

\$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.



Built in 2025

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



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 5th, 2025 at 5:36am 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.