



For Sale

CUSTOM COLONIAL HOME

Peaceful Country Escape | 7 Acres

664 Fm 182 | Clifton, TX



- 6,811 Sq ft living space
- 7.02 acre lot
- 7 beds
- 5 baths
- 4 car garage
- Metal shop with a holding tank
- Covered front and back porch
- Sweeping views of the hillside



Tai Cobb Klam, Broker



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PROPERTIES

PROPERTY DETAILS

Located just west of Clifton on paved FM 182, this 7 acre estate offers privacy in Bosque County. Only 8 miles from Clifton, with a hospital, shopping, dining, and schools, the property is conveniently located, offering 45 minutes to Waco and 2 hours to Dallas-Fort Worth.

The custom Colonial-style home, built in 2000, features a roundabout drive and grand two-story design with approx. 3,620 sq. ft. on the main level and 1,715 sq. ft. upstairs. The first floor features a formal living and dining area, a spacious kitchen equipped with double ovens, an electric range, and a commercial-size refrigerator & freezer, as well as a large family room. Also on this level are two bedrooms, one of which is used as an office, an oversized laundry room, and the primary suite with two full bathrooms, one featuring a clawfoot tub and the other a walk-in shower.

Upstairs, the property offers five bedrooms and two bathrooms. Covered front and back porches capture sweeping views of the hillside.

Additional improvements include a four-car garage with a 1,800 sq. ft. apartment with 2BR & 2BA and a 3,200 sq. ft. metal shop with a holding tank. Two water wells and a septic system service both the home and apartment.

Surrounded by large ranches, this property offers a blend of privacy, space, and accessibility, an ideal retreat for those seeking a serene country lifestyle within easy reach of Clifton and the greater Bosque County area.

LOCATION:

CITY: Clifton

COUNTY: Bosque County

DIRECTION: Conveniently located along FM 182

HIGHLIGHTS:

- Private 7.02-acre estate just west of Clifton in Bosque County
- Custom Colonial-style home built in 2000
- Grand roundabout drive with covered front & back porches
- Main level features formal living & dining, spacious kitchen, family room, and primary suite with dual bathrooms
- Primary suite includes dual full bathrooms, one featuring a classic clawfoot tub
- Upstairs includes five bedrooms and two bathrooms
- Four-car garage with approx. 1,800 sq. ft. 2BR/2BA apartment
- 3,200 sq. ft. metal shop with holding tank

SUMMARY:

LIST PRICE: \$999,000

UTILITIES: Septic tank, well water

LOT SIZE: 7.02 acres

USABILITY: Residential, Multi-Generational Living, Guest/Rental



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PROPERTY PHOTOS



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