

\$499,000 - 1107 Montecito Ln, Bulverde

MLS® #1871067

\$499,000

Bedroom, Bathroom,
Land on 5.08 Acres

MONTEOLA, Bulverde, TX

Discover the unparalleled luxury and serenity of 1107 Montecito in Monteola, the most exclusive community in Bulverde, Texas. This 5-acre mostly flat parcel offers the perfect blend of Hill Country tranquility and convenience, with San Antonio just minutes away. Monteola is home to just 47 private 5-acre homesites, and with no available lots in over four years, this is a rare chance to own a piece of this prestigious neighborhood. The minimum build size of 3,500 sq ft ensures that only luxury estates grace the landscape, maintaining the community's elite status. Horses are welcome, and the wide, beautifully landscaped streets feature water features and custom ironwork, exuding exclusivity at every turn. As a testament to the luxury and desirability of the community, the largest sale in Bulverde history is currently under contract in Monteola, highlighting just how exceptional this area truly is. With expansive Hill Country views and acres of flat, usable land, there are countless build site possibilities to create your dream home. I can assist you in every step of the process, including due diligence, and provide plans and recommendations for luxury custom builders. This is a once-in-a-lifetime opportunity to own and build in one of the most sought-after neighborhoods in Bulverde. Seize the chance to make 1107 Montecito your private Hill Country retreat. An exclusive lifestyle awaits-don't miss your chance to be part of Monteola.



Essential Information

MLS® #	1871067
Price	\$499,000
Acres	5.08
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	1107 Montecito Ln
Area	2601
Subdivision	MONTEOLA
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Controlled Access, Guarded Access
Utilities	Well Allowed, Electric

Exterior

Lot Description	Wooded
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School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	May 29th, 2025
Days on Market	157
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Malina Bercher
Listing Office	Aperture Global

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