

# **\$640,000 - 32551 Monica View, Bulverde**

MLS® #1707092

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## **\$640,000**

4 Bedroom, 4.00 Bathroom, 3,204 sqft  
Residential on 2.35 Acres

BULVERDE ESTATES, Bulverde, TX

KING-SIZED HILL COUNTRY HOME ON A BEAUTIFUL PRIVATE ESTATE WITH MOTIVATED SELLERS! TRANQUIL PATH OF TREED ACREAGE LEADS TO A WELL-FORMED CUSTOM BUILT HOME WITH STRIKING ROOF PEAKS! INSIDE BOASTS LARGE SPACES, EXTRA LARGE BEDROOMS WITH 3 CONTAINING EN SUITE BATHROOMS, & EXTRA ATTIC SPACE TO FINISH OUT IF YOU DESIRE EVEN MORE SPACE! THE GREAT ROOM DISPLAYS A SOARING FIREPLACE ADJACENT TO A WALL OF HIGH-RISE WINDOWS, & OPEN TO ALL! THE COOK'S GALLEY HAS PLENTY OF COUNTER & CABINET SPACE WITH ALL THE EXTRAS IN THE DESIGN, & ALLOWS THE COOK TO ENGAGE WITH GUESTS IN THE OTHER SURROUNDING AREAS! THE FRONT ROOM IS CURRENTLY USED AS THE LIBRARY, AND CAN BE A STUDY OR SITTING/GAME ROOM! THE SPACE IN THE DOWNSTAIRS PRIMARY SUITE WILL SURELY NOT DISAPPOINT, & HAS ACCESS TO THE OUTDOOR OASIS! THERE ARE 2 STAIRCASES OF CHOICE UP TO THE REST OF THE BEDROOMS & THE ADDITIONAL ATTIC ROOM, ALSO INCLUDING A BONUS LAUNDRY CHUTE RIGHT DOWN TO THE LAUNDRY ROOM! HOME HAS A CENTRAL VACUUM SYSTEM, WATER SOFTENER & WHOLE HOUSE FILTER! OUTSIDE BOASTS ANOTHER LARGE SPACE FOR ENTERTAINING TO INCLUDE AN



AWESOME COMPOSITE DECK  
OVERLOOKING A PEACEFUL SERENE  
VIEW OF THE HILL COUNTRY & THE  
DISTANT VIEW TO WATCH THEME PARK  
FIREWORKS, BUILT-IN BENCH SEATING, &  
A HOT TUB! BELOW IS A WHIMSICAL  
CUSTOM FIRE PIT AREA LINED WITH A  
STACKED FIREWOOD DESIGN! THERE IS  
PLENTY OF LAND TO DO AS YOU WISH!  
HAS AN RV HOOKUP AS WELL! THIS  
CONVENIENTLY POSITIONED HOME HAS  
THE ORIGINAL OWNERS, & HAS BEEN  
WELL MAINTAINED & CARED FOR!  
DEFINITELY WORTH A LOOK!

Built in 1997

### Essential Information

MLS® #	1707092
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,204
Acres	2.35
Year Built	1997
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Price Change

### Community Information

Address	32551 Monica View
Area	2601
Subdivision	BULVERDE ESTATES
City	Bulverde
County	Comal
State	TX
Zip Code	78163-1831

## Amenities

Amenities	None
Parking	Attached
Pool	None

## Interior

Interior	Two Eating Areas, Two Living Area, Attic - Expandable, Attic - Floored, Breakfast Bar, Cable TV Available, High Ceilings, High Speed Internet, Laundry Main Level, Laundry Room, Open Floor Plan, Separate Dining Room, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Electric Water Heater, Garage Door Opener, Whole House Fan, Ice Maker Connection, Private Garbage Service, Water Softener (Leased), Smoke Alarm, Security System (Owned), Stove/Range, Vent Fan, Washer Connection
Heating	2 Units, Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, One, Wood Burning
# of Stories	2.0
Stories	2

## Exterior

Exterior	4 Sides Masonry, Brick
Exterior Features	Double Pane Windows, Deck/Balcony, Has Gutters, Partial Fence, Mature Trees, Wire Fence
Lot Description	2 - 5 Acres, County Vlew, Mature Trees (ext feat), Partially Wooded
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

## Additional Information

Date Listed	July 28th, 2023
Days on Market	291

HOA Fees                    0.00

**Listing Details**

Listing Office                Home Team of America

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