

\$1,100,000 - 31111 Charolais, Bulverde

MLS® #1892827

\$1,100,000

4 Bedroom, 5.00 Bathroom, 3,948 sqft

Residential on 0.54 Acres

JOHNSON RANCH - COMAL, Bulverde, TX

Welcome to this stunning and spacious 4 bedroom, 4.5 bath residence in Johnson Ranch boasting over 3,900 square feet of thoughtfully designed living space. Step inside through the charming foyer, where natural light and elegant details set the tone for the rest of the home. The open-concept layout seamlessly connects the inviting family room and formal dining area, creating an ideal setting for both everyday living and memorable family gatherings. Throughout the home, soaring high ceilings create an airy, open feel-especially in the kitchen, where they perfectly complement the mosaic tile backsplash and elegant granite countertops. Throughout the main areas, upgraded tile flooring adds a touch of sophistication, while plush carpet in the bedrooms provides comfort. Accompanied by an immaculate backyard spanning over half an acre, featuring a charming pool-perfect for an evening dip. The primary suite offers both style and functionality, featuring a fabulous double vanity, a standing shower, and a luxurious jetted soaking tub. Dual walk-in closets provide generous storage, with the "hers" closet boasting a beautiful skylight and motion-sensor lighting for an extra touch of elegance. Whether you are unwinding after a long day or hosting loved ones for the holidays, the warm glow of the wood-burning fireplace makes this home the perfect place to create lasting memories. Experience elegance and comfort firsthand-reserve your



private tour today. Your future home awaits.

Built in 2021

Essential Information

MLS® #	1892827
Price	\$1,100,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,948
Acres	0.54
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	31111 Charolais
Area	2612
Subdivision	JOHNSON RANCH - COMAL
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Controlled Access, Pool, Jogging Trails, Basketball Court
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Two Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Skylights, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry
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	Room, Walk in Closets, Attic - Finished
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Trash Compactor, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Attic Fan, Electric Water Heater, Garage Door Opener, Carbon Monoxide Detector, Private Garbage Service
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Wood Burning, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock, Stucco
Exterior Features	Covered Patio, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees
Lot Description	On Greenbelt, 1/2-1 Acre, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Johnson City
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	August 14th, 2025
Days on Market	79
HOA Fees	857.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Carolina Herrera
Listing Office	Levi Rodgers Real Estate Group

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