

\$302,999 - 2311 Fort Davis Pass, Marion

MLS® #1915386

\$302,999

4 Bedroom, 3.00 Bathroom, 2,024 sqft
Residential on 0.11 Acres

Grace Valley, Marion, TX

The Clearwater - This new single-level home is host to an inviting open-concept floorplan with convenient access to a covered patio, ready for seamless entertaining and multitasking. Three secondary bedrooms are located off the foyer, with the luxe owner's suite tucked into a private rear corner, 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 2024

Essential Information

MLS® #	1915386
Price	\$302,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,024
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	2311 Fort Davis Pass
Area	2612



Subdivision	Grace Valley
City	Marion
County	Guadalupe
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, Utility Room Inside, Open Floor Plan, Cable TV Available, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Stove/Range, Dishwasher
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

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 14th, 2025
Days on Market	21
HOA Fees	275.00

HOA Fees Freq. Quarterly

Listing Details

Listing Agent Christopher Marti

Listing Office Marti Realty Group

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