

\$320,000 - 31562 Nimbus Dr, Bulverde

MLS® #1890691

\$320,000

3 Bedroom, 2.00 Bathroom, 1,464 sqft

Residential on 0.15 Acres

HIDDEN TRAILS, Bulverde, TX

Located in the tranquil and desirable Hidden Trails community within Johnson Ranch, this impeccably maintained 3 bedroom, 2 bathroom home sits on a premium lot that backs up to a lush greenbelt. The stunning, expansive backyard deck consists of two walls on each side for ultimate privacy, and offers breathtaking views of the Hill Country. The deck is made from composite boards resistant to fading, staining, mold, and rot, and perfect for entertaining or unwinding after a busy day. Step inside to discover a spacious open-concept living area, modern kitchen featuring sleek countertops, stainless steel appliances, and gas cook top. The large built-in island flows effortlessly into the dining area and warm family room with views of your private, fully fenced backyard and green belt view. This Lennar home offers the Gannes floor plan featuring 2 full shower/tub combo bathrooms, 3 large bedrooms and a 2 car garage. Step outside to enjoy resort-style amenities, including: Splash pad for kids, Junior Olympic-sized lap pool, infinity pool and 24/7 gym, fitness center, community center and clubhouse. Additional amenities include Two playgrounds, one featuring a zip line, biking and walking trails, a dog-friendly park, BBQ areas, Basketball courts, and a Catch-and-release fishing pond.

Built in 2019

Essential Information



MLS® #	1890691
Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.15
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	31562 Nimbus Dr
Area	2612
Subdivision	HIDDEN TRAILS
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Basketball Court, Lake/River Park
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, 1st Floor Lvl/No Steps, Open Floor Plan, High Speed Internet, Laundry Main Level
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Electric Water Heater, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Exterior Features	Covered Patio, Deck/Balcony, Privacy Fence
Lot Description	On Greenbelt
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	August 7th, 2025
Days on Market	86
HOA Fees	351.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Jami Creekmore
Listing Office	Jami Creekmore

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