

\$320,999 - 2315 Fort Davis Pass, Marion

MLS® #1913047

\$320,999

4 Bedroom, 3.00 Bathroom, 2,378 sqft
Residential on 0.11 Acres

Grace Valley, Marion, TX

The Cumberland- The second floor of this new two-story home is host to a flexible and spacious game room, great for entertaining and hosting. Off the foyer are three secondary bedrooms, leading to an inviting open-concept floorplan with access to a covered patio. The luxe owner's suite is tucked into a private rear corner on the first floor, complete with a spa-inspired bathroom and walk-in closet. Prices and features may vary and are subject to change. Photos are for illustrative purposes only.

Built in 2025

Essential Information

MLS® #	1913047
Price	\$320,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,378
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address 2315 Fort Davis Pass



Area	1700
Subdivision	Grace Valley
City	Marion
County	Comal
State	TX
Zip Code	78124

Amenities

Amenities	Other - See Remarks
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Cable TV Available, Laundry Main Level, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Stove/Range, Dishwasher
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Cement Fiber
Exterior Features	Privacy Fence
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Schertz-Cibolo-Universal City ISD
Elementary	John A Sippel
Middle	Dobie J. Frank
High	Byron Steele High

Additional Information

Date Listed	October 6th, 2025
Days on Market	29

HOA Fees	275.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Christopher Marti
Listing Office	Marti Realty Group

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