



# 486

## AudubonsShearwaterWay

Magnolia, TX 77354

\$503,293

Sq Ft	Beds	Baths	Stories	Garage
2,649	4	3	2	2

## Plan Your Visit

Audubon 45' Model  
Montague Plan  
Model Now Open!  
307 Prairie Warbler Street  
Magnolia, TX 77354

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MODEL HOME HOURS  
Monday to Saturday: 10 a.m. - 6 p.m.  
Sunday: 12 p.m. - 6 p.m.

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Community Sales Manager  
Ryan Fry  
(713) 854-1955  
[rfry@newmarkhomes.com](mailto:rfry@newmarkhomes.com)

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# Armstrong



**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**ELEVATION D**



**ELEVATION E**

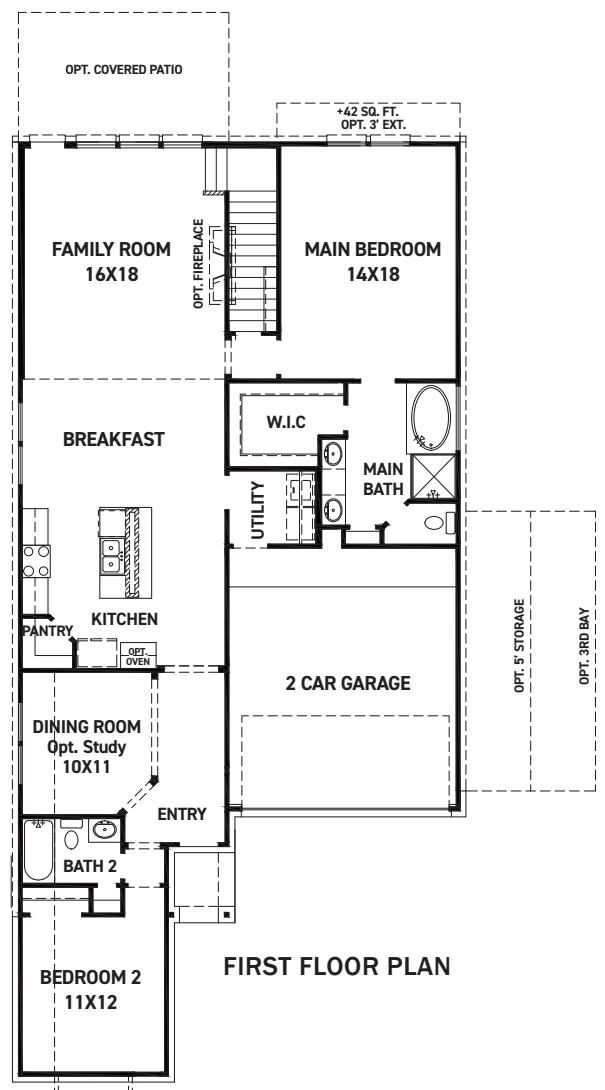
REV 04/24 (452A)



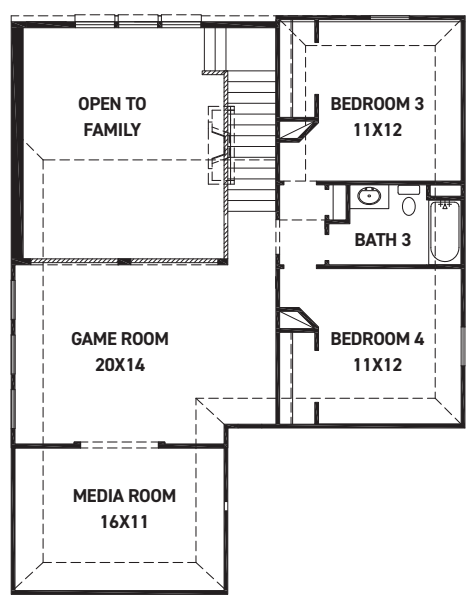
These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The builder expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. Dimensions and square footages are approximate and may vary with actual construction. Due to design and footage requirements not all options/elevations are available in all locations.



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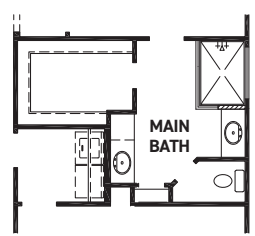
FIRST FLOOR PLAN



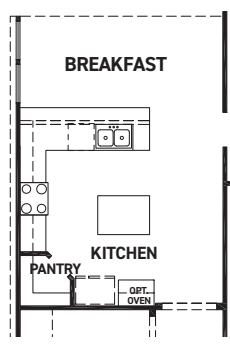
SECOND FLOOR PLAN

### FEATURES:

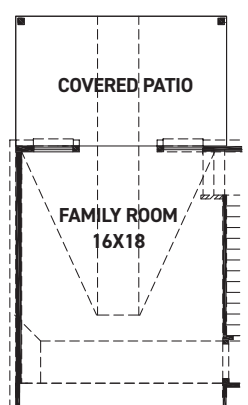
- 2,649 SQUARE FT.
- 4 BEDROOM
- 3 BATHROOM
- 2 CAR GARAGE



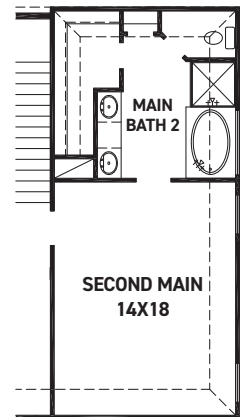
OPT. ENLARGED MAIN SHOWER



KITCHEN UPGRADE 2



OPT. COVERED PATIO W/ OPT. POINTED VAULT OR OPT. ARCHED VAULT



OPT. SECOND MAIN W/BATH

REV 04/24 (452)



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