

\$695,000 - 31083 Charolais Way, Bulverde

MLS® #1842245

\$695,000

4 Bedroom, 3.00 Bathroom, 2,904 sqft

Residential on 0.29 Acres

Johnson Ranch, Bulverde, TX

SIGNIFICANT PRICE REDUCTION DUE TO JOB RELOCATION & MARKET TIMING!! APPRAISED HIGHER= INSTANT EQUITY!

This is the home you have been waiting for- Originally listed higher, the price has been significantly lowered due to the seller's urgent job relocation and better alignment with the current market conditions. This motivated seller is eager for a quick sale, presenting an exceptional opportunity for buyers to gain **INSTANT EQUITY** in a luxury home. Enjoy the good life in your Texas Hill Country dream home! This exquisite custom Whitestone Luxury Home residence offers the perfect blend of elegance, luxury, comfort, and functionality in the gated La Creciente section of Johnson Ranch, a highly sought-after community. Featuring a meticulously maintained 4 spacious bedrooms, large Office/Study and 3 luxurious bathrooms, this home of 2,904 sq ft is thoughtfully designed with high-end finishes and attention to detail. The primary suite is your own private retreat with high end granite, complete with a spa-like en-suite bathroom featuring a walk-through shower with dual shower heads for that ultimate relaxation. One of the best features is, the laundry room to closet connection. Right next to the closet, makes efficiency meets convenience to get your clothes hung up or folded right from the dryer. One of the guest bedrooms includes, its own private bathroom with upgraded granite and direct patio access, perfect for guests or multigenerational living.



This bath with patio access can also be used if ever you decide to put a pool in the spacious backyard. Another guest bathroom boasts double vanities for added convenience for when guests are visiting. The open-concept living area with floor to ceiling stone fireplace, is the heart of the home, highlighted by a stunning builder upgraded 16-foot panoramic sliding glass doors bringing you that outdoor living indoors and expanding your entertainment space. The screened-in patio--perfect for BBQ dinners without the bugs! The Kitchen has a large island with plenty of room for seating and upgraded countertop. This seamless flow makes it ideal for entertaining or simply enjoying the peaceful Hill Country evenings. The huge backyard is large enough to add your own private swimming to cool off on those hot Summer days or add a spa to the enlarged patio, the possibilities are endless. Additional features include: 3-car garage with ample space for vehicles and storage, with 2 standard spaces plus an oversized door for your RV. Water softener system for enhanced comfort, this home has was built with high end luxury finishes throughout. No need to worry about power outages, as this home has a \$35,000 Kohler generator with automatic start for when the power goes out. Furniture is negotiable making your new home move in ready to start enjoying the good life. With a beautiful greenbelt provides a natural buffer with development beyond in the back, you have added privacy and serenity to sit and relax with total privacy or enjoy the space for a pool, kids playset, or a garden. This home isn't just a place to live--it's a lifestyle. The community amenities has a lot to offer too, from a clubhouse with a swimming pool, jogging trails, Sports Court, BBQ/Grill, Basketball Court, highly-rated Comal ISD schools and controlled access for that added security. The home next door is currently under contract for over

\$800,000 offering buyers a rare chance to own luxury BELOW MARKET VALUE with instant equity. Let's schedule your showing today for this well cared-for, loved home as the seller is highly motivated and ready to sell!

Built in 2020

Essential Information

MLS® #	1842245
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,904
Acres	0.29
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	31083 Charolais Way
Area	1804
Subdivision	Johnson Ranch
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

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

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Auxillary Kitchen,
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	Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry in Closet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Water Softener (owned), Wet Bar
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Gas, Glass/Enclosed Screen
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Lot Description	1/4 - 1/2 Acre, Level, Bluff View, On Greenbelt
Roof	Wood Shingle/Shake
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	February 13th, 2025
Days on Market	262
HOA Fees	225.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Annie Molnar
Listing Office	eXp Realty

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