

\$535,076 - 1712 Durham Park, Bulverde

MLS® #1865735

\$535,076

4 Bedroom, 3.00 Bathroom, 2,305 sqft

Residential on 0.14 Acres

VENTANA, Bulverde, TX

***** BUILDER FLEX-CASH INCENTIVE**

AVAILABLE! ***Experience the Front Porch of the Texas Hill Country in Ventana *** Looking to live in Bulverde with easy access to San Antonio, Boerne, Canyon Lake, and New Braunfels? This is Hill Country living at its best-peaceful surroundings, rolling views, and top-rated Comal ISD schools, all just minutes from great shopping and dining. Come tour this beautiful single-story home, backing to a greenbelt and thoughtfully designed for comfort and entertaining. It offers four spacious bedrooms, three full bathrooms, a private study, and a charming outdoor courtyard. With 2,305 square feet of living space and a covered patio perfect for enjoying the Hill Country views and starry nights, this home combines function with relaxation. The floor plan is very similar to our popular model home at 3410 Blenheim Park and showcases stunning designer-selected finishes. Currently under construction and ready for move-in by August 2025, just in time to enjoy the fall season. Whether you're hosting friends or enjoying quiet evenings under the stars, this home delivers. Come be part of the Texas Hill Country lifestyle.



Built in 2025

Essential Information

MLS® #	1865735
Price	\$535,076

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,305
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1712 Durham Park
Area	2601
Subdivision	VENTANA
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Pool, Clubhouse
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Atrium, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Electric Water Heater, Garage Door Opener, Custom Cabinets, Plumb for Water Softener
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	3 Sides Masonry, Stone/Rock, Stucco, Siding
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Wrought Iron Fence
Lot Description	On Greenbelt
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	May 10th, 2025
Days on Market	176
HOA Fees	150.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Miguel Herrera
Listing Office	The Agency San Antonio

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