

“Upgrades, Updates & Features”

30545 Bridlegate Drive Bulverde, Texas 78163

(Dimensions are approximate only. Buyer to confirm.)

Overview:

- **Main House and Cottage** 2443sf - A Jon Thompson architecturally designed home
 - Main House 1943sf (1918sf *)
 - 2 bedroom, 2 bath (1 BR suitable for family room or study).
 - Cottage 500sf (525sf *)
 - 2 bedroom, 1 bath.
 - Handicapped accessible with extra-wide doors and hallways, two roll-in showers, lowered light switches, lever door handles.
- **Outbuilding** (880sf + 440sf *)
 - Shop (main level) (10'x 22'*) workbench, built-in cabinets, shelves, wall-unit A/C.
 - Carport (main level) (440sf *).
 - Loft (upper level) (20'x33'*) unfinished - high-ceiling space, windows, natural light, electric, header beam, TechShield Radiant Barrier.

Main House Layout:

- 27'x17' SE-facing great room with dual French doors, Rumford fireplace, skylight, and Tokonoma window.
- 17.5'x14' master bedroom with skylight and forest view.
- 11'x6' dual-sink master bath with adjoining 11'x5' tiled shower/toilet area.
 - o shower and sink backsplash have handmade decorative tile accents.
- 12'x6.25' walk-in closet with Elfa shelves.
- 2.5'x2' cedar closet to protect woolens.
- 19'x15' second bedroom (or family room/office) with window seat, built-in cabinets and bookshelves, and attached 9'x4' bath.
- 17'x15' two-sink kitchen with granite counters, maple-topped island, large externally vented range hood, and massive amounts of cabinet storage.
- 8'x4' office nook off the kitchen.
- 11'x8' pantry/laundry room with raised washer/dryer stand (for front-loaders), built-in cabinets and Elfa shelves.
- 35' feet of hallway with built-in cabinets, bookshelves, and one skylight.
- 10'x8' screened back porch with sink, tile-topped built-in cabinets, and dog door.
- 73' feet of wrap-around SE and SW-facing screen porch, 11.5' to 6.5' wide, with mesquite-mantled Rumford fireplace and ample space for outdoor dining table and comfortable porch chairs.

Cottage Layout:

- 15'x14' bedroom with 5'x3' closet and attached 8'x6' bath (with exterior entrance).
- 14'x12.5' bedroom with 5'x3' closet.
- 19'x8' south-facing screen porch.

** Dimensions as per Comal County Appraisal District*

Appliances:

- All-electric home.
- 2022 Bosch dishwasher.
- Frigidaire Gallery slide-in smooth-top electric stove/oven.
- New whole-house water purification system (installed 2025).
- Ceiling fans in all rooms.
- Nov. 2024-installed Trane heat pump HVAC for kitchen, great room, halls, and second bedroom.
- May 2024-installed Trane heat pump HVAC for master bedroom wing.
- 2022-installed Mitsubishi mini-split HVAC in larger cottage BR.
- May 2024-installed Mitsubishi/Trane mini-split HVAC in smaller cottage BR.
- 2 tankless, instant-on hot water heaters serve kitchen and main house bathrooms.
- 2025-installed 20-gallon electric water heater serves cottage bathroom.

Features:

- Both fireplaces have 6” thick mesquite mantels; indoor fireplace has custom-built decorative iron screen.
- Extra-wide doors and halls, lowered light switches, roll-in master shower with railings, and lever door handles make the home handicapped accessible.
- D'Hanis red terracotta tile in all rooms.
- Milliken Modern Simply Serene Ivory flooring in kitchen (installed 2025).
- In-wall Ethernet in all bedrooms and kitchen.
- In-wall speaker connections between second bedroom cabinet, kitchen, great room, and screen porch.

Environmental Extras:

- 48-panel solar array with net-metering has saved 65-75% of each year's electrical bill. (Installed November 2009; new inverter installed January 2019.).
- Rainwater collection system (new tanks installed 2022 with 20-year transferrable guarantee) with 34,000 gallons of mineral-free water storage. Fed by 4,000 sf metal roof (main house and cottage). Water filtration/purification in pump house (built 2022). New pump 2022. UV purification filter installed 2025
- One 3,000-gallon rainwater tank suitable for irrigation, fed by 600 sf outbuilding metal roof.
- TechShield Radiant Barrier.
- South-east facing French doors in great room, oriented toward spring/summer prevailing breezes to increase natural cooling.

Construction:

- Extra-thick engineered slab foundation, directly on limestone (no settling).
- Extra-thick (6”) stud walls with 6” of insulation.
- Extra-thick (12”) ceilings with 12” insulation.
- TechShield Radiant Barrier.
- In-wall sound insulation separates great room from kitchen.
- Standing-seam metal roof with three skylights (2002)
- Color-embedded stucco exterior walls in Guanajuato colors, repainted 2024.
- Screen porches redone 2022/23.
- Newly paved entry drive leading to raised concrete creek crossing.
- Hoot aerobic septic system (with 3x yearly maintenance/inspection since 2002 installation). Pump rebuilt in 2022.

Land:

- 7 acres, fenced on N, W, and S; bounded by wet-weather creek on east. House is set 700 feet back from road and 15+ feet above the creek's highest flood.
- Heritage oaks and other native trees throughout. Property surrounded by juniper trees to maintain privacy
- Many native plants and flowers, including some rare (e.g.: Hill Country penstemon near front walk).
- 1+ acre lower meadow near creek.
- 1+ acre upper meadow and woods surrounded by cross fencing near house.
- Deer, foxes, squirrels, many species of birds, at least one tortoise, and other animals are common, though not tame.
- Photo gallery of land and wildlife at <https://www.centeredvision.photography/Themed-Galleries/Quarantine>



Scan this QR Code to view some really cool wildlife.