

\$650,000.00

**40654 GOLDENEYE PL, MAGNOLIA, TX 77354,
USA**

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



MLS# 84869184 – Built by Drees Custom Homes – Ready Now! ~
The Palmdale is a fabulous design for a busy family. Three
bedroom suites and the private study rest at the front of the
home. Just beyond the foyer, you'll enter the open living quad
formed by the kitchen, dining, family and breakfast rooms. [...]

Rooms & Units Description



Property title: 15622 Audubon Park Magnolia Texas 77354

Room Count: 8

Room Description: Breakfast Room,Family Room,Gameroom Down,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Bed Room Description: All Bedrooms Down,En-Suite Bath,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

Open House Public Upcoming: Public: Sat Jul 29, 10:00AM-1:00PM

Open House Public Count: 1

Photo Count: 25

HOA Mandatory: 1

Property Details

Parcel Number: 2218-03-00700

Style: Traditional

Builder Name: Drees Custom Homes

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 Agency to Sell/Lease

Price Sq Ft List: 181.01

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile,Wood

Property Features

Interior: Alarm System - Owned,Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

Garage Desc: Tandem

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections

Fireplaces Number: 1

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Walk-in Pantry

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Quartz

Microwave: 1

Siding: Brick



Fees & Taxes

Tax Rate: 3.3

Basics

Baths Full: 4
Year Built Src: Builder
Price Change Timestamp: 2023-06-27T09:34:01.330

Location Details

Area: 15	County Or Parish: Montgomery
School District: 36 - Magnolia	Directions: From TX-249 N, take exit for Farm to Market Road 1488 and turn right. On FM 1488, turn right on to Audubon Parkway. Take the second exit on the roundabout and continue on Audubon Parkway. Turn left on Parkside Oaks Way. The temporary sales center will be on the right. Model Coming Soon!
School Elementary: MAGNOLIA PARKWAY ELEMENTARY SCHOOL	School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL
School High: MAGNOLIA HIGH SCHOOL	Subdivision: Audubon
Geo Market Area: Magnolia/1488 West	State: Texas
Zip: 77354	City: Magnolia

Miscellaneous



Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

Legal Subdivision: OTHER - 77354

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: Lot 7 Blk 1

DOM: 541

Courtesy of

List Office Name: HomesUSA.com

