



\$2,195,000.00

## 24 AUDUBON HOLLOW LN, HOUSTON, TX 77027, USA

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



4 bed/4.5 bath residence featuring outdoor entertaining spaces on the first, second, & third floors, automated lighting/climate/AV integration, tankless water heaters, elevator, & many more fine finishes/upgrades. Located in gated & guarded Audubon Hollow, this home includes 1st floor living, dining, & kitchen with large center island, quartzite countertops, 180 bottle wine chiller, & beautiful [...]

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### Rooms & Units Description



**Property title:** 24 Audubon Hollow Houston Texas 77027

**Room Description:** Formal Dining,Gameroom Up,Living Area - 1st Floor,Media,Utility Room in House

**Bed Room Description:** All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

**Photo Count:** 29

**Original List Price:** 2395000.00

**Vac Rental:** Not Allowed

**Room Count:** 15

**Beds Max:** 4

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

**HOA Mandatory:** 1

**Key Map:** 491R

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## Property Details

**Parcel Number:** 133-792-001-0006

**Style:** Traditional

**Builder Name:** Butler Brothers

**Acres:** 0.09

**Dwelling Type:** Free Standing

**Floors:** Brick,Stone,Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Patio Lot

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 411.74

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 3

**Ownership:** Full Ownership

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## Property Features



**Exterior:** Back Green Space,Back Yard Fenced,Balcony,Controlled Subdivision Access,Covered Patio/Deck,Outdoor Kitchen,Sprinkler System

**Roof:** Composition,Other

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric,Zoned

**Fireplaces Number:** 3

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Instant Hot Water,Island w/o Cooktop,Kitchen open to Family Room,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Quartzite

**Interior:** Alarm System - Owned,Drapes/Curtains/Window Cover,Dry Bar,Elevator,Fire/Smoke Alarm,High Ceiling,Refrigerator Included

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Zoned

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Spray-Foam,North/South Exposure,Tankless/On-Demand H2O Heater

**Oven Type:** Double Oven,Gas Oven

**Water Sewer:** Public Sewer,Public Water

**Siding:** Brick,Stucco,Wood

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## Fees & Taxes

**Tax Rate:** 2.2019

**Tax Year:** 2022

**Other Mandatory Fee:** Capital contribution **Fee Other:** 1

**Fee Other Amount:** \$2,667.00

**Tax Amount:** 43025

**Maint Fee Includes:** Grounds,Limited Access Gates,On Site Guard

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## Basics

**Baths Full:** 4

**Year Built Src:** Appraisal District

**Baths Half:** 1

**Price Change Timestamp:** 2023-07-19T13:41:52.643



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## Location Details

<b>Area:</b> 16	<b>County Or Parish:</b> Harris
<b>School District:</b> 27 - Houston	<b>Directions:</b> From 610, go east on Post Oak Blvd. Turn right (south) on Briar Hollow Lane. Turn left (east) into Audubon Hollow. Check in with guard who will let you in. Go around the courtyard to the right for 24 Audubon Hollow Lane.
<b>School Elementary:</b> SCHOOL AT ST GEORGE PLACE	<b>School Middle:</b> LANIER MIDDLE SCHOOL
<b>School High:</b> LAMAR HIGH SCHOOL (HOUSTON)	<b>Subdivision:</b> Audubon Hollow
<b>Geo Market Area:</b> Briar Hollow	<b>State:</b> Texas
<b>Zip:</b> 77027	<b>City:</b> Houston

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## Miscellaneous

<b>Annual Maint Desc:</b> Mandatory	<b>Realist Block:</b> Deed Restrictions
<b>Disclosures:</b> Sellers Disclosure	<b>Disposal:</b> 1
<b>Finance Available:</b> Cash Sale,Conventional	<b>Range Type:</b> Gas Range
<b>Legal:</b> LT 6 BLK 1 AUDUBON HOLLOW	<b>DOM:</b> 60

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## Courtesy of

**List Office Name:** Martha Turner Sotheby's International Realty

