# \$724,900 - 3517 Agarita Pass, Bulverde

MLS® #1898469

## \$724,900

4 Bedroom, 4.00 Bathroom, 3,445 sqft Residential on 0.16 Acres

JOHNSON RANCH - COMAL, Bulverde, TX

Home office with French doors frames the 19-foot entry. Generous family room with a grand wall of windows, a cast stone fireplace and a 19-foot ceiling flows into the dining area. Island kitchen with built-in seating space features a walk-in pantry and 5-burner gas cooktop. Secluded primary suite features a grand bedroom with a wall of windows. Primary bathroom offers a double door entry, dual vanities, freestanding tub, separate enclosed shower and two walk-in closets. Guest suite with full bathroom and walk-in closet on first floor. Second level hosts secondary bedrooms, a Hollywood bathroom, a media room with a storage closet and a game room with three large windows. A utility room and a half bathroom complete this generous design. Covered backyard patio. Mud room just off the three-car garage.



#### **Essential Information**

MLS® # 1898469

Price \$724,900

Bedrooms 4

Bathrooms 4.00

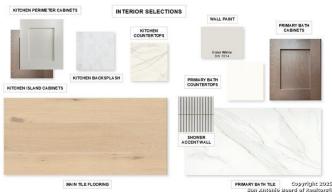
Full Baths 3

Half Baths 1

Square Footage 3,445

Acres 0.16





Year Built 2025

Type Residential

Sub-Type Single Family Detached
Style Two Story, Traditional

Status Price Change

# **Community Information**

Address 3517 Agarita Pass

Area 2612

Subdivision JOHNSON RANCH - COMAL

City Bulverde County Comal

State TX
Zip Code 78163

## **Amenities**

Amenities Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails

Parking Attached

Pool None

#### Interior

Interior Three Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen,

Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry

Room, Walk in Closets

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven,

Stove/Range, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke

Alarm, Plumb for Water Softener, Carbon Monoxide Detector

Heating Central

Cooling One Central, Zoned

Fireplace Yes

# of Fireplaces 1

Fireplaces One, Family Room

# of Stories 2.0 Stories 2

#### **Exterior**

Exterior Brick, Stone/Rock

Exterior Features Covered Patio, Privacy Fence, Sprinkler System, Double Pane

Windows, Has Gutters

Lot Description On Greenbelt

Roof Composition

Construction New Foundation Slab

#### **School Information**

District Comal

Middle Smithson Valley

High Smithson Valley

## **Additional Information**

Date Listed September 5th, 2025

Days on Market 60

HOA Fees 945.00

HOA Fees Freq. Annually

# **Listing Details**

Listing Agent Lee Jones

Listing Office Perry Homes Realty, LLC





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