and just under an hour and a half to the Austin-Bergstrom International airport. Centrally located in the heart of the Tex-o-Plex. Just 2 ½ hours to Houston or SanAntonio or 3 hours to Dallas/FtWorth.

Call today for more information or to schedule a personal tour of this great country property.

Offered at \$ 409,900.00



Cunningham Real Estate

1205 S. Market St - Hearne, TX 77859

www.CunninghamRealEstate.com

(979) 279-2757

ALL INFORMATION CONTAINED IN THESE OFFERINGS, WHILE BASED ON INFORMATION SUPPLIED BY THE OWNER OR FROM OTHER SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY CUNNINGHAM REAL ESTATE. THESE OFFERINGS ARE SUBJECT TO PRIOR SALE, CHANGE IN PRICE OR TERMS AND WITHDRAWAL WITHOUT NOTICE.

PROPERTY DETAILS

LAND

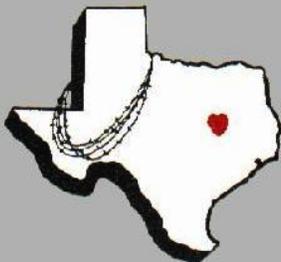
20 Acres fully fenced with Custom gated entry with keypads
Appx ¼ mile of rocked driveway
50% minerals owned to convey
Taxes \$2,385 with Ag Exemption
Native pasture with appx 2-3 acres wooded
One pond
Rainwater collection system
Raised bed gardens of galvanized railings
Southwest Milam Water Supply Corp
Bartlett Electric (5 yr monthly avg for shop & home combined \$142.73)
NO RESTRICTIONS

HOME

Custom built appx 2,200 sf
Built 2008
Large covered porch
Two large bedrooms
Spacious Full bath with tiled walk in shower
With double vanity and utility closet (W/D connections)
Half bath with access from master suite or mud room area
Large 6' x15' walk in closets with 12' ceilings
24.5' x 33' large open kitchen/living/dining area
Floor outlets in living and dining areas
Large wall of windows
Soaring 12' ceiling throughout the house
8' arched doorways and pocket doors throughout
Rounded corner drywall finish
Tankless Renai water heater
500 gal LP tank (owned)
CHCA (gas heat)
Jenn-Air cook stove with 5 burner gas cooktop and electric double ovens
Built in ice maker
Lots of cabinets and counter space
Large pantry
Room for refrigerator and freezer in kitchen
Large mudroom entry with office space and lots of built in storage capacity
41 recessed can lights
Most of the home is handicap accessible
Handicap approved toilets
Stained concrete floors
Carpeting in the bedrooms
6" exterior wall construction
Hardi-plank masonry board siding
Galvalume metal roofing
15" blown insulation in attic
Double pane, Low E windows
Internet and HD satellite

SHOP

30' x 95' concreted and under roof
Exterior matches home
Galvalume roofing
Appx 1,200sf (30'x40') enclosed with 2" of closed cell blown insulation
10'x10' insulated overhead door
One partitioned room
Bathroom facilities include shower, toilet and two utility sinks
Washer/Dryer connections
Instant hot water system
CHCA
150 Amp service
5 windows and French doors
Open span 25' x 30' carport center breezeway
30'x30' garage with 10'x14' overhead door
Lots of overhead storage shelving
RV hookup



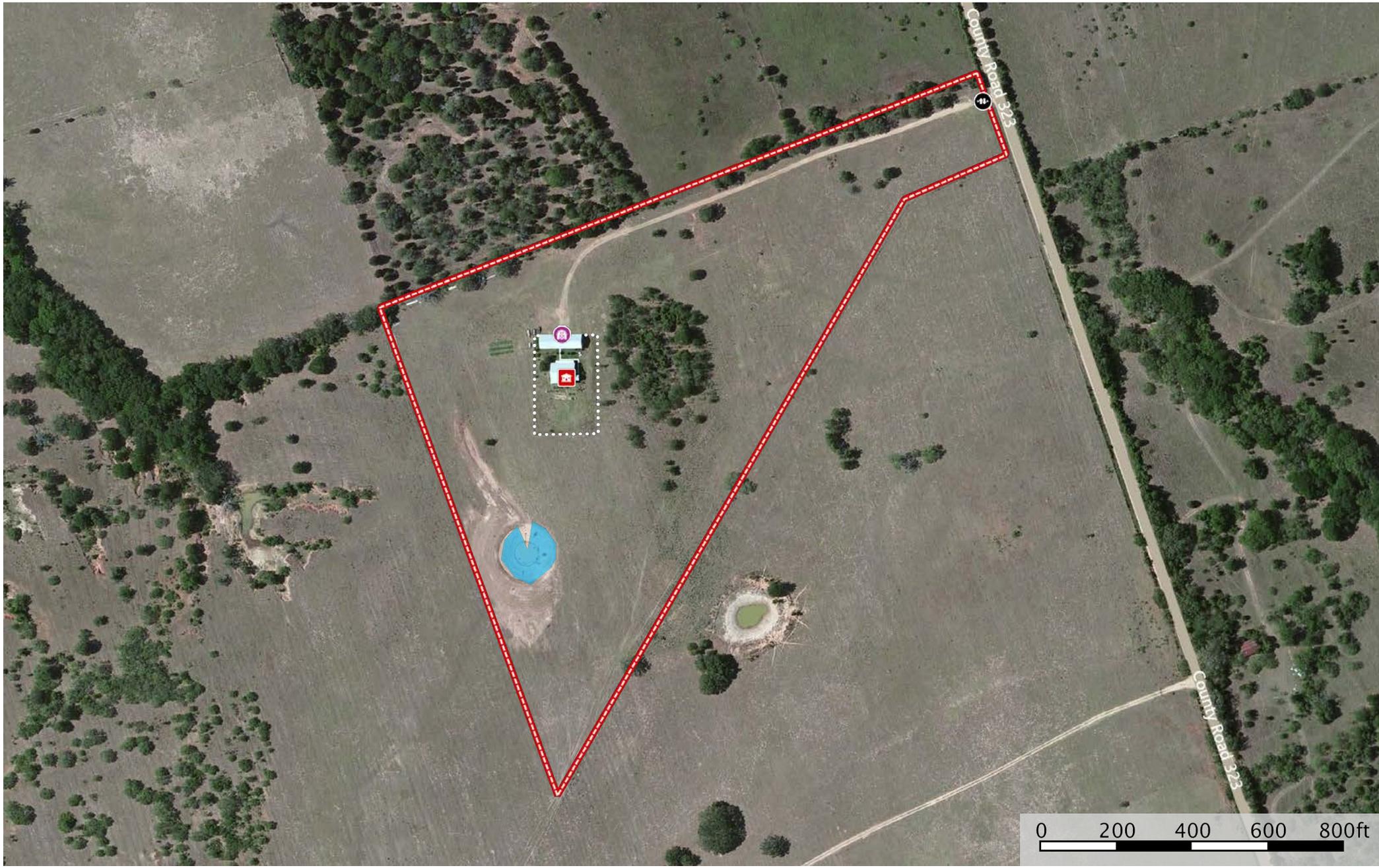
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- Boundary
- Pond / Tank
- Fence
- Gate
- Main House
- Barn

