



40522 GOLDENEYE PLACE



Welcome to this 2021 Austin Stone and Brick accent home that truly has a floorplan that will meet every need. Upon entry the two story foyer details a wrought iron staircase and formal study with French doors and high ceilings. The formal dining room is perfect for hosting and has direct access to the kitchen. Open to the living room, the kitchen features a large island with bar seating, stainless steel appliances, a pantry, and a breakfast nook. The living room lights up with a wall of large windows overlooking the privacy fenced backyard. The primary suite is oversized with dual sinks, a separate tub and shower, and large walk-in closet. 3 bedrooms upstairs are joined together by the perfect place for a game/media room. Audubon is one of Magnolia's newest communities just minutes away from new restaurants, shopping and more. Conveniently close to SH 249 with access to North Houston and College Station, and 25 minutes from I-45 to The Woodlands and Dallas. Come see this one in person.



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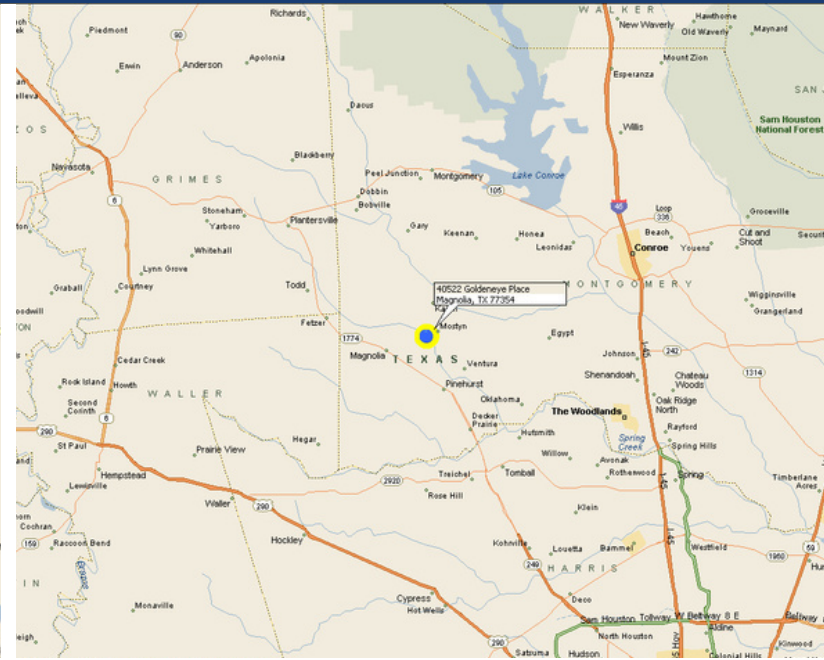
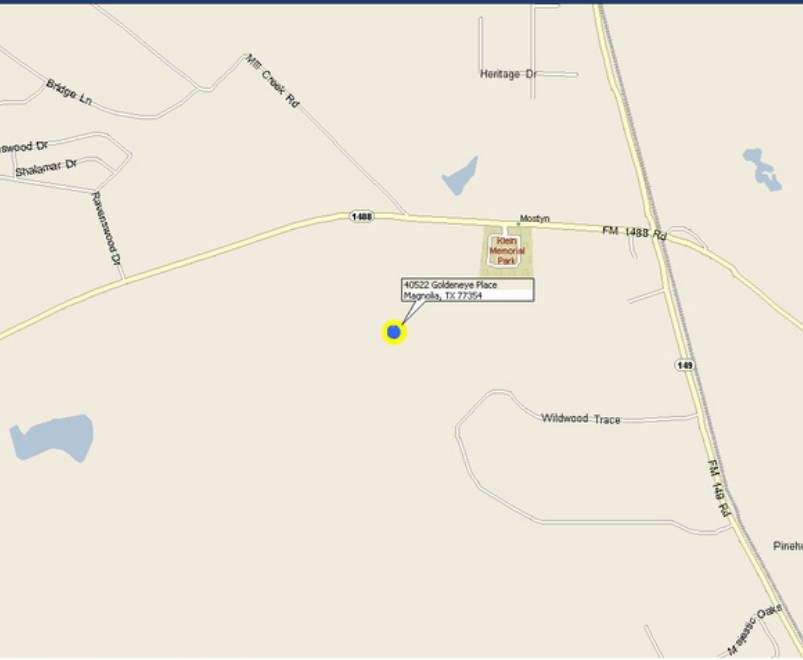


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Directions: From 1488 and 149, continue west for 1 mile, turn left on Mill Creek Road. At dead end turn right on North Heron Heights Way. Turn left on Goldeneye Place. Property will be on your right.



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