

\$770,000 - 31037 Clover Pass, Bulverde

MLS® #1909252

\$770,000

6 Bedroom, 5.00 Bathroom, 4,700 sqft
Residential on 0.25 Acres

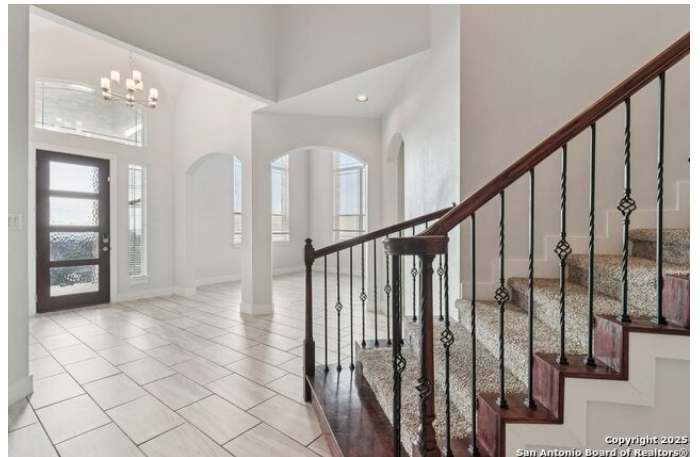
Johnson Ranch, Bulverde, TX

Welcome to 30137 Clover Pass, located in the sought-after Johnson Ranch Community-where Hill Country charm meets modern comfort. This impressive two-story home features 6 bedrooms, 5 bathrooms, and a beautifully flowing open-concept floorplan. The stunning stone exterior, dramatic elevated walkway, and towering entryway create a striking first impression, leading into a grand foyer with a wrap-around staircase and elegant architectural details. Inside, enjoy a gorgeous stone fireplace, a center kitchen island with upgraded lighting and finishes, and a formal dining room with built-in shelving. The spacious primary suite offers a spa-inspired bathroom with a garden tub, extended walk-in shower, and a custom walk-in closet. The fully fenced backyard provides a large covered patio, mature trees, no rear neighbors, and backs up to a greenbelt for added privacy. Community amenities include a resort-style pool, playground, and breathtaking Hill Country views.

Built in 2022

Essential Information

MLS® #	1909252
Price	\$770,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5



Square Footage	4,700
Acres	0.25
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Price Change

Community Information

Address	31037 Clover Pass
Area	2612
Subdivision	Johnson Ranch
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Pool, Park/Playground
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Disposal, Dishwasher
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2.0
Stories	2

Exterior

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

School Information

District	Comal
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	September 19th, 2025
Days on Market	45
HOA Fees	280.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Christopher Marti
Listing Office	Marti Realty Group

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