

Just Reduced



**482**

# AudubonsShearwaterWay

Magnolia, TX 77354 | MLS #39112223

\$459,343

Sq Ft	Beds	Baths	Stories	Garage
<b>2,528</b>	<b>3</b>	<b>2.5</b>	<b>2</b>	<b>2</b>

Newmark's Newton plan in Audubon- Amazing 2 story 3 Bed and 2.5 Full baths, Game Room, Study, and Media Room. Popular open concept with ideal living space and wow factors. Family room with plenty of natural light with soaring pointed v... [READ MORE »](#)

## Plan Your Visit

Audubon 45' Model  
Montague Plan  
Ask Us About Our Up To 25k Flex Allowance!

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](tel:(713)854-1955)  
[rfry@newmarkhomes.com](mailto:rfry@newmarkhomes.com)  
Kolton Wilson  
[832-552-8713](tel:832-552-8713)  
[ktwilson@newmarkhomes.com](mailto:ktwilson@newmarkhomes.com)

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**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**ELEVATION D**



**ELEVATION E**

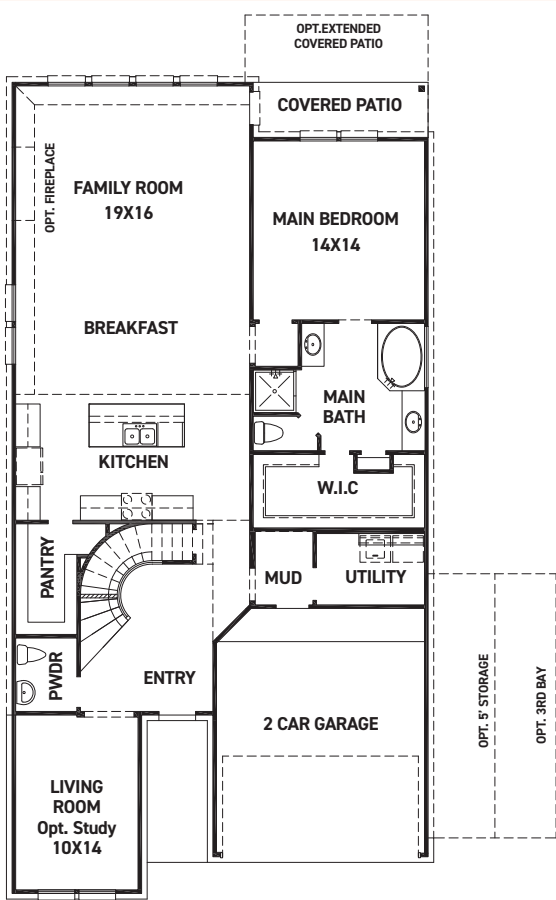
REV 03/23 (4)



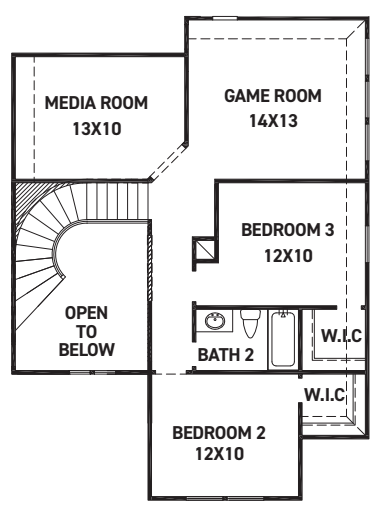
These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The builder expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole 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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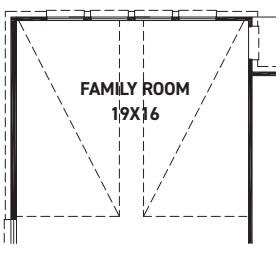
FIRST FLOOR PLAN



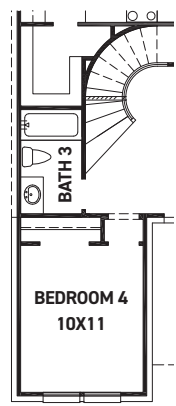
SECOND FLOOR PLAN

### FEATURES:

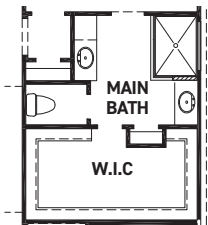
- 2,567 SQUARE FT.
- 3 BEDROOM
- 2 1/2 BATHROOM
- 2 CAR GARAGE



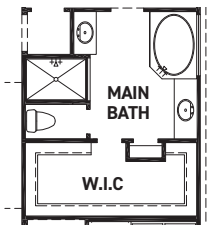
OPT. POINTED VAULT  
OPT. ARCHED VAULT



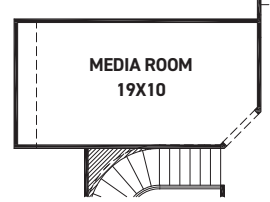
OPT. BEDROOM 4  
W/ BATH 3



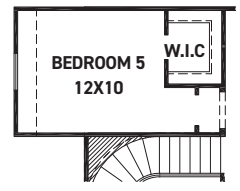
OPT. MAIN BATH  
LAYOUT W/ ENLARGED  
SHOWER



OPT. ENLARGED MAIN  
SHOWER W/ TUB



OPT. EXTENDED  
MEDIA ROOM  
+66 SQ.



OPT. BEDROOM 5  
@ MEDIA ROOM  
+66 SQ.

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