

\$2,299,000 - 1628 & 1638 Old Boerne Rd, Bulverde

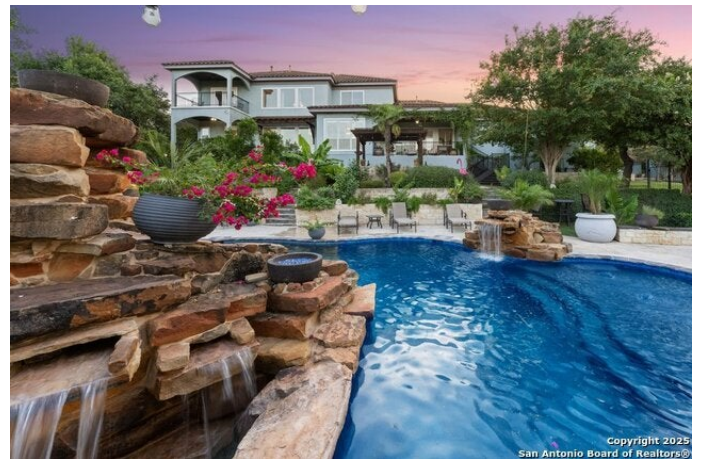
MLS® #1918765

\$2,299,000

5 Bedroom, 5.00 Bathroom, 6,018 sqft
Residential on 8.64 Acres

N/A, Bulverde, TX

UNRESTRICTED 8.64 ACRES! NO HOA! PANORAMIC VIEWS! The ultimate Hill Country retreat, this private Mediterranean estate is nestled hilltop, in the highly coveted Bulverde, Texas. Boasting a luxurious blend of comfort, elegance and modern chic, this property is everything you've ever wanted in a home! As you travel up the private drive you are greeted with meticulously manicured grounds. As you step inside this exquisite estate, you'll be drawn to the stunning foyer showcasing the grandeur of the property. The open concept main floor features state-of-the-art finishes including a breathtaking chef's kitchen with an oversized island, stainless steel appliances, Bertazzoni Stove and double oven imported from Italy, built-in refrigerator, a wine fridge and a Bosch espresso station. The large living room is perfect for entertaining guests or relaxing with family, while the separate dining area is perfect for hosting dinner parties. The lavish primary suite is located on the main level and boasts a spacious walk-in closet, a spa-like en-suite bathroom with a deep soaker tub, double sinks and glass enclosed shower. Entertainment is made easy with a home theater and multiple living areas. One of the standout features of this property is the incredible outdoor living space complete with Keith Zars heated pool and spa with beach entry, waterfalls, slide, rock cove and VIEWS!! This is truly a one-of-a-kind property! There are no restrictions and NO HOA! Your own



private resort! Flexible use! Could be developed or used as a luxury AirBnB, wedding venue- the possibilities are endless! Award winning Comal Schools! Smithson Valley High School! Convenient to Canyon Lake, restaurants, shopping and The San Antonio Airport. You do not want to miss this amazing opportunity!

Built in 2006

Essential Information

MLS® #	1918765
Price	\$2,299,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,018
Acres	8.64
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Spanish, Mediterranean, Texas Hill Country
Status	Active Option

Community Information

Address	1628 & 1638 Old Boerne Rd
Area	2601
Subdivision	N/A
City	Bulverde
County	Comal
State	TX
Zip Code	78163-3200

Amenities

Amenities	None
Parking	Attached, Side Entry, Oversized
Has Pool	Yes

Pool	In Ground Pool, Adjoining Pool/Spa, Hot Tub, Pool is Heated, Fenced Pool, Enclosed Pool
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Interior

Interior	Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Maid's Quarters, Pull Down Storage
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Family Room, Master Bedroom, Gas
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Wrought Iron Fence, Sprinkler System, Partial Sprinkler System, Double Pane Windows, Storage Building/Shed, Special Yard Lighting, Mature Trees, Detached Quarters, Additional Dwelling, Dog Run Kennel, Outdoor Kitchen
Lot Description	City View, County Vlew, 15 Acres Plus
Roof	Clay
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Arlon Seay
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed October 28th, 2025

Days on Market 5

HOA Fees 0.00

Listing Details

Listing Agent Katherine Detmer

Listing Office Phyllis Browning Company

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