

\$536,544 - 3006 Mckinnie Park, Bulverde

MLS® #1896805

\$536,544

4 Bedroom, 3.00 Bathroom, 2,435 sqft

Residential on 0.15 Acres

VENTANA, Bulverde, TX

BUILDER FLEX-CASH INCENTIVE! Rate Buydown AVAILABLE! *** Welcome to a brand-new Texas Homes build in the highly sought-after Ventana subdivision of Bulverde, TX. Scheduled for completion in November 2025, this thoughtfully designed one-story home offers 2,435 square feet of stylish living space on a desirable corner lot with a wrought iron, privacy fence, and attractive curb appeal. Step inside to find an open and inviting floorplan with soaring high ceilings that create a bright and airy atmosphere. The home features 4 spacious bedrooms and 3 full bathrooms, with all bedrooms conveniently located on the main level for ease and comfort. The island kitchen is the centerpiece of the home, complete with a breakfast bar, walk-in pantry, built-in oven, and microwave-perfect for everyday living and entertaining. A separate dining room provides an elegant space for gatherings, while the adjoining living areas flow seamlessly together, making entertaining effortless. The home also offers a private study/office, ideal for working from home or creating a quiet retreat. The Primary Suite is a true sanctuary, featuring generous space and a spa-like en suite bathroom designed for relaxation. Secondary bedrooms are well-sized and share access to beautifully appointed bathrooms, providing plenty of comfort for family or guests. Outdoor living is just as impressive, with a covered patio that overlooks the backyard-perfect for grilling, entertaining, or



simply enjoying the Texas evenings. A 2-car garage adds convenience and storage. As part of the Ventana community, residents enjoy access to fantastic amenities including a sparkling pool, jogging trails, and BBQ grills, enhancing the lifestyle experience of this exceptional neighborhood. This home combines modern design, functional spaces, and community perks-all in a prime Bulverde location near top-rated schools, shopping, and dining. Disclaimer: This home is currently under construction. Photos shown are from a previous listing and for illustrative purposes only.

Built in 2025

Essential Information

MLS® #	1896805
Price	\$536,544
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,435
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	3006 Mckinnie Park
Area	2601
Subdivision	VENTANA
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Pool, Jogging Trails, BBQ/Grill
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Grill, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener
Heating	Central, Heat Pump
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	3 Sides Masonry, Stone/Rock, Stucco, Siding
Exterior Features	Covered Patio, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows
Lot Description	Corner
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	August 29th, 2025
Days on Market	64
HOA Fees	600.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Miguel Herrera
Listing Office	The Agency San Antonio

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