

# \$2,100,000 - 3518 Fm 1712, Rockdale

MLS® #9186696

---

## \$2,100,000

4 Bedroom, 2.00 Bathroom, 3,286 sqft  
Farms and Ranches on 87.50 Acres

11, Rockdale, TX

3518 FM 1712 is a secluded 87-acre ranch with a 3,286 sq ft custom-built home. Built in 2014, the ranch style home has so many great features it's impossible to list them all, but I'll try. The property has a custom-built home, attached garage and several outbuildings: workshop, metal shed, water pump house, and barn equipped to store farm equipment and an RV or boat. The barn is currently filled with farm equipment, available for purchase. Mineral and water rights are negotiable.

There are 9 and 10-foot ceilings throughout the home, garage, and workshop with ceiling fans in every room. There is a 9-speaker surround sound system with speakers in every room, including front, back porches, and the carport. Enjoy outdoor country living and a cool beverage on the large, covered porches in the front and back. There is an outdoor shower on the back porch with hot and cold running water and the back porch is plumbed with propane for all your grilling needs.

The home has blown foam insulation, thermostat, double pane windows, tankless water heater, HVAC and insulated oversized garage door with a jackshaft operator. There are six solar tube skylights in the kitchen and master bath and a whole house solar power system. Solar panels keep the house running during hot Texas summers and cold winter nights, complete with a battery pack, for when the lights go out.

RF/Wi-Fi electronic system controls the HVAC,



TVâ€™s, sound system, security system, video cameras and lighting. There is a water filtration system with reverse osmosis that provides clean refreshing water. The alarm system includes 9 exterior security cameras, motion sensors and glass breakage.

\*Parcels R12018 & 59538 being sold together.

Set an appointment with agent to visit your new 87-acre Ranch!

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	9186696
List Price	\$2,100,000
Sale Price	\$1,750,000
Sale Date	February 24th, 2023
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,286
Acres	87.50
Year Built	2014
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3518 Fm 1712
Subdivision	11
City	Rockdale
County	Milam
State	TX
Zip Code	76567

### Amenities

Utilities Above Ground Utilities, Electricity Connected, Propane, Sewer Not

	Available, Underground Utilities, Water Connected, Cable Not Available, Other
Features	None
Parking	Attached Carport, Additional Parking, Attached, Concrete, Carport, Driveway, Garage Faces Front, Garage, Gated, RV Access/Parking, Storage, Gravel, Lighted, Private, RV Garage
# of Garages	2
Garages	Garage Door Opener
View	Pasture, Rural, Trees/Woods, Pond
Waterfront	Pond
<b>Interior</b>	
Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Built-In Range, Built-In Gas Range, Cooktop, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Water Heater, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Oven, Plumbed For Ice Maker, Range, Water Softener Owned, Convection Oven, Electric Oven, Propane Cooktop, Water Purifier Owned
Heating	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Gas Starter, Living Room, Great Room, Propane, Raised Hearth, Stone, Ventless
# of Stories	1
Stories	One
<b>Exterior</b>	
Exterior Features	Lighting, No Exterior Steps, Private Yard, Rain Gutters, RV Hookup, Gas Grill, Private Entrance
Lot Description	Agricultural, Back Yard, Cleared, Corner Lot, Front Yard, Private, Many Trees, Trees Large Size, Trees Medium Size, Trees Small Size, Farm, Native Plants, Rolling Slope
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Screens, Skylight(s), Vinyl, Window Coverings, Window Treatments
Roof	Metal
Construction	Stone Veneer, Spray Foam Insulation, Wood Siding
Foundation	Slab

## School Information

District	Rockdale ISD
Elementary	Rockdale
Middle	Rockdale
High	Rockdale