

\$825,000 - 33171 Blanco Rd, Bulverde

MLS® #1878035

\$825,000

5 Bedroom, 3.00 Bathroom, 2,752 sqft

Residential on 4.00 Acres

VELASCO, Bulverde, TX

Welcome to this one-of-a-kind residence in the scenic Canyon View Acres community, set on 4 beautifully landscaped acres. Privately nestled behind a gated entrance, a long driveway winds through mature oak trees and leads to a striking stone exterior that offers standout curb appeal and timeless character. Inside, the heart of the home is a spacious living area centered around a dramatic stone fireplace, with tall windows that flood the space with natural light. A stone accent wall adds texture and warmth, while the kitchen sits just off the living room, featuring bar seating, a designated dining area, and an upgraded oversized walk-in pantry. Natural wood cabinetry and thoughtful details enhance the inviting feel throughout. The primary suite offers a private retreat with a well-appointed bathroom, separate vanities, and ample storage. Adding to the property's appeal is a detached private cottage, complete with its own bedroom, kitchen, and living area-ideal for guests or extended stays. Out back, enjoy a large covered porch that opens to a fenced-in pool area surrounded by mature oak trees and lush landscaping. Blending privacy, comfort, and exceptional design, this property delivers true Hill Country living at its finest!

Built in 1977

Essential Information

MLS® # 1878035



Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,752
Acres	4.00
Year Built	1977
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	33171 Blanco Rd
Area	0101
Subdivision	VELASCO
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Other - See Remarks
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Loft, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Electric Water Heater, Garage Door Opener, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room
# of Stories	1.5
Stories	1.5

Exterior

Exterior	Brick, Siding
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	June 23rd, 2025
Days on Market	133
HOA Fees	0.00

Listing Details

Listing Agent	Christopher Marti
Listing Office	Marti Realty Group

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