

72 AUDUBON HOLLOW

<https://houston-re.com>

Welcome to Audubon Hollow. A guard-gated inner loop oasis comprised of 22 home sites surrounding a central tree-lined esplanade. A handful of home sites remain available for customizable construction by the Butler Brothers including this residence which offers generous ground-level living and entertaining spaces. Elegant Entry opens to refined reception...

\$ 2,445,000.00

72 Audubon Hollow

- 4 beds
- 4.1 baths
- Single-Family
- Pending
- 4491 sq ft



BASIC FACTS

MLS #: 35023906	Date added: 06/14/23
Post Updated: 2023-06-14 20:16:10	Status: Pending
Bedrooms: 4	Bathrooms: 4.10
Baths Full: 4	Baths Half: 1
Area: 4491 sq ft	Lot size: 3712 sq ft
Year built: 2022	Year Built Src: Builder

ROOMS & UNITS DESCRIPTION

Room Count: 9	Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Vanity Area
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PROPERTY DETAILS

Parcel Number: 133-792-001-0018	Lot Description: Patio Lot,Subdivision Lot
Style: French,Traditional	List Type: Exclusive Right to Sell/Lease
Subdivision: Audubon Hollow	Builder Name: Butler Brothers
Price Sq Ft List: 544.42	Acres: 0.0852
Dwelling Type: Free Standing	New Construction: 1
Stories: 3	Floors: Carpet,Engineered Wood,Stone,Tile
Ownership: Full Ownership	Restrictions: Deed Restrictions

PROPERTY FEATURES



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

Roof: Aluminum,Composition

Garage Carport: Auto Garage Door Opener

Heat System: Central Gas,Zoned

Fireplace Description: Gas Connections

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

Oven Type: Double Oven

Water Sewer: Public Sewer,Public Water

Siding: Brick,Cement Board,Stucco

Interior: Alarm System - Owned,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Wet Bar,Wired for Sound

Foundation: Slab on Builders Pier

Garage Desc: Attached Garage

Cool System: Central Electric,Zoned

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/o Cooktop,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Microwave: 1

LOCATION DETAILS

Area: 16

School District: 27 - Houston

School Elementary: SCHOOL AT ST GEORGE PLACE

School High: LAMAR HIGH SCHOOL (HOUSTON)

County Or Parish: Harris

Directions: From 610 Loop: east on Post Oak Blvd. (inside the Loop), head south on Briar Hollow Lane. Entrance with Guard House is located on the east side of the street. Sign-in with Guard for access.

School Middle: LANIER MIDDLE SCHOOL



MISCELLANEOUS

Annual Maint Desc: Mandatory
Connections: Electric Dryer
Connections, Gas Dryer Connections, Washer
Connections
Disposal: 1
Exemptions: None
Range: Deed Restrictions
Legal Subdivision: Audubon Hollow

Realist Block: Deed Restrictions
Disclosures: No Disclosures
Exclusions: Contact Listing Agent
Finance Available: Cash Sale, Conventional
Legal: LT 18 BLK 1 AUDUBON HOLLOW
Access: Manned Gate

FEES & TAXES

Tax Amount: \$ 17,303.00
Other Mandatory Fee: HOA Capitalization Fee
Fee Other: 1
Fee Other Amount: \$2,666.66
Tax Year: 2021

COURTESY OF

List Office Name: Compass RE Texas, LLC

