

\$1,499,000 - 1209 Adyson Ridge, Bulverde

MLS® #1875663

\$1,499,000

4 Bedroom, 5.00 Bathroom, 4,026 sqft

Residential on 5.01 Acres

CENTENNIAL RIDGE, Bulverde, TX

A truly custom build with charm around every corner and picture windows throughout, welcome home to hill country living at its finest. Situated on 5 acres with towering oaks, the owners suite and three additional en-suite bedrooms have all been designed with recessed ceilings, large walk-in closets, and individualized touches for the perfect place to settle in. You'll have plenty of space to spread out with the front sitting area, living room with cedar-wrapped beams, media room, front office as an optional

Built in 2022

Essential Information

MLS® #	1875663
Price	\$1,499,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,026
Acres	5.01
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Price Change

Community Information



Address	1209 Adyson Ridge
Area	2601
Subdivision	CENTENNIAL RIDGE
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Controlled Access
Parking	Attached, Side Entry, Oversized
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry in Closet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Dryer Connection, Cook Top, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Water Softener (owned), Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector, Propane Water Heater, Private Garbage Service
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Living Room, Master Bedroom, Gas, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees
Lot Description	County Vlew, 2 - 5 Acres, Wooded, Mature Trees (ext feat), Sloping, Level
Roof	Metal

Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	June 13th, 2025
Days on Market	142
HOA Fees	750.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Brian Skelton
Listing Office	BHHS Don Johnson REALTORS -Spr

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