

\$1,350,000 - 748 Annabelle Ave, Bulverde

MLS® #1748812

\$1,350,000

5 Bedroom, 5.00 Bathroom, 4,019 sqft

Residential on 1.06 Acres

BELLE OAKS RANCH, Bulverde, TX

Rented now but available for sale and owner finance- please call to inquire. Absolutely magnificent modern farmhouse sitting on a private 1+ acre lot in beautiful Belle Oaks. Award-winning 2023 Parade of Homes builder and architect! Proudly designed to be Your Home that has it all: luxurious, spacious, comfortable, and beautiful with superior construction and craftsmanship. Home located in front of a private 20+ acre ranch and also surrounded by 5 acres of open space land for the ultimate in privacy and views. The grand wrought iron pivot door is flanked by copper-like natural gas lanterns with herringbone design brick floors of the front patio which continue into the entry hall that open into a magnificent great room with -the heart of a home- stone fireplace from floor to ceiling and a mantel made out of a fallen pecan tree...quality is in the details. Dream Kitchen features custom cabinetry, a full butler's pantry, additional fridge space, and a luxurious Dacor appliance package. Separate breakfast nook with natural light and easy access to patio. Generous covered back patio with a full outdoor kitchen and patio fireplace-perfect for enjoyment. The main floor master suite has its own private patio with its own wood burning fireplace, his and her custom closets, private gym, and its own washer and dryer. European white oak wood floors thru out the entire first and second floor. Large guest suite and separate office located on the main floor. Additional 3 bedrooms and 2



bathrooms, as well as a media/game room are located on 2nd floor. Large utility/mud room off the oversized 3 car garage with insulated glass and aluminum garage doors. Unsurpassed views, well-thought floor plan, generous luminous spaces thru out, top finishes and craftsmanship elevate this modern farmhouse for the ultimate hill country home.

Built in 2024

Essential Information

MLS® #	1748812
Price	\$1,350,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,019
Acres	1.06
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Texas Hill Country
Status	Active

Community Information

Address	748 Annabelle Ave
Area	2601
Subdivision	BELLE OAKS RANCH
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Basketball Court, BBQ/Grill, Bike Trails, Clubhouse, Controlled Access, Sports Court, Park/Playground, Jogging Trails
Pool	None

Interior

Interior	Two Eating Areas, Two Living Area, Attic - Expandable, Attic - Partially Finished, Attic - Partially Floored, Attic - Radiant Barrier Decking, Auxillary Kitchen, Breakfast Bar, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dryer, Dishwasher, Garage Door Opener, Gas Grill, Gas Cooking, Gas Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Refrigerator, Solid Counter Tops, Smoke Alarm, Stacked Washer/Dryer, Stove/Range, Washer Connection, Washer
Heating	3+ Units, Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Gas, Gas Starter, Living Room, Master Bedroom, Stone/Rock/Brick, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Deck/Balcony, Gas Grill, Outdoor Kitchen, Patio Slab, Sprinkler System
Lot Description	1 - 2 Acres, County Vlew, Gently Rolling, Level, Secluded
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	February 2nd, 2024
Days on Market	515
HOA Fees	975.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent Lourdes Jacques

Listing Office America Realty

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