

\$824,900 - 1188 Glenwood, Bulverde

MLS® #1897994

\$824,900

3 Bedroom, 3.00 Bathroom, 2,792 sqft

Residential on 1.02 Acres

GLENWOOD, Bulverde, TX

Texas Hill Country Luxury! Move-In Ready & Priced Below Appraisal! Step into your own private resort with a sparkling pool surrounded by travertine, a tanning ledge, and a spacious lounge deck that set the stage for endless summer days. The custom outdoor kitchen with built-in grill, fridge, ice maker, and sink makes entertaining easy, while friends can relax under the shaded patio. Evenings invite you to gather around the outdoor wood-burning fireplace or catch the game on the outdoor TV with speakers. String lights and lush landscaping transform nights into pure Hill Country magic, all on 1.02 acres that give you room to breathe, play, and enjoy wide-open skies. As you move inside, a barrel-ceiling foyer leads to soaring 14' ceilings and designer lighting that balance elegance with warmth. The open layout flows naturally, offering spaces perfect for large gatherings yet private retreats when desired. A grand living area with a gas fireplace connects seamlessly to the kitchen and backyard, creating a true indoor-outdoor lifestyle. For movie lovers & sports fans, the dedicated media room offers 7.1 surround sound, projector setup, theater-style comfort, and a ceiling of fiber optic twinkling stars. Whether it's Friday-night football or a quiet binge-watching session, this space makes entertainment unforgettable. Working from home is equally enjoyable with a custom-designed office featuring built-in file cabinets, thoughtful finishes, and stylish lighting. It's a space that keeps business,



homework, and daily life organized without sacrificing charm. When it's time to recharge, the primary suite becomes a private retreat. The spa-inspired bath includes dual vanities, a soaking tub with its own cozy electric fireplace, and a separate walk-in shower. The split-bedroom design ensures privacy, with secondary bedrooms offering custom ceilings and sharing a stylish Jack-and-Jill bath. The kitchen serves as the heart of the home with a 10-foot island that doubles as storage and workspace. Pull-out spice and utensil drawers keep counters uncluttered, while soft-close cabinetry and a walk-in pantry with appliance storage add practical luxury. Stainless steel appliances and generous counters bring both beauty and function to everyday living. Practical features enhance comfort throughout the home, including an oversized laundry and craft utility room with counter space, workspace, and utility sink. Two energy-efficient tankless water heaters ensure endless hot water, while spray foam insulation, extra soundproofing in walls like the media room, and space-saving pocket doors show the attention to detail. A spacious 3-car garage completes the package. All of this is located in the gated Glenwood community, offering privacy and convenience just minutes from Bulverde, shopping, dining, and top-rated Comal ISD schools. Nestled in the heart of the Texas Hill Country, you'll enjoy wide-open spaces and stunning views every day. 1188 Glenwood Loop isn't just a house - it's a lifestyle. From poolside weekends to theater nights, holiday gatherings to quiet mornings in the primary suite, every space was designed for living well. If you're looking for Hill Country charm, acreage, and Bulverde luxury, your search ends here.

Built in 2016

Essential Information

MLS® #	1897994
Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,792
Acres	1.02
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active Option

Community Information

Address	1188 Glenwood
Area	0101
Subdivision	GLENWOOD
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground
Has Pool	Yes
Pool	In Ground Pool, Pool is Heated

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
Appliances	Ceiling Fans, Chandelier, Central Vacuum, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops
Heating	Central
Cooling	One Central

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Gas Logs Included, Wood Burning, Gas, Glass/Enclosed Screen, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	September 4th, 2025
Days on Market	61
HOA Fees	875.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Aaron Jistel
Listing Office	ListingSpark

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