$ 2,445,000.00

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...

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

PROPERTY DETAILS

Parcel Number: 133-792-001-0018

Lot Desciption: 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

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

Roof: Aluminum,Composition

Foundation: Slab on Builders Pier

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Fireplace Description: Gas Connections

Fireplaces Number: 1

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

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

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Siding: Brick,Cement Board,Stucco

LOCATION DETAILS

Area: 16

County Or Parish: Harris

School District: 27 - Houston

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 Elementary: SCHOOL AT ST GEORGE PLACE

School Middle: LANIER MIDDLE SCHOOL

School High: LAMAR HIGH SCHOOL (HOUSTON)

MISCELLANEOUS

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: No Disclosures

Disposal: 1

Exclusions: Contact Listing Agent

Exemptions: None

Finance Available: Cash Sale,Conventional

Range: Deed Restrictions

Legal: LT 18 BLK 1 AUDUBON HOLLOW

Legal Subdivision: Audubon Hollow

Access: Manned Gate

FEES & TAXES

Tax Amount: $ 17,303.00

Tax Year: 2021

Other Mandatory Fee: HOA Capitalization Fee

Fee Other: 1

Fee Other Amount: $2,666.66

COURTESY OF

List Office Name: Compass RE Texas, LLC

