



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
- 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: 3.0287%

Audubon MUD 1: 1.1500%

Montgomery County: 0.3696%

Emergency Service #10: 0.0879%

Montgomery County Hospital: 0.0498%

Lone Star College: 0.1076%

Magnolia ISD: 0.9638%

Audubon WCID: 0.3000%

Audubon HOA Dues: \$1,850

LEAD Association Management

(281) 857-6027 | 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

