

\$595,000 - 30520 Bulverde Hills, Bulverde

MLS® #1879445

\$595,000

3 Bedroom, 5.00 Bathroom, 3,394 sqft
Residential on 0.92 Acres

BULVERDE HILLS, Bulverde, TX

Tucked away on .92 acres of lush, botanical landscape, this distinctive property offers a sense of calm and connection to nature. Whether you're envisioning a multi-generational retreat or an inspiring space for entertaining, this dual-residence estate offers both flexibility and beauty. A charming wooden gate opens onto a raised deck that blends naturally into the surrounding greenery, guiding you to the spacious two-story main residence. Step into the main level, where sunlit spaces beautifully blend timeless elegance with natural charm. Here, rich wood accents and marble countertops define the kitchen, which opens to a spacious dining area and a cozy living room anchored by a stone fireplace. Just off the dining room, a small step down leads to a large second living area-warm, inviting, and full of character. Each of these rooms connects seamlessly to the outdoors, featuring large windows that frame scenic views and provide direct access to the surrounding deck-perfect for effortless indoor-outdoor living. On the lower level, you'll find two generously sized bedrooms, including a serene primary suite with a private full bath. A second full bathroom-complete with laundry area-adds ease and functionality to this peaceful living space. Behind the main residence, the property opens up into a spacious backyard, offering ample room for gardening, play, or quiet reflection. A bamboo-lined roundabout drive leads to a thoughtfully designed single-story guest house



with its own private entrance. High ceilings and tall windows fill the space with light and showcase beautiful views of the natural surroundings. The guest house offers a full kitchen, open dining area, comfortable living room, one bedroom, and one and a half baths, washer and dryer hookups included. This versatile space is perfect for in-laws, extended family, guests, a private home office with meeting space, an art studio, or a wellness retreat-adaptable to whatever lifestyle you envision. Complete with unique character and tranquil outdoor spaces, this property is more than a home-it's a lifestyle.

Built in 1974

Essential Information

MLS® #	1879445
Price	\$595,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,394
Acres	0.92
Year Built	1974
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Traditional
Status	Active

Community Information

Address	30520 Bulverde Hills
Area	2601
Subdivision	BULVERDE HILLS
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Jogging Trails
Parking	One Car Garage, Attached, Rear Entry
Pool	None

Interior

Interior	One Living Area, Secondary Bedroom Down, All Bedrooms Downstairs, Laundry Lower Level, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Refrigerator, Electric Water Heater, Plumb for Water Softener
Heating	Central, 2 Units
Cooling	Two Central, One Window/Wall
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Wood, Stucco
Exterior Features	Deck/Balcony, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Additional Dwelling
Lot Description	County Vlew, 1/2-1 Acre, Mature Trees (ext feat), Sloping, Pond /Stock Tank
Roof	Composition, Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	June 27th, 2025
Days on Market	130
HOA Fees	0.00

Listing Details

Listing Agent	Ana-maria Fletcher
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Listing Office

I AM HOME, LLC

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