



\$535,000.00

**15664 AUDUBON PK DR, MAGNOLIA, TX
77354, USA**

<https://test.houston-re.com>



The spacious and comfortable Bridle floor plan was designed with all the essentials for modern living. The kitchen is a true chef's dream, with ample counter space, a large island, and a walk-in pantry. The primary bedroom doesn't shy away from comfort, with bay windows, an optional home office niche as you enter, a spa-like [...]

Rooms & Units Description



Property title: 15329 Legacy Park Magnolia
Texas 77354

Room Description: Family Room,Gameroom
Up,Home Office/Study

Master Bath Desc: Primary Bath: Double
Sinks,Primary Bath: Separate Shower,Primary
Bath: Soaking Tub,Secondary Bath(s): Soaking Tub

HOA Mandatory: 1

Original List Price: 535000.00

Room Count: 6

Bed Room Description: 2 Bedrooms
Down,Primary Bed - 1st Floor,Primary Bed -
2nd Floor,Walk-In Closet

Photo Count: 12

Additional School: BEAR BRANCH
INTERMEDIATE SCHOOL

Green Certification: Environments for
Living,Home Energy Rating/HERS

Property Details

Parcel Number: 2218-02-06700

Style: Traditional

Builder Name: Empire Communities

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed
Restrictions

Lot Description: Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 209.56

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under
Construction

Floors: Carpet,Tile,Vinyl Plank

Property Features



Exterior: Balcony,Covered Patio/Deck,Porch	Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling
Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage,Tandem	No Of Garage Cap: 2
Heat System: Central Gas	Cool System: Central Electric
Pool Area: 1	Fireplaces Number: 1
Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/Reflective Roof,HVAC>13 SEER,Insulated/Low-E windows,Radiant Attic Barrier	Kitchen Desc: Island w/o Cooktop,Pots/Pans Drawers,Soft Closing Drawers,Under Cabinet Lighting
Oven Type: Gas Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Countertops: Quartz
Microwave: 1	Siding: Brick,Stucco,Vinyl

Fees & Taxes

Tax Rate: 3.21	Maint Fee Includes: Grounds,Limited Access Gates
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Basics

Baths Full: 3	Year Built Src: Builder
Completion Date: 2023-10-31	

Location Details



Area: 15

School District: 36 - Magnolia

School Elementary: WILLIE E. WILLIAMS ELEMENTARY SCHOOL

School High: MAGNOLIA HIGH SCHOOL

Geo Market Area: Magnolia/1488 West

Zip: 77354

County Or Parish: Montgomery

Directions: Right onto 1488 E, Turn right onto Audubon Park, Keep right on the roundabout take 1st exit; 600 ft got left; 900 ft left; home on right.

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

Subdivision: Audubon

State: Texas

City: Magnolia

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Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

DOM: 7

Realist Block: Deed Restrictions

Disclosures: Other Disclosures

Finance Available: Cash Sale,Conventional,VA

Legal: Lot 10 Block 6 Section 2

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Courtesy of

List Office Name: Empire Communities

