

Community Information

A U D U B O N 6 0 '

Model Home

> SALES CENTER

15682 AUDUBON PARK DRIVE
MAGNOLIA, TX 77354
☎ 346-703-0566

> 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

> POST OFFICE

815 GOODSON ROAD ☎ 800-275-8777
MAGNOLIA, TX 77355

> 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
AudubonMUD#1 {Water/Trash} ☎ 281-367-5511

Schools

> AUDUBON ELEMENTARY

{Pre-K-4th Grade}
40205 AUDUBON PARKWAY
MAGNOLIA, TX 77354
☎ 281-252-7333

> 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 <small>per \$100 valuation</small> |

HOA Information

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



346-703-0566 | ravennahomes.com

RAVENNA
10.15.24