

\$999,000 - 34744 Casita Creek, Bulverde

MLS® #1915147

\$999,000

4 Bedroom, 5.00 Bathroom, 3,105 sqft

Residential on 1.09 Acres

BELLE OAKS RANCH, Bulverde, TX

Situated on a private greenbelt lot, this newly constructed Sitterle Homes masterpiece was crafted for luxurious and effortless single-level living, offering a seamless open-concept design with no interior steps and soaring 12' ceilings that fill each space with natural light and a sense of openness. The gourmet kitchen is a true showpiece for both the avid cook and entertainer, showcasing a KitchenAid Professional Entertainer Package with a 36" six-burner gas cooktop, built-in oven and microwave, expansive island, and stunning Michael Edwards custom cabinetry. An oversized wet bar adds sophistication and convenience, making entertaining seamless. The kitchen flows into the spacious family room, anchored by a striking floor-to-ceiling stone fireplace and sliding glass doors that open to an expansive covered patio-the perfect backdrop for indoor-outdoor living overlooking the peaceful greenbelt. The primary suite is a private retreat, highlighted by a bay window, spa-inspired bath with a freestanding soaking tub, walk-in rain head shower with designer glass tile, and an oversized walk-in closet. Each secondary bedroom features its own private en-suite bath, offering comfort and privacy for family or guests. Additional highlights include a dedicated office, game room, laundry room with built-in cabinetry and space for an additional refrigerator, and an oversized three-car garage with epoxy floors. Ideally located near the Belle Oaks amenity center,



residents enjoy access to resort-style amenities including a pool, clubhouse, playground, tennis and pickleball courts, and a basketball court.

Built in 2022

Essential Information

MLS® #	1915147
Price	\$999,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,105
Acres	1.09
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Traditional, Texas Hill Country
Status	Active

Community Information

Address	34744 Casita Creek
Area	2601
Subdivision	BELLE OAKS RANCH
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Basketball Court, Other - See Remarks
Parking	Attached, Side Entry, Oversized
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating
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Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Lower Level, Laundry Room, Walk in Closets

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Wet Bar, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, 2+ Water Heater Units

Heating Central, 1 Unit

Cooling One Central

Fireplace Yes

of Fireplaces 1

Fireplaces One, Family Room

of Stories 1.0

Stories 1

Exterior

Exterior 4 Sides Masonry, Stone/Rock, Siding

Exterior Features Covered Patio, Sprinkler System, Double Pane Windows, Mature Trees, Other - See Remarks

Lot Description 1 - 2 Acres, Mature Trees (ext feat), Secluded

Roof Metal

Construction New

Foundation Slab

School Information

District Comal

Middle Spring Branch

High Smithson Valley

Additional Information

Date Listed October 13th, 2025

Days on Market 15

HOA Fees 975.00

HOA Fees Freq. Annually

Listing Details

Listing Agent Matthew Resnick

Listing Office

Kuper Sotheby's Int'l Realty

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