

# HOME FEATURES

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5479 ARROYO LUIS, BULVERDE, TX 78163

## PROPERTY DETAILS

- 4,690 square feet
- 8.56 acre lot
- 4 bedrooms
- 4.5 bathrooms
- 2 stories
- Built in 2008
- Oversized garage with a sink
- Backs up to Comal Trace Park
- Lewis Creek - dry creek that only flows with heavy rains
- HVAC's- two systems are less than 3 years old

## DOWNSTAIRS

- A dedicated study with a closet so could be used as an additional bedroom
- Dedicated dining room
- Dedicated breakfast room
- Formal living room
- Gameroom with built-in desk
- Owners suite
- Two additional bedrooms, one with ensuite
- Laundry features a sink, folding table, space for a refrigerator, and floor-to-ceiling cabinetry

## UPSTAIRS

- Media room with wet bar, walk in attic access, IT closet and storage closet
- Bedroom - with HUGE walk in attic access
- Full bathroom

## BARN

- 27x50
- Barnwood walls
- Doors slide on two sides
- Power and water

## BACKYARD

- Zero entry pool built in 2022 by Blue Haven
- Treehouse chicken coop
- Storage Shed