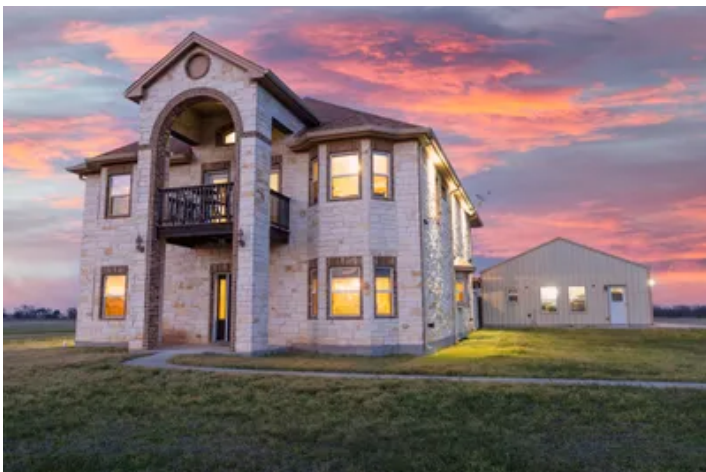


The Rookie Ranch
3622 N FM 486
Thorndale, TX 76577

\$995,000
20± Acres
Milam County



The Rookie Ranch
Thorndale, TX / Milam County

SUMMARY

Address

3622 N FM 486

City, State Zip

Thorndale, TX 76577

County

Milam County

Type

Residential Property, Recreational Land, Farms, Single Family

Latitude / Longitude

30.664178 / -97.187794

Dwelling Square Feet

3428

Bedrooms / Bathrooms

3 / 3

Acreage

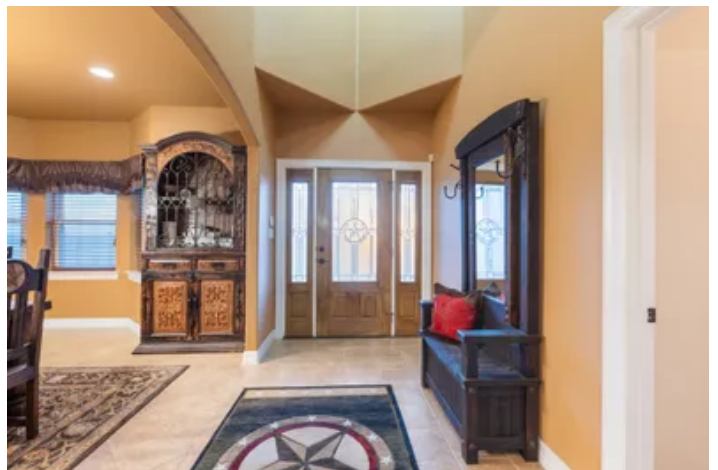
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Price

\$995,000

Property Website

<https://ranchrealestate.com/property/the-rookie-ranch-milam-texas/77400/>



The Rookie Ranch Thorndale, TX / Milam County

PROPERTY DESCRIPTION

Located on a scenic, paved county road with 529 feet of road frontage, this stunning 3,428 sq ft custom-built home sits on 20 acres of pristine land. Completed in 2014, the home offers a spacious and open floorplan with 3 bedrooms and 6 bathrooms (2 full, 2 three-quarter, 2 half baths), plus ample outdoor living space, making it an ideal choice for full-time living, weekend retreats, or entertaining. With high-end finishes, a saltwater pool with a rock waterfall, and a fully equipped outdoor kitchen, this home offers a luxurious lifestyle in the heart of Texas.

Key Features:

- 20 Acres with established Ag Exemption (Coastal Hay production)
- Custom Home built in 2014 with 3,428 sq ft of living space
- Detached Garage: 1,200 sq ft, with 4 parking spaces and overhead door openers
- Road Frontage: 529 feet on a state-maintained paved county road
- No HOA, No Restrictions, No Floodplain*

The Home: This home is designed to impress with a 100% white limestone exterior accented by brick and custom wood details. The main floor offers an open concept with a large living room, formal dining, and a spacious kitchen. Custom stained Knotty Alder cabinets, a granite island with a veggie sink, and stainless steel appliances highlight the kitchen, while the living room boasts a large limestone fireplace, a picture window, and a set of French doors leading to the covered patio.

On the second floor, the master suite includes a large walk-in closet, a luxurious bath with a soaking garden tub, and a custom tile shower. Two additional bedrooms, both with custom bay windows and ensuite bathrooms, complete the upstairs living areas. Entertainment is at your fingertips with a media room, game room with a built-in wet bar, and a custom stone archway leading to the formal areas below.

Outdoor Living: The property's outdoor spaces offer unparalleled comfort and entertainment. A 12x26 fiberglass saltwater pool, with a rock waterfall and handrail, serves as the focal point of the backyard. The fully equipped outdoor kitchen features a propane-plumbed gas grill, mini fridge, veggie sink, and a wood-burning fireplace with a raised hearth, perfect for gatherings. A 6-foot Red Cedar privacy fence surrounds the backyard, with a concrete beam footing, drive-through, and walk-through gates.

General Features:

- HVAC: Two Carrier A/C units and an energy-efficient HVAC system
- Water: Southwest Milam Water meter & 1000 Gallon concrete septic tank
- Utilities: Fiber optic internet via Bartlett Electric Co-op
- Energy-Efficiency: Energy Star double-paned windows, blown-in insulation, extra insulation in master and media room walls for soundproofing
- Security: Saber security system, eave lights, and full gutters around the home

Garage and Additional Space: The detached 1,200 sq ft garage offers space for up to four vehicles and additional storage, with a loft and a walk-through door. A breezeway connects the garage to the covered patio, and the garage includes a bathroom with a custom tile shower, utility room, and Daikin mini-split A/C and heat unit for year-round comfort.

Land & Additional Highlights:

- 20 acres with established agricultural exemption for Coastal Hay production
- 529 feet of road frontage, easily accessible with a crushed limestone driveway

This home offers a rare combination of luxury, functionality, and privacy, all while being close to the heart of Central Texas. Whether you seek an exceptional family residence, a weekend getaway, or a property with ample space for outdoor enjoyment, 3622 N FM 486 Road provides everything you need.

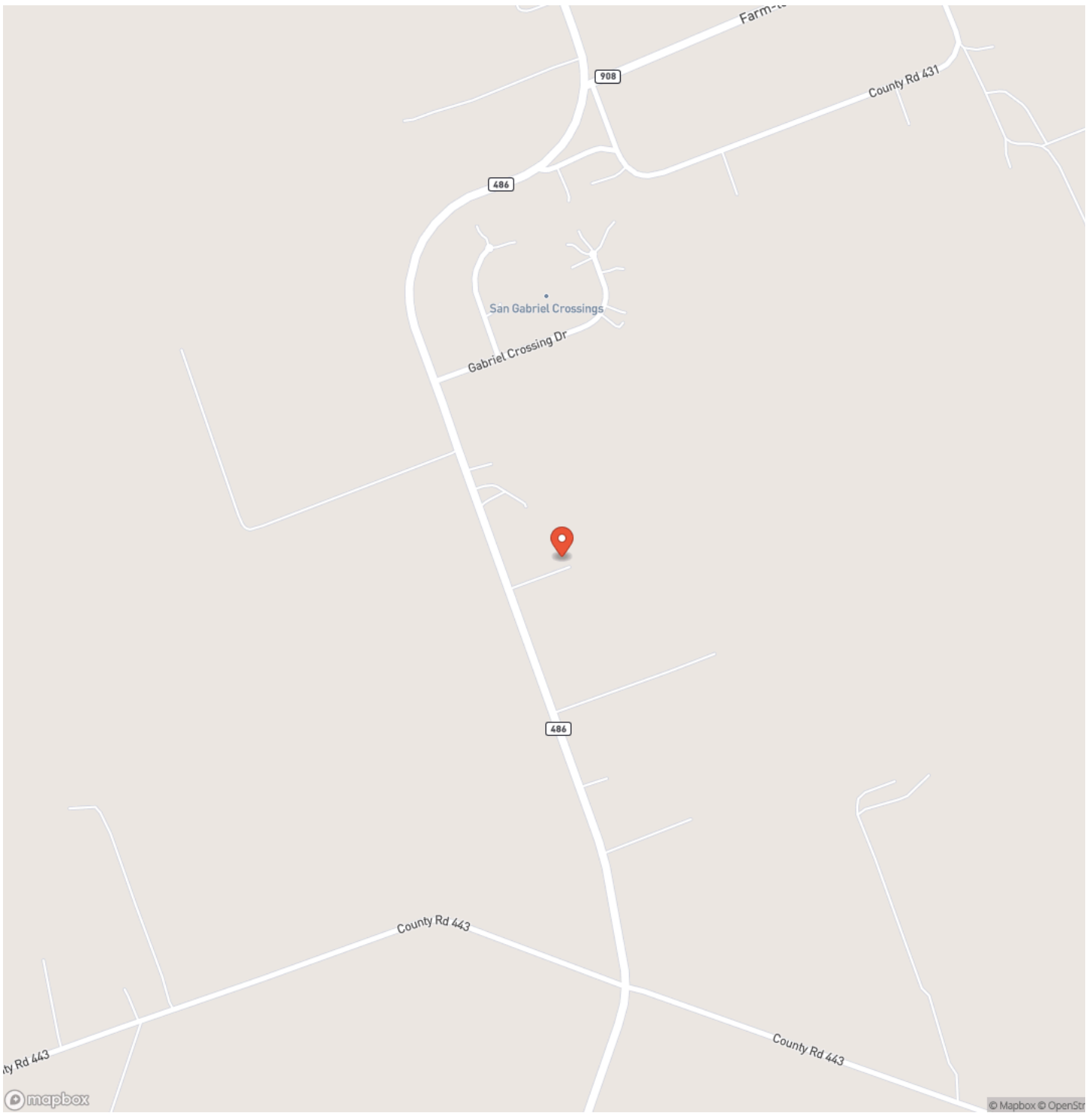
Schedule your private tour today and experience the comfort and elegance of this extraordinary home!

*(buyer to verify)

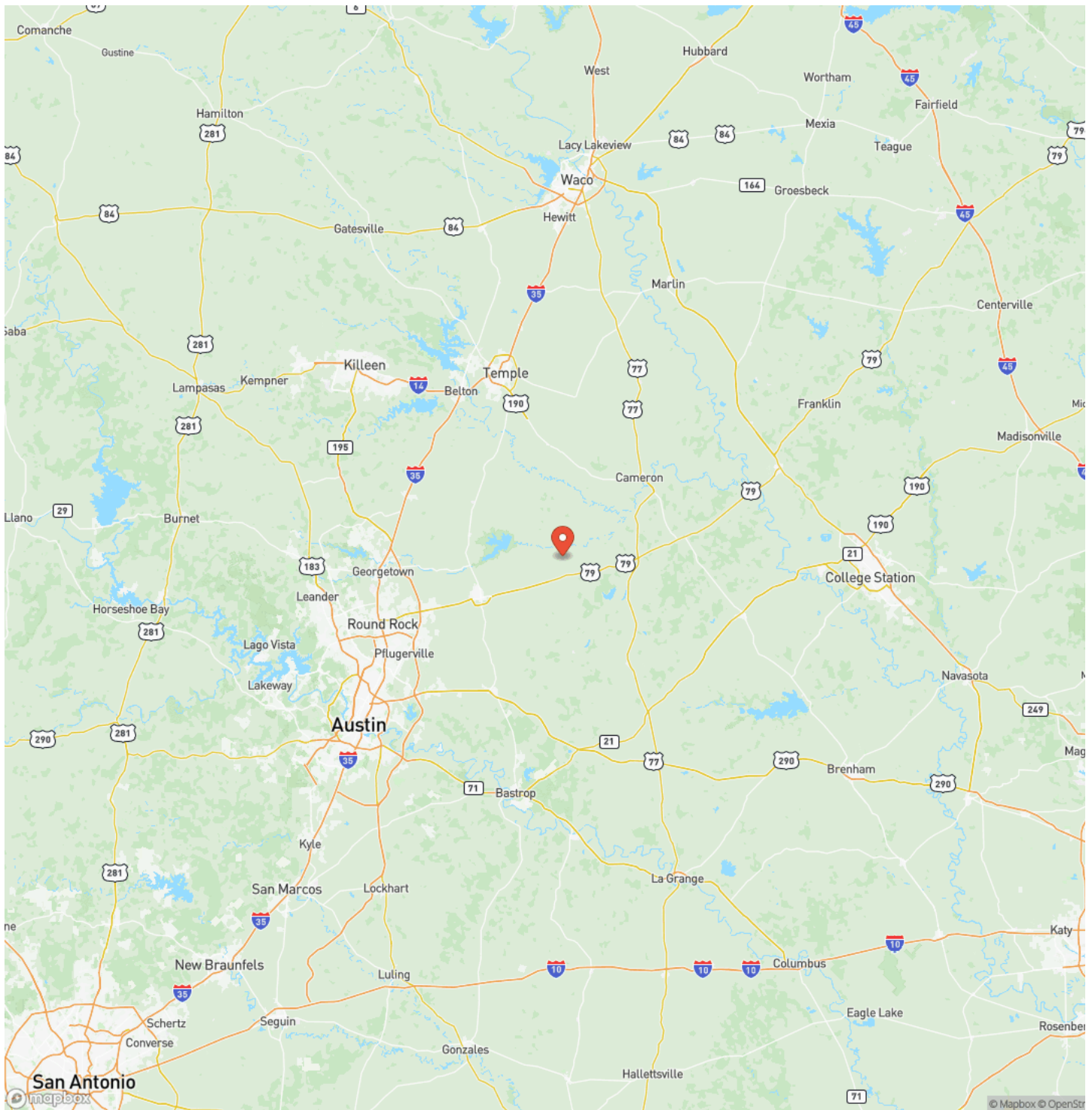
The Rookie Ranch
Thorndale, TX / Milam County



Locator Map



Locator Map



Satellite Map



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