

\$982,900 - 31152 Clover Pass, Bulverde

MLS® #1918048

\$982,900

4 Bedroom, 5.00 Bathroom, 3,433 sqft
Residential on 0.29 Acres

JOHNSON RANCH - COMAL, Bulverde, TX

Welcoming entry features 14-foot ceilings and a home office with French doors set at entry. Extended entry flows past the game room with French door entry and three large windows. Formal dining room is just off the extended entry. Grand family room with 16-foot decorative ceiling, a wood mantel fireplace and a wall of windows. Kitchen hosts an island, large walk-in pantry, two wall ovens, a 5-burner gas cooktop, generous counter space and a butler's pantry. Morning area is just off the kitchen. Secluded primary suite offers a wall of windows. Primary bathroom features a French door entry, dual vanities, freestanding tub, separate glass enclosed shower, a linen closet and two walk-in closets. Large guest suite just off the kitchen area offers a private full bathroom and a walk-in closet. Additional bedrooms with bathrooms and walk-in closets. Extended covered backyard patio. Utility room just off the mud room. Three-car split garage.

Built in 2026

Essential Information

MLS® #	1918048
Price	\$982,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,433



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Acres	0.29
Year Built	2026
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	New

Community Information

Address	31152 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, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, 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, Gas Logs Included, Gas Starter
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 3 Sides Masonry, Stone/Rock, Cement Fiber
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Exterior Features	Covered Patio, Privacy F 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 24th, 2025
Days on Market	4
HOA Fees	946.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Lee Jones
Listing Office	Perry Homes Realty, LLC

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