

\$267,999 - 2231 Fort Davis Pass, Marion

MLS® #1919476

\$267,999

3 Bedroom, 2.00 Bathroom, 1,678 sqft
Residential on 0.11 Acres

Grace Valley, Marion, TX

The Carmel- This new single-level home provides ample space to live and grow. An open-concept floorplan combines the kitchen, dining area and family room, with convenient access to a covered patio for seamless entertaining and relaxation. Two secondary bedrooms can be found off the foyer, and the luxe owner's suite is tucked away into a private corner at the back of the home, offering direct access to an en-suite bathroom and roomy walk-in closet. Prices and features may vary and are subject to change. Photos are for illustrative purposes only. Estimated COE January 2026.

Built in 2024

Essential Information

MLS® #	1919476
Price	\$267,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,678
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	New

Community Information



Address	2231 Fort Davis Pass
Area	1700
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, 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	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	Steele

Additional Information

Date Listed	October 30th, 2025
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Days on Market	4
HOA Fees	275.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Christopher Marti
Listing Office	Marti Realty Group

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