

\$1,049,900 - 31120 Clover Pass, Bulverde

MLS® #1914367

\$1,049,900

5 Bedroom, 5.00 Bathroom, 4,891 sqft
Residential on 0.31 Acres

JOHNSON RANCH - COMAL, Bulverde, TX

Home office with French doors and dining room frame the two-story entry. Two-story family room with a wood mantel fireplace and wall of windows opens to kitchen and morning area. Kitchen features island with built-in seating space, two wall ovens, a 5-burner gas cooktop and Butler's pantry. Upstairs theatre room, game room, secondary bedrooms with a Hollywood bath. Downstairs guest suite with full bath and walk-in closet. Freestanding tub, separate shower and two walk-in closets in the primary suite. Additional staircase just off morning area. Extended covered backyard patio. Three-car garage.

Built in 2026

Essential Information

MLS® #	1914367
Price	\$1,049,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,891
Acres	0.31
Year Built	2026
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active



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Community Information

Address	31120 Clover 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, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, 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	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Gas Logs Included, Gas Starter
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters
Lot Description	On Greenbelt, County Vlew
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	October 10th, 2025
Days on Market	24
HOA Fees	946.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Lee Jones
Listing Office	Perry Homes Realty, LLC

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