

# \$850,000 - 981 Jenny Leigh Trail, Bulverde

MLS® #1854485

**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,734 sqft

Residential on 1.01 Acres

BELLE OAKS RANCH PHASE II, Bulverde,  
TX

Welcome to your dream home in the picturesque community of Belle Oaks! This stunning new construction contemporary residence offers the perfect blend of luxury, efficiency, and modern living, situated on a sprawling acre of land. As you approach, the exterior boasts a sophisticated combination of stucco and a sleek metal roof, setting the tone for the chic design within. A grand entrance awaits through beautiful iron double doors, welcoming you into a world of elegance and comfort. This 4-bedroom, 3.5-bathroom home is meticulously designed with a focus on energy efficiency. Enjoy the convenience of a tankless water heater and the benefits of spray foam insulation throughout, ensuring your home remains environmentally conscious and cost-effective. The strategic location of this property is a true gem. Nestled between the charming town of Boerne and the vibrant city of San Antonio, you'll experience the best of both worlds. With an abundance of nearby retailers and restaurants, every convenience is at your fingertips. The interior of the home is bathed in natural light, thanks to strategically placed sliding glass doors that seamlessly connect the indoor and outdoor spaces. Step onto the covered patio, where you can host gatherings with friends and family, whether you prefer the comfort of the indoors or the beauty of the outdoor surroundings. This contemporary masterpiece is not just a home; it's a lifestyle. Immerse yourself in the



tranquility of Belle Oaks while enjoying the modern amenities and thoughtful design that make this property truly exceptional. Don't miss the opportunity to make this house your home. Welcome to contemporary luxury living at its finest.

Built in 2023

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 1854485                 |
| Price          | \$850,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,734                   |
| Acres          | 1.01                    |
| Year Built     | 2023                    |
| Type           | Residential             |
| Sub-Type       | Single Family Detached  |
| Style          | One Story, Contemporary |
| Status         | Active                  |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 981 Jenny Leigh Trail     |
| Area        | 2601                      |
| Subdivision | BELLE OAKS RANCH PHASE II |
| City        | Bulverde                  |
| County      | Comal                     |
| State       | TX                        |
| Zip Code    | 78163                     |

**Amenities**

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Tennis, Park/Playground, Jogging Trails, Sports Court, Bike Trails, Basketball Court |
| Parking   | Two Car Garage                                                                       |
| Pool      | None                                                                                 |

**Interior**

|                 |                                                                                                                                                                                                                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Telephone, Walk in Closets, Attic - Radiant Barrier Decking |
| Appliances      | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets                                                                              |
| Heating         | Central                                                                                                                                                                                                                                                                                                                            |
| Cooling         | One Central                                                                                                                                                                                                                                                                                                                        |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                                |
| # of Fireplaces | 1                                                                                                                                                                                                                                                                                                                                  |
| Fireplaces      | One                                                                                                                                                                                                                                                                                                                                |
| # of Stories    | 1.0                                                                                                                                                                                                                                                                                                                                |
| Stories         | 1                                                                                                                                                                                                                                                                                                                                  |

## Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Stone/Rock, Stucco |
| Roof         | Metal              |
| Construction | New                |
| Foundation   | Slab               |

## School Information

|          |                 |
|----------|-----------------|
| District | Comal           |
| Middle   | Spring Branch   |
| High     | Smithson Valley |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 215             |
| HOA Fees       | 975.00          |
| HOA Fees Freq. | Annually        |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Labib Hashim             |
| Listing Office | Keller Williams Heritage |

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