

30545 Bridlegate Drive – The Story

tranquility 1. the quality or state of being tranquil; calm. 2. 30545 Bridlegate Drive.

30545 Bridlegate Drive definitely defines tranquility. A Bulverde oasis. Bulverde is known as "The Front Porch of the Hill Country". Here you will discover privacy, quietness and beauty like no other home in Rim Rock Ranch. Relaxation away from the city bustle sets in as you make the drive through this unique highly coveted equestrian neighborhood. Bring your horses! This nature preserve-like atmosphere offers you possible sightings of white-tailed deer, axis deer, gray fox, and various species of birds, turkey, and even an occasional glimpse of the elusive Ring-tailed cat.

The winding tree tunneled gated newly paved driveway welcomes one home to this peaceful wooded 7 acre fenced lot. The lower meadow is bounded by a meandering wet-weather creek. The upper meadow and woods is bordered by gates and cross fencing. Throughout the property are a variety of mature trees such as the Texas oak, live oak, red oak, Texas redbud and the Texas juniper. Many native plants and flowers are scattered throughout the property. The house and cottage were originally planned to be set back 700+ feet from the road. This along with the woods on all sides allow for ample privacy.

This custom built one-owner home was architecturally designed by locally renowned Jon Thompson. Constructed with the highest quality materials (D'Hanis red terracotta floors, Elfa shelving, cedar closet, color-embedded stucco exterior walls and standing-seam metal roofs), masterful engineering (whole-house water purification system, ADA accessible features, extra thick slab, walls and ceilings), highest efficiencies (tankless water heaters, extra thick insulation, Radiant Barrier in the attic, a solar array, rainwater collection system and purposely positioned French doors oriented toward the spring/summer prevailing breezes) and beautiful appointments throughout. * Please see the "Upgrades, Updates & Features" sheet for complete details.

The covered front porch and 73' of wrap-around screen porch welcomes you home. This charming porch offers ample space for outdoor living along with a Rumford fireplace to warm the nights. Enter the house into a beautiful library foyer. Plenty of natural light greet you as you enter into the open floor plan living room. The Tokonoma window is a unique way to view the Hill Country wildlife. This high ceiling room boasts a 2nd Rumford fireplace. Enjoy the dining room area situated conveniently off the kitchen. The kitchen boasts a large maple-topped island cook area, granite counter tops, custom cabinets, stainless steel appliances, range hood and dual sinks. The Master bedroom offers numerous windows to view the wildlife. As well as a private access to the porch and hot tub where star gazing against the dark Texas skies is a must. Double vanity, walk-in shower and large closet finish out the Master bath. The large shelved study with built-in cabinets and a full bath with private access was originally designed to be a secondary bedroom.

The 2 bedroom 1 bath cottage with screen porch is a delight. The dual vehicle carport, work shop and spacious partially finished loft are a must see. 34,000 gallons of mineral-free/filtered/purified rainwater supplies the house and cottage. A 3,000 gallon tank provides water for irrigation.

Neighborhood horse riding/hiking trails buffer 2 sides of the property serving as a natural green belt. This Hill Country home is conveniently located a short distance to San Antonio, New Braunfels, San Marcos and Boerne. Only a short drive to plenty of shopping, restaurants, entertainment, golf courses, the highly desirable Smithson Valley High School, the Guadalupe River and Canyon Lake (the cleanest, clearest, coldest water in Texas). Seclusion, privacy and just plain better living await you at this 30545 Bridlegate Drive oasis.