

963 N Fm 908 Rockdale

House

Approx. 2800 sqft heated
2- 1/2 bath
3 Bedroom
Game room
Oversized 2 car carport
All main & wet areas tile floor/carpet in bedroom and gameroom
New water softener
New roof
New HVAC (propane)
Tankless water heater
Propane cook top
Pot filler
Granite counter tops
Built in Ref.
Convection microwave oven
Electric single oven
Propane dryer
Large master bedroom with propane fireplace and sitting area
Master bath oversized w/p bathtub wit separate glass block shower
Double custom vanity in master
Propane or wood burning fireplace in living room
Gameroom with 1/2 bath and wet bar/ ref.
Niles whole house entertainment system (Fm, satellite radio, 100 disk cd player, Ipod, TV)
Video cameras around house
Foam insulation in attic
Large outside storage room or small gym
Outside TV and entertainment closet by pool
Small in ground pool with large spa (top of line equipment)
Pergola
Large rock patio with propane double sided fireplace
Brick and rock retaining walls
Fenced and lighted tennis /basketball court
Asphalt main drive with front circle drive
Extensive landscaping with solar lighting

Office

Approx 1500 sqft
Main office has propane fireplace with large windows and built ins
granite tops, large walk in storage closet
#2 office has built in desk and cadenza
Reception has built in desk and coffee bar
Small office has built in desk
1/2 bath
Work room with built ins

Walk in fireproof concrete vault approx 5x6
Unconditioned storage room in back 12x21
Cover tiled front entry porch
Small storage closet with sprinkler system controls
Foam attic insulation
Built in phone system also connects to house and shop

Shop approx 4600 sqft
Small office
1/2 bath with eye wash station
Break room with cabinets
Large over head doors in front
Misc. sliding doors around building
Propane heat (shop)
Office, break, bath central HVAC
3 Phase electricity (approx. \$100,000)
Large gravel drive with concrete curbs

Garage Oversized 2 car garage with covered motor home cover
Foam roof insulation.

Storage building 15x27 400sqft
Concrete floors

Land/yard

Approx 10 acres total
1/4 mile from Rockdale Texas city limits on paved Farm to Market rd
Small wet weather pond with dock frame work
Main yard has large amount of flower beds and rock beds
Main yard has Zosia grass
12 station inground sprinkler system
Cedar fencing
75 plus large oak, live oak, pecan, walnut and post oak trees
Open field has Tifton grass

Misc

Sudden Link Cable internet
Sudden Link Cable TV
Satellite TV (3 TV)
Hook up for 13 TVs
2 Southwest Milam water meters
Bartlett Electric Coop