

CENTURY 21

Judge Fite Company



315 S AVENUE G

CLIFTON, TX 76634



\$499,000



3,281 sqft



3 beds



3 baths

DESCRIPTION

This unique residential and commercial property, located just blocks from historic downtown Clifton, offers comfortable family living with proven business potential. This updated residence currently operates as a welcoming home and popular coffee shop with a drive-thru window, but the possibilities are truly endless. Whether you envision continuing the coffee shop, bringing your own business, or converting the space into a rental, the 800+ square feet of commercial space is ready for your vision. The chef's kitchen is beautifully designed with high-end appliances, butler's pantry, Taj Mahal quartzite waterfall island, handmade Zellige tile backsplash, custom cabinetry, and thoughtful finishes. Two inviting living rooms, each with its own fireplace (one gas, one classic wood-burning), are perfect for cozy family gatherings. The three bedrooms feature original hardwood flooring, and the two full bathrooms provide comfortable living. A convenient half-bath in the commercial space serves customers or additional guests. The fully fenced backyard offers plenty of room for outdoor living - lounge on the patio, soak in the hot tub, plant a garden, or watch the kids play. There is also a 16x20 shed for extra storage and an extra separate electric meter in the backyard. Whether you're looking for a primary residence with income-producing potential, a live-work property, or a turnkey investment, this property has it all!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21239712

YEAR BUILT: 1965

COUNTY: Bosque

TRACT OR SUBDIVIION: Clifton Ot

LIST DATE: 04/16/2026

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800.451.8055

AREA:

SQUARE FEET: 3,281

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 1

ACRES: 0.51

LOT SIZE (SQFT): 22,215

INTERIOR FEATURES

FIREPLACE:

- Gas
- WoodBurning

FLOOR COVERINGS:

- Tile
- Vinyl

APPLIANCES:

- Dishwasher
- GasRange
- Microwave
- Refrigerator
- TanklessWaterHeater

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- Driveway

ROOF TYPE:

- Composition

POOL TYPE:

- None

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces
- NaturalGas

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
 - DecorativeDesignerLightingFixtures
 - KitchenIsland
 - OpenFloorplan
 - Pantry
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LISTED BY: Tamarah Sharp 

BROKERED BY: Homestead & Ranch Real Estate