

\$299,290 - 1217 Birdsong Ave, Marion

MLS® #1863966

\$299,290

4 Bedroom, 3.00 Bathroom, 2,034 sqft

Residential on 0.11 Acres

DOVE SONG, Marion, TX

Available July! The two-story Coolidge design blends tradition with innovation. A central great room and adjacent formal dining room with space to host large gatherings, and the first-floor guest suite with a full bath is a rare find for this square footage. The upstairs loft is perfect for movie or game nights.

Built in 2025

Essential Information

MLS® #	1863966
Price	\$299,290
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,034
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1217 Birdsong Ave
Area	2705
Subdivision	DOVE SONG
City	Marion
County	Guadalupe



State	TX
Zip Code	78124

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Sports Court
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Breakfast Bar, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet
Appliances	Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Garage Door Opener, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Siding
Exterior Features	Covered Patio, Privacy Fence, Double Pane Windows
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Marion
Elementary	Marion
Middle	Marion
High	Marion

Additional Information

Date Listed	May 5th, 2025
Days on Market	183
HOA Fees	283.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Clay Woodard
Listing Office	Move Up America

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