

# **\$656,000 - 31010 Charolais Way, Bulverde**

MLS® #1552890

## **\$656,000**

4 Bedroom, 4.00 Bathroom, 3,030 sqft  
Residential on 0.37 Acres

JOHNSON RANCH - COMAL, Bulverde, TX

Put This on Your MUST SEE List ! Located in LA CRECIENTE Johnson's Ranch This SITTERLE-Built BEAUTY Sits on a Gorgeous GREENBELT Lot ~ Striking STONE & STUCCO Exterior ~ Upgraded LANDSCAPING ~ FULL YARD Sprinkler System ~ Lots of Room INSIDE & OUT ~ 4 BR, 3 -1/2 BA, & Side Entry 3-Car Garage ~ Step Thru the FRONT Door into a MAJESTIC Entry ~ CERAMIC Tile in All Living Areas ~ CARPET In Bedrooms ~ ARCHED Doorways ~ 8' Interior Doors ~ 12' Ceilings Except in GREAT ROOM Which Has 15' Ceilings, GAS FIREPLACE w/Custom HEARTH & 3 OVERSIZED Windows Which Accent The VIEW of Lush GREENBELT ~ Formal Dining & Study ~ ISLAND Kitchen Features Upgraded CUSTOM White Cabinets, PRO-ENTERTAINER Package, GRANITE Countertops, DOUBLE Oven & 5-Burner GAS Cook-Top ~ Water Softener ~ Upgraded Master Bath w/SPA PACKAGE Has Large Tiled WALK-IN SHOWER & Double Vanities w/Recessed Sinks ~ Side CEDAR Fencing ~ Back COVERED PATIO w/GAS nibble ~Wrought-Iron Fenced BACKYARD ~ SO MUCH MORE! - See Associated Docs for ADDITIONAL Upgrades & Improvements ~ Too AAA+

Built in 2015

## **Essential Information**



MLS® #	1552890
Price	\$656,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,030
Acres	0.37
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

### Community Information

Address	31010 Charolais Way
Subdivision	JOHNSON RANCH - COMAL
City	Bulverde
County	Comal
State	TX
Zip Code	78163-2347

### Amenities

Amenities	Controlled Access, Pool, Park/Playground, Jogging Trails, Sports Court, Basketball Court, Clubhouse
Parking	Side Entry
Pool	None

### Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, 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, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector, Private Garbage Service, Double Ovens

Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, One
# of Stories	1
Stories	1

## Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Other - See Remarks, Wrought Iron Fence
Lot Description	On Greenbelt, 1/4 - 1/2 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Comal ISD
Middle	Smithson Valley
High	Smithson Valley

## Listing Details

Listing Office	The Real Estate Group
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