

\$1,274,000 - 967 Belle Oaks Blvd, Bulverde

MLS® #1897176

\$1,274,000

4 Bedroom, 4.00 Bathroom, 3,704 sqft

Residential on 1.01 Acres

BELLE OAKS RANCH, Bulverde, TX

Exquisite design, stylish and immaculate are just a few words to describe 967 Belle Oaks Blvd! The details in this home are bespoke, from the trim work to the finishes...The Outdoor living is paramount here with the built-in BBQ area, outdoor fireplace, to the fun firepit for chilly Hill Country nights and the raised bed gardens. The Great Room with a modern take on timber frame construction is open to the dining and Kitchen making entertaining and lifestyle seamless. The Kitchen is a culinary delight with top of the line appliances, ample counters and cabinetry and stylish design. Escape to the primary suite with the spa worthy bath and large closet; a separate guest suite is wonderful for multi-generational living while 2 additional bedrooms share a Jack 'n Jill Bath with separate sink areas. The laundry room is off the Mudroom w/built-in drop zone and the oversized 3 car garage features epoxy floors and cabinets. The only room upstairs is a WOW Speak Easy room perfect for whiskey/wine collectors or as a media/gameroom. Belle Oaks Ranch is convenient to San Antonio and all it has to offer with awardwinning restaurants and popular shopping nearby. The neighborhood is gated and offers a resort-style amenity center with splashpad and lap pool, putting green, bocce ball, tennis/pickleball courts, playground AND sport court! Popular Comal Schools! This home is stylish, immaculate and ready for you!



Built in 2022

Essential Information

MLS® #	1897176
Price	\$1,274,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,704
Acres	1.01
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Active

Community Information

Address	967 Belle Oaks Blvd
Area	2601
Subdivision	BELLE OAKS RANCH
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Basketball Court, Other - See Remarks
Parking	Attached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, 1st Floor Lvl/No Steps
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Gas Water Heater, Plumb for Water

	Softener, Custom Cabinets, Carbon Monoxide Detector, Chandelier
Heating	Central, Heat Pump
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Gas, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Double Pane Windows, Mature Trees, Outdoor Kitchen, Other - See Remarks, Special Yard Lighting
Lot Description	Mature Trees (ext feat), 1 - 2 Acres, County Vlew, Partially Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	September 1st, 2025
Days on Market	62
HOA Fees	975.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Leslie Brown
Listing Office	Phyllis Browning Company

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 2nd, 2025 at 1:06pm CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.