

10 Acres with Beautiful Home

\$750,000.00 Custom Home in Clifton, Texas



This 10 Acres is located in Clifton, Texas nestled in a beautiful hill that is 1040 ft. above sea level with amazing view of Bosque County. The property is located on CR 4270 where you will enter through a private electric gate and wind up the hill to the home.

The custom built house is 2627 sq. ft. built in 2006 with stone exterior and metal roof. The house is 3-bedroom/2.5 baths with two large living rooms, and open concept kitchen and dining room. The master bedroom is off the kitchen and the other guest rooms are off the formal living area with a shared bathroom. You enter the formal living space from the front door or back patio; this space contains the kitchen and dining room and has a gas fireplace. The living room as vaulted ceilings accented with cedar wood beam. The kitchen is great for entertaining with stainless steel appliances, tile countertops, and a large island that has granite for prepping food or buffet area. There is ample storage with custom built cabinetry. The home as scored and stained concrete floors throughout. There is a 2nd large living space with ½ bath that leads to the carport. The master bedroom is spacious with large bathroom with walk-in shower, large master closet, enclosed toilet area and two vanity sinks.



This property was built for entertaining. The beautiful back porch bar area has plenty of space for friends. The patio looks out to the elevated views. To the West of the home is a fire pit area where you can enjoy amazing sunsets. The home has a hot tub and above ground pool. The exterior of the property in the back yard has a rock retaining wall and the front yard has a stonewall that transverses around to the carport.

The property features a 45'x30' shop that contains an 1000 sq. ft. +/- guest apartment. The apartment is two stories, with an open kitchen, dining, living room concept. The stairs lead up to a loft where you can fit multiple beds. There is a balcony off the 2nd story that has amazing views to the East. The shop offers plenty of storage for boats, tools etc.

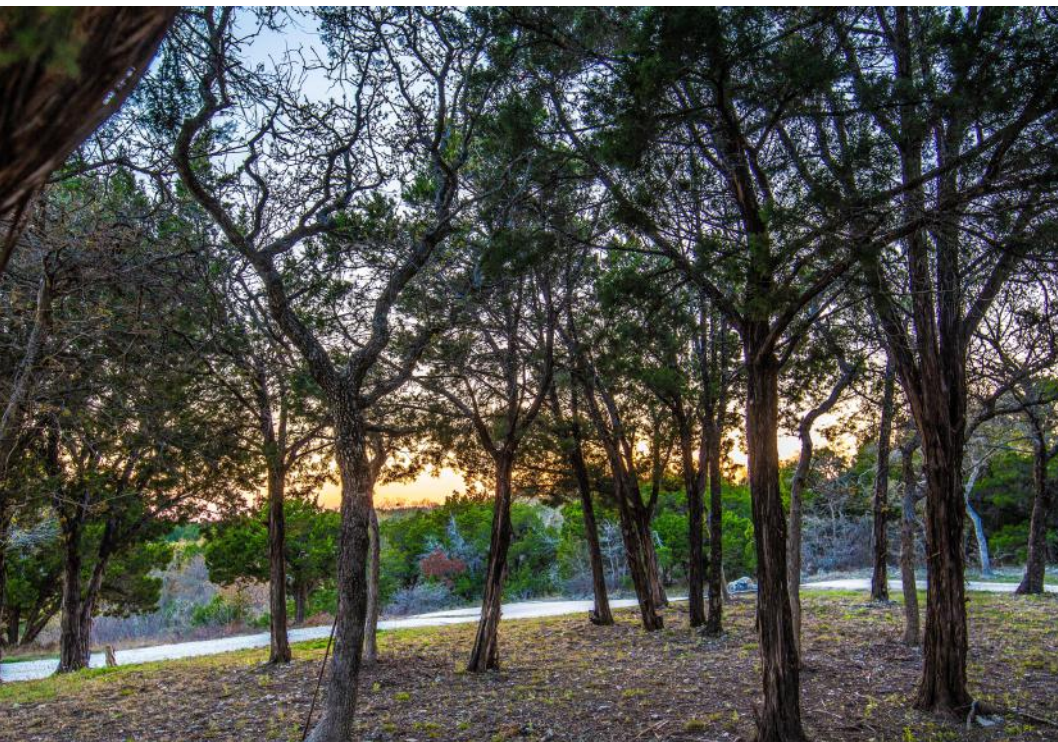
This beautiful home is shown by appointment only.

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10 +/- Acres + Clifton, TX with beautiful view
510 County Road 4270
Clifton, Texas 76634
Bosque County
\$750,000 + 10 Acres
3 beds 2 Bathrooms, 1 ½ Bathroom 2627 Sq Ft

for more photos and video view: COBBRANCHPROPERTIES.COM