

**12415 Roesler Road  
Needville, TX 77461  
MLS#: 56106109**



**Exceptionally well maintained ONE-owner, 2006 custom-built country home on 10.44 peaceful & private unrestricted acres! This 3BR/2BTH residence has an office/flex room that could serve as a dining or sunroom. 2024 Roof (less than a year old) w/transferable warranty. Raised 9.5' ceilings in family room and a grand cathedral ceiling in primary. Central AC/Heat with Vents>Returns in every room, plus a ProCom stove fireplace and 54" Reiker Ceiling Fan-Heaters for extra warmth. The primary suite offers a large walk-in closet, big shower, dual sinks, and jetted tub. Some 2025 Interior paint. Kitchen has walk-in pantry, under-cabinet lighting, and nice counter space. Enjoy covered front & back porches, extended patios, a 40' driveway, additional parking for farm equipment or big rigs, and a 25x26 carport. Oversized 2-car garage (convertible to guest suite potential).**

**12x16 workshop w/electric, roll-up door & ramp.**

**Well, aerobic septic, 8-camera security system, plus fruit & pecan trees!**

**Exterior:** Back Yard Fenced, Covered Patio/Deck, Patio/Deck, Porch, Satellite Dish, Storage Shed, Workshop

**Lot Description:** Cleared, 10.44 Acres

**Tax Rate:** 1.9363%

**Homestead** 2.4ac, AgExempt 7.7ac

**Assigned Schools for the Property**

**Elementary:** NEEDVILLE ELEMENTARY SCHOOL

**Middle:** NEEDVILLE JUNIOR HIGH SCHOOL

**High:** NEEDVILLE HIGH SCHOOL

**School District Name:** Needville


**BIERMAN REALTY**



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