



DOBBIN MEADOWS DUPLEXES

***New Construction Luxury Attached Townhomes Sold as Duplexes
The Enclave at Dobbins in Magnolia, Texas***

Contemporary Designer Features:

Wood look Floors; Granite countertops; Stainless Steel appliances;

Deep undermount deep sinks with Pull out faucets;

Walk-in shower in primary baths; pendant lighting & more!

CHILDREN ATTEND ACCLAIMED MAGNOLIA SCHOOL DISTRICT!

Sales Price:

2662 Sq Ft– Fairhaven Plan Duplex - \$455,000 *FOR START ORDER LOTS 11-20*

One Story Plan with 3 Bedrooms 2 Baths 2 Car Garage each side

2930 Sq Ft– Asheville Plan Duplex - \$457,500 *SOLD OUT*

Two Story with 3 Bedrooms 2.5 Baths 2 Car Garage each side

** Prices Subject to Change without Notice **

Rental Rate:

One Story 3 Bedroom 2 Bath unit - \$1750 and \$1795 each

Two Story 3 Bedroom 2.5 Bath unit - \$1795 each side

Rents are estimates and may vary based upon time of year & inventory

Property Taxes

3.27% Tax Rate in Montgomery County

HOA

\$700 per duplex annually

Utilities

All utilities paid by tenants

Management Fee:

5% of Gross monthly rents collected, Lease up fees 65%/100%

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