



Plant your roots in Audubon, a tranquil community nestled in the heart of Magnolia, TX inspired by nature. Located near Houston, The Woodlands & Bryan/ College Station, this eco-conscious community fosters a thoughtfully integrated approach to living amongst the natural wildlife while offering luxury amenities including a clubhouse, resort style pool, splash friendly water features, playgrounds, parks & winding trails. Experience harmony in Audubon, a community to live, work, play & enjoy life!

Amenities Include: Inclusive front lawn maintenance, community pond, walking & biking trails, green areas decorated with mature trees, owl habitat, children's play structure & more!

**Essential Services & Utilities:**

- **Dial 911 for Emergency Services**
- Police services provided by Montgomery County Sheriff's Department (936) 760-5800
- Closest Fire Department: Magnolia Volunteer Fire Department- Station #181/ #185 (281) 356-3288
- Electric services provided by Power to Choose. Zip Code: 77354 [www.powertochoose.com](http://www.powertochoose.com)
- Gas services provided by Centerpoint Energy (800) 752-8036
- Water services provided by City of Magnolia MUD #1 (281) 367-5511
- Phone, Internet & cable services provided by Xfinity/ Comcast (800) 934-6489
- Phone, Internet & cable services provided by AT&T (844) 723-0252
- Trash services provided by Municipal Operations & Consulting, Inc. (281) 367-5511
- United States Postal Office: Magnolia (800) 275-8777  
815 Goodson Road, Magnolia, TX 77355

**Magnolia Independent School District****Williams Elementary School (K- 4th)**

18101 FM 1488  
Magnolia, TX 77355  
(281) 356-6866

**Magnolia Intermediate School (5th- 6th)**

31164 Nichols Sawmill Road  
Magnolia, TX 77355  
(281) 252-2033

**Magnolia Junior High School (7th- 8th)**

31138 Nichols Sawmill Road  
Magnolia, TX 77355  
(281) 356-1327

**Magnolia West High School (9th- 12th)**

42202 FM 1744  
Magnolia, TX 77355  
(281) 252-2550

**Community Assessment****Tax Rate: Total:** 3.3087%**Montgomery County MUD 1:** 1.1500%**Montgomery County:** .4083%**Emergency Service #10:** .0987%**Montgomery County Hospital:** .0567%**Lone Star College:** .1078%**Magnolia ISD:** 1.1872%**MC WCID No. 4:** .3000%**Audubon HOA Dues:** \$1,850

LEAD Association Management

(281) 857-6027 | [audubon-CSM@lead-inc.com](mailto:audubon-CSM@lead-inc.com)

The HOA provides for annual community greenspace maintenance, irrigation, streetlights, landscaping, deed restriction enforcement & architectural review. The HOA also contracts to perform uniform front yard (side yard included on corner homesites) maintenance for all homes in the community.

**Fees at Closing****Working Capital Fee:** \$647.50