

\$589,775 - 31238 Sunlight Dr, Bulverde

MLS® #1558038

\$589,775

4 Bedroom, 2.00 Bathroom, 2,609 sqft
Residential on 1.03 Acres

OAK VILLAGE NORTH, Bulverde, TX

Your Opportunity Now, Seller's Moving Out of Area Stunning 4/2/2 Hill Country Dry Stack Stone Home Shaded by Majestic Oaks in desirable Bulverde area. Open floor plan fabulous for entertaining or quietly enjoying an evening at home. Property consists of the main home with 4 bedrooms, 2 bathrooms, 2 car side entry oversized garage with epoxy floors, storage and sink, 2 custom built fireplaces with heatilators (1 in Master and 1 in Living Area) approx. 2600+ sq.ft. As you walk in the front door you are drawn to the generous 300 sq.ft. outdoor covered living space with another 168 sq.ft. of outdoor kitchen, equipped with propane grill, refrigerator and sink. This leads around to the self contained guest home, which includes a living room, kitchen, bathroom, and one bedroom approx. 550 sq.ft. and an attached workshop with epoxy floors of approx. 230 sq.ft. Property is 1.03 Acres. Includes partial sprinkler system, 12 x 16 TuffShed, Central Vacuum System, Reverse Osmosis water at kitchen sink. Kinetico softener is leased and can be removed. Additional information in Associated Docs. *ADDITIONAL LOT NEXT DOOR (LOT 223) OF 1.03 THAT CAN BE PURCHASED (MLS 1558039)*

Built in 1978

Essential Information

MLS® # 1558038



Price	\$589,775
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,609
Acres	1.03
Year Built	1978
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Price Change

Community Information

Address	31238 Sunlight Dr
Subdivision	OAK VILLAGE NORTH
City	Bulverde
County	Comal
State	TX
Zip Code	78163-2782

Amenities

Amenities	Tennis, Park/Playground, Jogging Trails
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Utility Room Inside, High Ceilings, Open Floor Plan, Skylights, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Pull Down Stairs, Attic - Partially Floored, Shop
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Garage Door Opener, Solid Counter Tops, City Garbage service, Central Vacuum, Electric Water Heater, 2+ Water Heater Units
Heating	Central, Heat Pump
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Master Bedroom, Two

# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock, Wood, 3 Sides Masonry
Exterior Features	Covered Patio, Double Pane Windows, Storage Building/Shed, Mature Trees, Chain Link Fence, Detached Quarters, Gas Grill, Outdoor Kitchen, Partial Sprinkler System, Ranch Fence, Special Yard Lighting, Workshop
Lot Description	1 - 2 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Middle	Smithson Valley
High	Smithson Valley

Listing Details

Listing Office	Sterling Group Real Estate
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