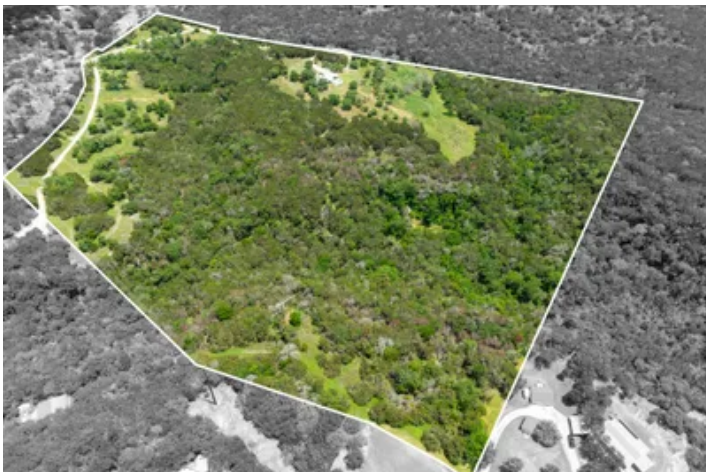


**Waterfall Ranch- 35 Acres with Custom Home + Pool**  
343 CR 3335  
Clifton, TX 76634

**\$1,200,000**  
35.349± Acres  
Bosque County





## Waterfall Ranch- 35 Acres with Custom Home + Pool

### Clifton, TX / Bosque County

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#### **SUMMARY**

**Address**

343 CR 3335

**City, State Zip**

Clifton, TX 76634

**County**

Bosque County

**Type**

Hunting Land, Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

31.78238 / -97.576686

**Taxes (Annually)**

8938

**Dwelling Square Feet**

2341

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

35.349

**Price**

\$1,200,000

**Property Website**

<https://cobbranchproperties.com/property/waterfall-ranch-35-acres-with-custom-home-pool-bosque-texas/57653/>



## Waterfall Ranch- 35 Acres with Custom Home + Pool

### Clifton, TX / Bosque County

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#### **PROPERTY DESCRIPTION**

The Waterfall Ranch spans approximately 35 acres and is situated just outside Clifton, Texas, in the Ridgeview Estates Subdivision. Clifton, Texas is located in central Texas, in close proximity to the Hill Country. It is situated 45 minutes from Waco, 15 minutes from Lake Whitney, and 2 hours from DFW.

The secluded residence is located 2/3 of a mile from the front solar-operated entry gate. The property boasts diverse terrain with several creeks, caves, rock outcroppings, vistas, bluffs, and an abundance of natural shelter for wildlife. During the rainy season, a spectacular wet-weather waterfall can be witnessed.

The custom home, constructed in 2009, offers stunning views overlooking Clifton. The 2341-square-foot home features an open-concept living area, three bedrooms, three baths, an office, and an oversized attached garage of approximately 576 square feet. The home's exterior is constructed with stone, rough cedar, Hardi board, and a metal roof. The main living area showcases a gas wood-burning fireplace with natural stone, inlaid ammonites, and a mesquite mantel. The flooring throughout the house includes engineered wood, natural stone, and tile. The spacious kitchen has granite countertops, a Viking Double convection oven, a high-top bar, a gas cooktop, and a new dishwasher. A bookroom with a window seat leads to a spacious master bedroom. The master bath includes a sizeable footed tub, a walk-in shower, and a large closet. Two guest bedrooms are at one end of the home and share a full bath with a jetted tub/shower. Both bedrooms have tray ceilings. The large mudroom-laundry room off the garage features ample cabinets with travertine countertops. Additionally, three covered patios totaling approximately 800 square feet are perfect for enjoying sunsets and morning coffee and extend to the pool. The central patio is equipped with solar shades. The HVAC system is a 2018 5-ton Lennox a/c. The water is heated by a 2018 50-gallon gas water heater and a tankless water heater. The home also features double-insulated vinyl Low-E windows with fiberglass exterior doors. The wooden entry door boasts beveled glass with transoms and sidelights. This is a must-see property for those looking to reside in a rural area with abundant wildlife all near modern conveniences.

Other structures: The property has a shaded, covered dog kennel and a storage shed (2012) measuring 192 sf.

Water: Childress Creek Community water, Trash: Waste Connections, Electric: Direct Energy, Sewer: Septic, Cable: Directv, Propane: StarTex, Internet: Nextlink, Phone: AT&T.

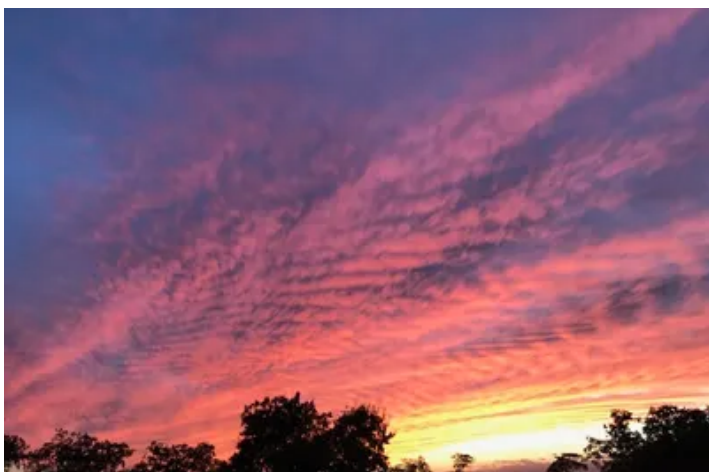
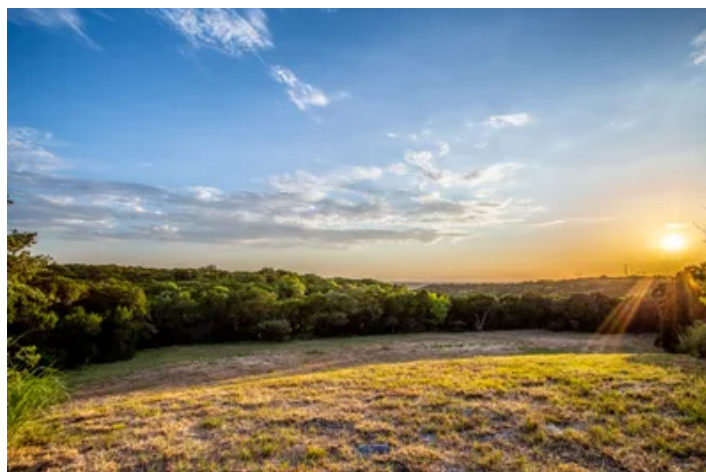
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefanie Cobb ([972\) 989-5220](tel:972-989-5220) and Tai Cobb-Klam ([254\) 253-0157](tel:254-253-0157). Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. \*Buyer(s) agent/broker must be identified on first contact and accompany buying prospect on first showing to be allowed fee participation. If this condition is not met, fee participation will be at the sole discretion of this firm.



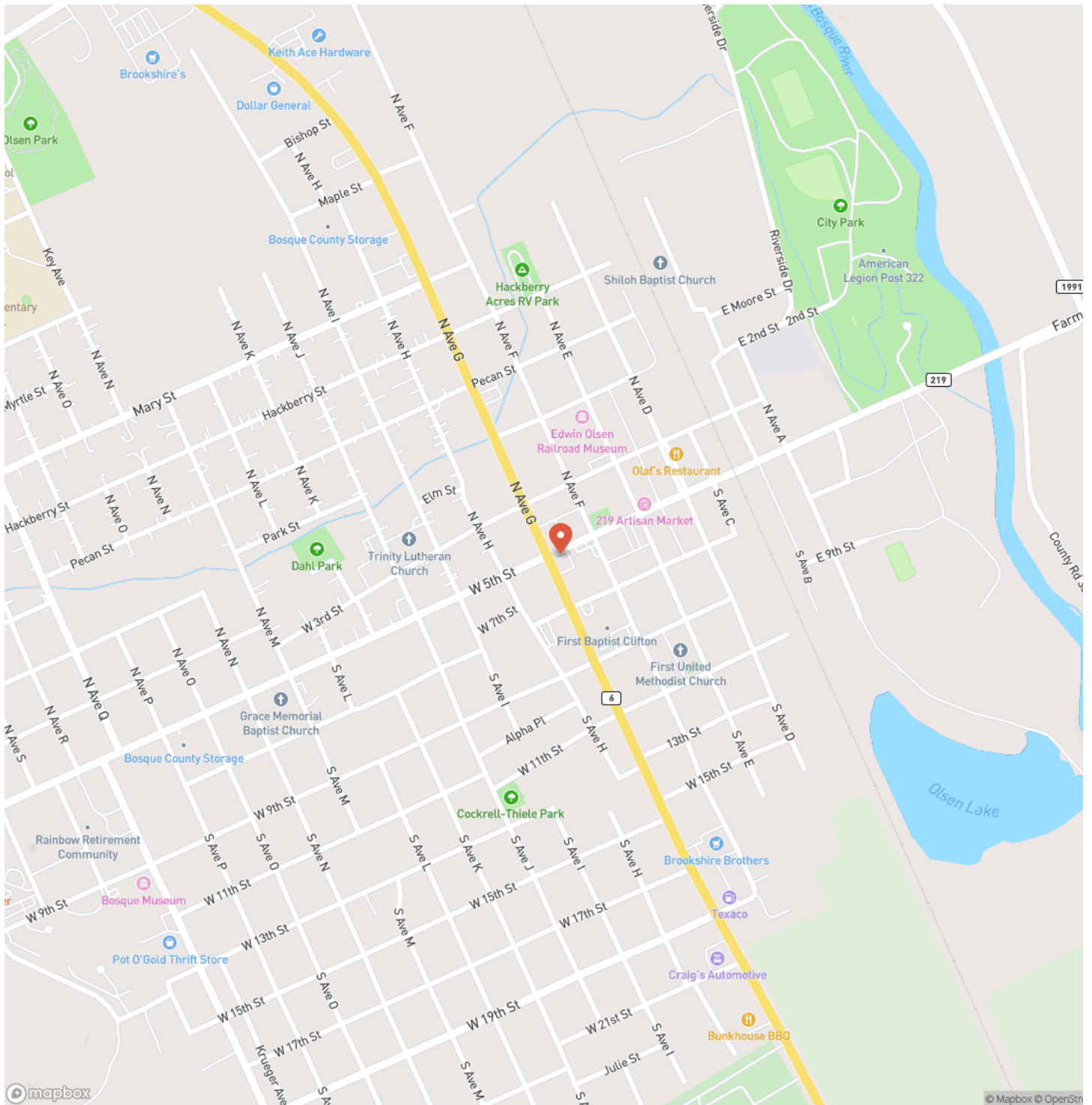


**Waterfall Ranch- 35 Acres with Custom Home + Pool**  
**Clifton, TX / Bosque County**

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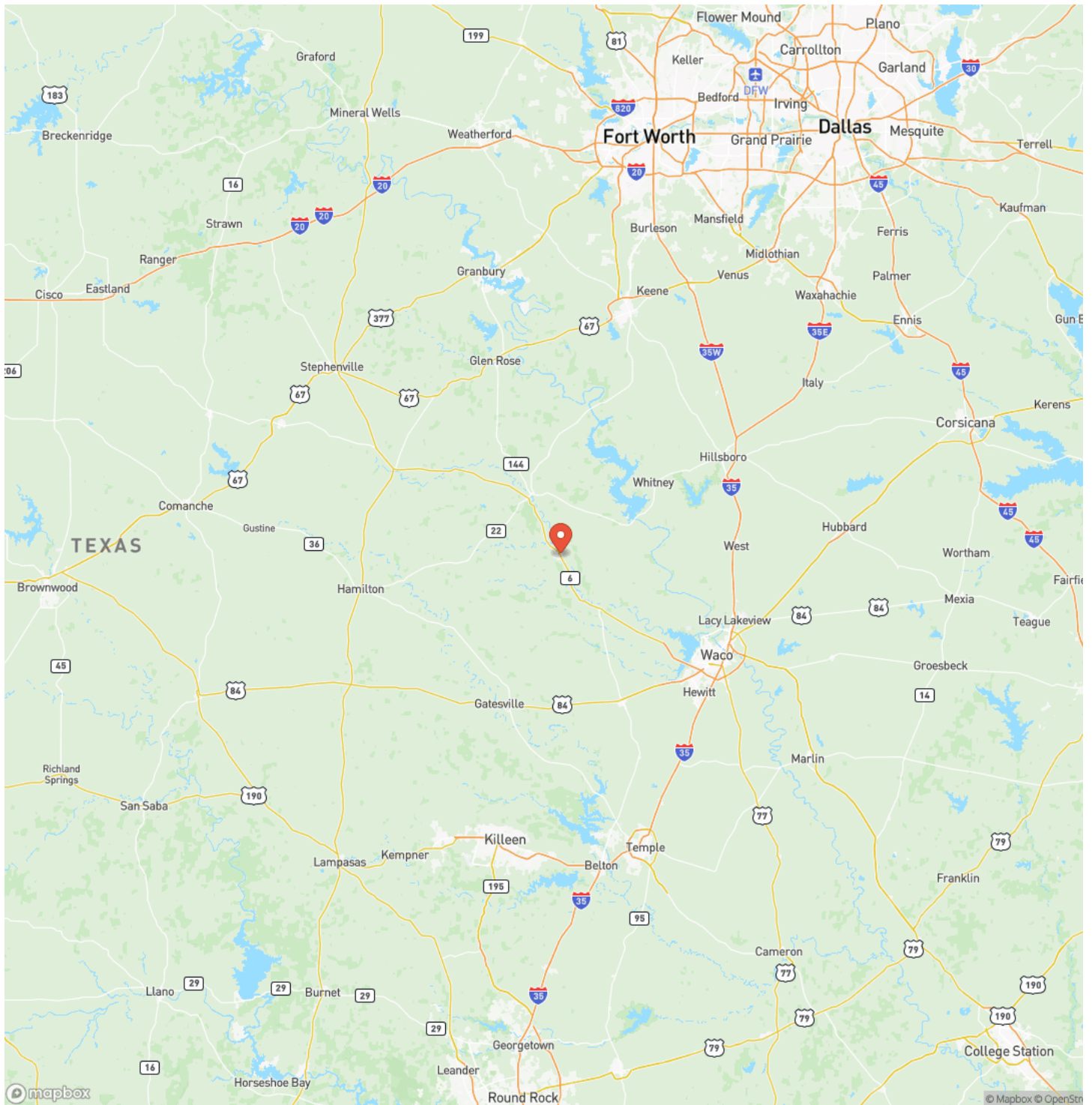


## Locator Map



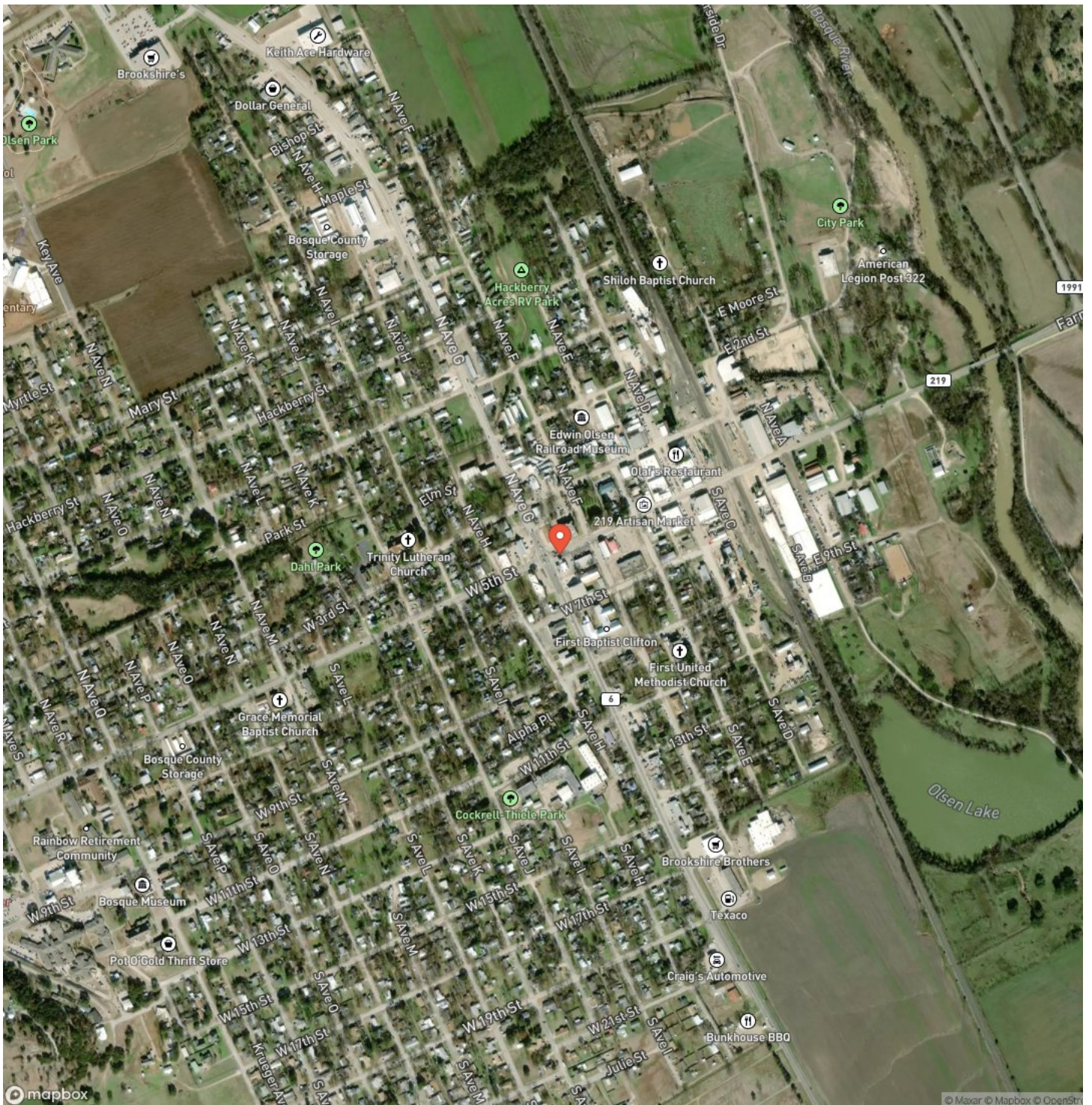


## Locator Map





## Satellite Map



## Waterfall Ranch- 35 Acres with Custom Home + Pool

### Clifton, TX / Bosque County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tai Cobb Klam

## Mobile

(254) 253-0157

## Email

tai@cobbranchproperties.com

**Address**

PO BOX 165

## City / State / Zip

Cranfills Gap, TX 76637

## NOTES

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**MORE INFO ONLINE:**

**cobbranchproperties.com**

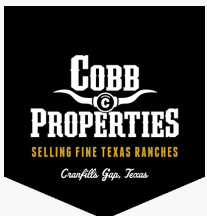


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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Cobb Properties**  
PO BOX 165  
Cranfills Gap, TX 76637  
(254) 253-0157  
[cobbranchproperties.com](http://cobbranchproperties.com)

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