

\$1,460,000 - 31461 Rice Rd, Bulverde

MLS® #1648329

\$1,460,000

2 Bedroom, 1.00 Bathroom, 1,962 sqft
Residential on 6.00 Acres

Canyon View Acres, Bulverde, TX

Perfect location for your very own Veterinarian business, Kennel business, Grooming business, Commercial business, or just someone who would love to live in the country on 6 beautiful oak filled acres, a lovely home with a pool, covered patio, outdoor kitchen and even a quaint cabin. Opportunity to purchase a thriving, well respected, established dog boarding Kennel with over 25 years in business drawing clients from all over Bulverde, Boerne, and San Antonio. The Pet Ranch has over 6 acres of secluded land with "No Zoning", which allows you to expand into many possibilities. There are three kennels which include 53 insulated and climate controlled indoor/outdoor suites. The acreage maintains a natural appeal for dogs by allowing them a chance to play in a real yard with ample natural light. Other improvements on the property include almost 2000 sq/ft brick/hardi-plank home, 1064 sq/ft mobile home and a small cabin. Three storage buildings are on site and a cute chicken coop. While the property has a distinct country feel with the many majestic oak trees, this property is within minutes of San Antonio and Boerne and 5 minutes from downtown Bulverde. The following are possible income growth opportunities: With some modifications, the house is perfect to launch an additional pet grooming business. There is ample room on site to add cat boarding suites or a Veterinarian could run their practice out of the house and add an Equestrian area in the front



field. Come see this property today!!! Recent Fee Appraisal at \$1,460,000.

Built in 1999

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1648329
List Price	\$1,460,000
Sale Price	\$1,390,000
Sale Date	August 31st, 2023
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,962
Acres	6.00
Year Built	1999
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country, Traditional
Status	Sold

Community Information

Address	31461 Rice Rd
Subdivision	Canyon View Acres
City	Bulverde
County	Comal
State	TX
Zip Code	78163-1965

Amenities

Amenities	None
Parking	None/Not Applicable
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior One Living Area, Island Kitchen, Utility Room Inside, Open Floor Plan, Cable TV Available, High Ceilings, Liv/Din Combo

Appliances	Washer Connection, Dryer Connection, Ceiling Fans
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	1
Stories	1

Exterior

Exterior	Brick, Cement Fiber
Exterior Features	Covered Patio, Double Pane Windows, Additional Dwelling, Bar-B-Que Pit/Grill, Chain Link Fence, Dog Run Kennel, Deck/Balcony, Gas Grill, Has Gutters, Outdoor Kitchen, Storage Building/Shed, Mature Trees
Lot Description	5 - 14 Acres, County Vlew, Horses Allowed, Mature Trees (ext feat), Partially Wooded, Secluded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Call District
Middle	Call District
High	Call District