

# \$1,305,980 - 670 Butler, Bulverde

MLS® #1654741

**\$1,305,980**

4 Bedroom, 4.00 Bathroom, 3,417 sqft  
Residential on 1.00 Acres

BELLE OAKS RANCH, Bulverde, TX

Build this amazing 3417 Sq. ft. home with HILL COUNTRY VIEWS in Belle Oaks! The Builder owns two lots next to each other - you decide - combine and build on 2 acres (With Hill Country Views!!!)?? \*\*About 10 months build time once executed contract!\*\* This amazing floor plan will provide 4 bedrooms/ 3.1 bath - with a luxurious owners retreat. You will love preparing holiday meals in the gourmet kitchen - open to the great room. Work from home in the spectacular study located near the front entry. The floor plan also provides a game room with a wet bar and a flex room to best fit your needs - exercise room/kids play room/ second office space?? The utility room will provide a dog wash area! Enjoy the Hill Country Breeze and VIEWS from your spacious covered patio! All situated in the gated community of Belle Oaks that provides resort style living with nature trails, community pool, clubhouse and sports courts. Located in Bulverde Texas with highly rated Schools in Comal ISD!

Built in 2023

## Essential Information

MLS® #	1654741
Price	\$1,305,980
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	3,417
Acres	1.00
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Active

### Community Information

Address	670 Butler
Area	2601
Subdivision	BELLE OAKS RANCH
City	Bulverde
County	Comal
State	TX
Zip Code	78163

### Amenities

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

### Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Three Living Area, All Bedrooms Downstairs, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Media Room, Open Floor Plan, Pull Down Storage, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Carbon Monoxide Detector, Dryer Connection, Dishwasher, Gas Cooking, Smoke Alarm, Washer Connection
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
# of Stories	1.0
Stories	1

**Exterior**

Exterior	4 Sides Masonry, Rock/Stone Veneer, Stucco, Stone/Rock
Exterior Features	Other - See Remarks
Lot Description	1 - 2 Acres, County Vlew
Roof	Metal
Construction	New
Foundation	Slab

**School Information**

District	Comal
Middle	Spring Branch
High	Smithson Valley

**Additional Information**

Date Listed	December 6th, 2022
Days on Market	538
HOA Fees	975.00
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Keller Williams Heritage
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