

# \$1,250,000 - 1300 Rockdale Road, Rockdale

MLS® #2170885

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## \$1,250,000

3 Bedroom, 3.00 Bathroom, 2,850 sqft  
Residential on 31.82 Acres

Robertson Sterling, Rockdale, TX

Rare opportunity to purchase a gorgeous acreage estate in the heart of Milam County less than an hour from Austin! This unique property sits on approximately 31.817 acres just outside of Rockdale city limits. Enjoy the peaceful quiet of country life while only being minutes from the conveniences of being close to town. The acreage is some of the prettiest in Milam County with a beautiful blend of open spaces and wooded areas. It is fully fenced and features 20+ pecan trees, countless sprawling oak trees, 2 stock ponds (one with a pier for fishing), orchard space, large garden area, built-in firepit, and a large patio space with a pergola & plenty of shade trees for relaxing and entertaining. The main house is a 2300 square foot (approximately) home that underwent a major renovation in 2010 and offers an open floor plan with 3 bedrooms + office, 3 baths, 2 dining areas, 1 large living room, and a 3 car garage. Features include abundant windows and natural light to soak in the panoramic views, engineered wood floors & hard tile (no carpet in the house), huge kitchen with center island & granite counters, walk-in pantry, and a gas fireplace with custom lighting options. The property also has a barndominium guest house (approximately 550 sq ft) with its own kitchen, bathroom, & garage/storage space. In addition to that, there are also 2 large metal outbuildings ~ first is approx 1800 sq ft (half bath, office, 3 bays including a drive through, upstairs space for additional storage, and a wood heater) and the



second is approx 2400 sq ft (3 bays with rollup doors). The main house is conveniently connected to city water/sewer/trash services and has a well for the sprinkler system for the yard. The barndominium is on a separate well/septic system. Barndominium is currently leased out month-to-month. The opportunities for this property are endless & must be seen to be appreciated! Buyer to verify all information. Virtual Tour ~  
<https://www.seetheproperty.com/u/387512>

Built in 1976

### Essential Information

ListingFeed	abor_vow
MLS® #	2170885
List Price	\$1,250,000
Sale Price	\$1,110,000
Sale Date	December 31st, 2021
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,850
Acres	31.82
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1300 Rockdale Road
Subdivision	Robertson Sterling
City	Rockdale
County	Milam
State	TX
Zip Code	76567

### Amenities

Utilities Electricity Connected, Propane, Phone Connected, Sewer Connected,

	Water Connected
Features	None
Parking	Additional Parking, Attached, Door-Multi, Detached, Garage, Guest, Oversized, Garage Faces Side, Storage
# of Garages	11
Garages	Garage Door Opener
View	Orchard, Panoramic, Pond, Pasture, Trees/Woods, Water
Waterfront	Pond

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal, Microwave, Oven, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Propane
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard
Lot Description	Agricultural, Back Yard, Farm, Front Yard, Sprinklers In Rear, Sprinklers In Front, Orchard(s), Private, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Windows	Blinds, Screens, Window Treatments
Roof	Composition
Construction	Brick, Frame, Masonry
Foundation	Slab

### **School Information**

District	Rockdale ISD
Elementary	Rockdale
Middle	Rockdale
High	Rockdale