

\$409,900 - 32194 Escarole Bend, Bulverde

MLS® #1917296

\$409,900

4 Bedroom, 3.00 Bathroom, 2,282 sqft

Residential on 0.15 Acres

JOHNSON RANCH - COMAL, Bulverde, TX

ASSUMABLE 4.375% LOAN Located in the desirable gated community of Johnson Ranch, this beautiful 2023-built home offers an open floor plan with 4 spacious bedrooms, a dedicated study, and stylish modern finishes throughout. Enjoy the privacy of no rear neighbors and the added benefit of no city taxes. Johnson Ranch features resort-style amenities including a pool, clubhouse, playgrounds, and walking trails - all set against the backdrop of the peaceful Texas Hill Country. This Bulverde gem combines comfort, convenience, and an unbeatable financing opportunity!

Built in 2023

Essential Information

MLS® #	1917296
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,282
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information



Address	32194 Escarole Bend
Area	2612
Subdivision	JOHNSON RANCH - COMAL
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Controlled Access, Pool, Park/Playground, Jogging Trails, Sports Court, Basketball Court
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Lower Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 3 Sides Masonry, Cement Fiber
Exterior Features	Covered Patio, Deck/Balcony, Privacy Fence, Sprinkler System, Double Pane Windows
Lot Description	On Greenbelt, Gently Rolling
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	October 22nd, 2025
Days on Market	11
HOA Fees	285.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Craig Morris
Listing Office	Morris Realty

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