Community Information

A U D U B O N   6 0 '

Model Home

➤ **SALES CENTER**
15682 AUDUBON PARK DRIVE
MAGNOLIA, TX 77354
☎ 281·323·0728

➤ **FALL/WINTER HOURS**
Mon–Sat *{10am–6pm}*
Sun *{12pm–6pm}*

➤ **SPRING/SUMMER HOURS**
Mon–Sat *{10am–7pm}*
Sun *{12pm–7pm}*

➤ **DIRECTIONS**
Audubon is located in the City of Magnolia at the intersection of SH 249 tollway and FM 1488 between SH 149 to the East and FM 1774 to the West.

Amenities

Audubon is associated with art, conservation, water, forests and nature appreciation. Audubon is designed to target and appeal to all generations by featuring open spaces, forested environments, creeks, and walkable spaces that create destinations for residents and visitors alike. The objective is to provide an "exploration experience" to all who come to Audubon.

Community Information

➤ **POLICE**
Emergency ☎ 911
Montgomery Co. Sheriff's Office ☎ 936·760·5800
Magnolia Fire Dept. Station 181 ☎ 936·231·1251
Magnolia Fire Dept. Station 185 ☎ 936·231·3527

➤ **UTILITIES**
PowerToChoose.org *{Electric}*
Use Zip Code "77354"
CenterPoint Energy *{Gas}* ☎ 800·752·8036
AT&T *{Phone/Internet}* ☎ 844·723·0252
Xfinity/Comcast *{Phone/Internet}* ☎ 800·934·6489
Audubon MUD # 1 *{Water/Trash}* ☎ 281·367·5511

➤ **POST OFFICE**
815 GOODSON ROAD
MAGNOLIA, TX 77355 ☎ 800·275·8777

Schools

➤ **MAGNOLIA PARKWAY ELEMENTARY**
{Pre-K–4th Grade}
11745 FM 1488
MAGNOLIA, TX 77354
☎ 281·252·7440

➤ **BEAR BRANCH INTERMEDIATE**
{5th-6th Grade}
8040 KEN LAKES DRIVE
MAGNOLIA, TX 77354
☎ 281·252·2031

➤ **BEAR BRANCH JUNIOR HIGH**
{7th-8th Grade}
31310 FM 2978
MAGNOLIA, TX 77354
☎ 281·356·6088

➤ **MAGNOLIA HIGH SCHOOL**
{9th-12th Grade}
14350 FM 1488
MAGNOLIA, TX 77354
☎ 281·356·3572

Tax Information

AUDUBON MUD #1	$1.1500	LONE STAR COLLEGE	$0.1076
MONTGOMERY COUNTY	$0.3696	MAGNOLIA ISD	$0.9638
EMERGENCY SRV DIST 10	$0.0879	AUDUBON WCID	$0.3000
MONTGOMERY COUNTY HOSPITAL	$0.0498		
		TOTAL	**$3.0287** *per $100 valuation*

HOA Information

➤ **NO HOA BUSINESS ON SITE**
2024 Annual Association Fee: $1,850
☎ 281-857-6027
✉ audubon-csm@sbbmanagement.com

RAVENNA
HOMES®