

\$630,000 - 30040 Leroy Scheel, Bulverde

MLS® #1863779

\$630,000

3 Bedroom, 2.00 Bathroom, 2,454 sqft
Residential on 2.09 Acres

Bulverde Ranch Unrecorded, Bulverde, TX

***Buyer Incentive Available! Use the Seller's Preferred Lender and receive valuable concessions toward a 2-1 Buydown: ***
Stunning Home on 2.09 Acres in Bulverde, Texas Nestled in an incorporated area on 2.09 acres in the serene community of Bulverde, this exceptional residence offers a blend of modern updates and ample outdoor space, making it perfect for families and entertaining. **Spacious Living:** This charming home boasts 3 generous bedrooms and 2 updated full bathrooms, providing comfort for family and guests. Enjoy two inviting living areas, perfect for relaxation or entertaining. **Bonus Room:** A versatile bonus room offers additional space for an office, playroom, or hobby area, adapting to your lifestyle needs. **Updated Kitchen:** The heart of the home features a spacious updated kitchen, equipped with modern appliances, ample counter space, and a stylish design, perfect for culinary enthusiasts. **Outdoor Living:** Relax and unwind on the covered porch, where you can enjoy picturesque views of your expansive property. With multiple fruit trees, you'll have your own delightful orchard right at home, along with plenty of space to raise horses and chickens. **Ample Storage and Parking:** The detached 2-car garage, accompanied by a 3-car carport, provides plenty of parking options. Additionally, you'll find RV/boat storage equipped with a 30 amp power connection, ideal for outdoor adventures. **In-Law Suite:** This property features an



attached 1-bedroom, 1-bath apartment with a kitchenette and a separate entrance, offering privacy for guests or potential rental income. Both the main house and the apartment are ADA compliant, ensuring accessibility for all. This remarkable property combines the best of indoor and outdoor living, all in a peaceful setting. Don't miss your chance to own this exceptional home in Bulverde, where comfort and convenience meet nature's beauty! Buyer incentive if using preferred lender . See remarks

Built in 1993

Essential Information

MLS® #	1863779
Price	\$630,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,454
Acres	2.09
Year Built	1993
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	30040 Leroy Scheel
Area	2601
Subdivision	Bulverde Ranch Unrecorded
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	None
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Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area
Appliances	Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Refrigerator, Water Softener (owned), Electric Water Heater, Garage Door Opener
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Lot Description	2 - 5 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	May 5th, 2025
Days on Market	181
HOA Fees	0.00

Listing Details

Listing Agent	Arlene Patterson
Listing Office	JB Goodwin, REALTORS

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