

# \$1,599,000 - 34510 Smithson Valley Rd, Bulverde

MLS® #1721481

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## \$1,599,000

4 Bedroom, 4.00 Bathroom, 3,218 sqft  
Farms and Ranches on 15.00 Acres

N/A, Bulverde, TX

**PROPERTY OVERVIEW:** Welcome to this exquisite 15-acre estate in the serene landscapes of Bulverde, Texas, where rustic elegance meets modern luxury. This property is a tranquil retreat, perfectly situated near the vibrant and culturally rich city of San Antonio, offering a unique blend of luxury, privacy, and potential for both high-end residential living and lucrative commercial ventures. **LOCAL AMENITIES AND ATTRACTIONS:** This estate provides easy access to a variety of charming neighboring towns, each with its unique Texas charm: San Antonio: A city renowned for its rich history, diverse cultures, and dynamic arts scene, offering a wide array of dining, shopping, and entertainment options. New Braunfels: A festive town celebrated for its German heritage, water activities, and the iconic Schlitterbahn Waterpark. Boerne: A picturesque town known for boutique shopping, gourmet dining, and the serene Cibolo Nature Center. **PROPERTY FEATURES:** Every detail of this estate has been meticulously crafted, and the residence is a marvel of design and craftsmanship, featuring: 4 Spacious Bedrooms 3.5 Luxurious Baths A Master Suite as a Private Oasis A Chef's Dream Kitchen Elegant Formal Dining and Living Areas The interiors boast high-end finishes, warm hardwood floors, and inviting hues, creating a home where every moment is cherished. Additionally, the estate offers a 2400sf Barn, ideal for equestrian enthusiasts and those with



a spirit of adventure. **OUTDOOR LIVING:** The estate unveils a lavish outdoor space, where refined interiors meet the enchanting Texas outdoors, showcasing a sparkling 20' x 40' Pool, a Sundek Patio, and intimate seating areas by the creek, perfect for relaxation and entertainment under the vast Texas sky. **LANDSCAPE AND TERRAIN:** The 15 acres are a diverse landscape of rolling hills, mature trees, and fertile fields, providing a backdrop for boundless outdoor adventures and agricultural pursuits. **WILDLIFE AND NATURE:** This estate is a sanctuary for native wildlife, offering a harmonious living experience amidst the natural beauty of the land. **WATER FEATURES:** The estate is enriched with abundant water features and a well-maintained irrigation system, ensuring the vibrancy of the lush landscapes. **INVESTMENT POTENTIAL:** This property is not just a home; it's a lifestyle and a strategic investment, offering a plethora of opportunities for family living, recreational activities, or developmental projects, with the flexibility of selected deed restrictions.

Built in 2009

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1721481
List Price	\$1,599,000
Sale Price	\$1,400,000
Sale Date	March 1st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,218
Acres	15.00
Year Built	2009

Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### **Community Information**

Address	34510 Smithson Valley Rd
Subdivision	N/A
City	Bulverde
County	Comal
State	TX
Zip Code	78163-2896

### **Amenities**

Utilities	Cable TV, Electricity, High Speed Internet, Telephone, Water
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### **Exterior**

Exterior Features	Barn, Creek, Fenced, Horse Stalls, House, Irrigation System, Pool/Deck
Construction	Brick/Stone, Metal, Stucco

### **School Information**

District	Comal ISD
Elementary	Smithson Valley
Middle	Smithson Valley
High	Smithson Valley