



12600 Walden Rd #203A

Montgomery, TX 77356

Sold Furnished

Living Room:

-  Sofa cum bed
-  50-inch TV with wall mount
-  Breakfast table with chairs
-  Bar chairs (4)
-  Coffee table & side table
-  Coffee table under TV
-  All wall accessories

Bedroom:

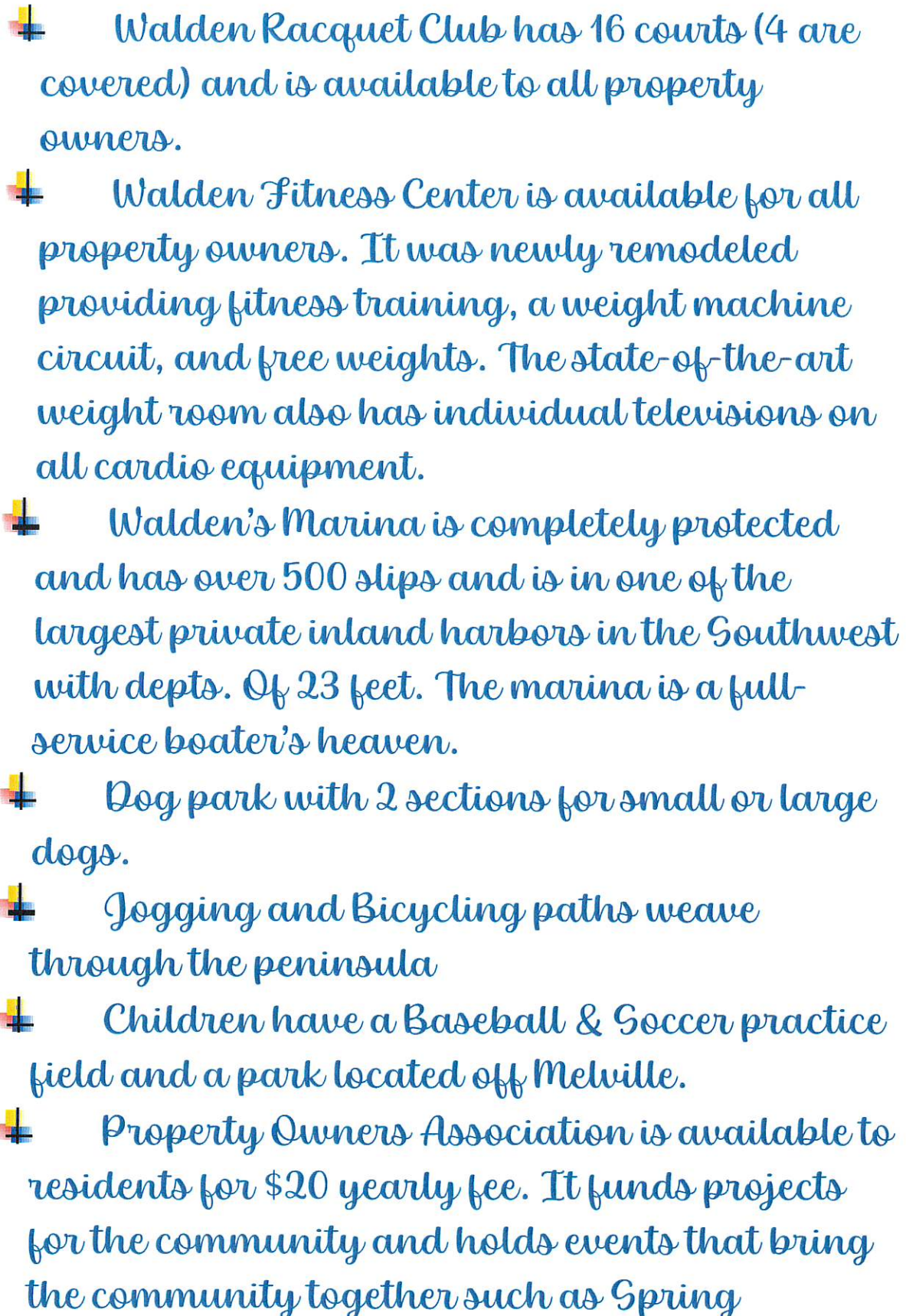
-  Bed and mattress
-  32-inch TV
-  TV stand
-  Side tables
-  Night lights
-  Wall accessories

Balcony:

-  Table & Chairs

WALDEN AMENITIES & ASSOCIATIONS

- ✚ Two boat ramps are available for the exclusive use of property owners.
- ✚ A community Olympic size swimming pool overlooks Lake Conroe. The pool area also has two children's wading pools.
- ✚ The Breakwater Grille - new pub feel with traditional fare. The grille is located in the pool area and is open year-round with live music and family fun.
- ✚ Heated lap pool located near fitness center.
- ✚ Walden Lakeview Dining & Community Center is the hub of Walden Social Activity. The majestic Commodore Dining Room has an award-winning chef offering fine dining. You can dine and dance the night away, Wednesday - Saturday. The Sunday Brunch buffet is a legendary treat with three different buffets. Walden's Lakeview Dining is popular with the surrounding communities and Walden residents are offered a 15% discount when dining. They also cater and have take-out.

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- ✚ Walden Racquet Club has 16 courts (4 are covered) and is available to all property owners.
 - ✚ Walden Fitness Center is available for all property owners. It was newly remodeled providing fitness training, a weight machine circuit, and free weights. The state-of-the-art weight room also has individual televisions on all cardio equipment.
 - ✚ Walden's Marina is completely protected and has over 500 slips and is in one of the largest private inland harbors in the Southwest with depths of 23 feet. The marina is a full-service boater's heaven.
 - ✚ Dog park with 2 sections for small or large dogs.
 - ✚ Jogging and Bicycling paths weave through the peninsula
 - ✚ Children have a Baseball & Soccer practice field and a park located off Melville.
 - ✚ Property Owners Association is available to residents for \$20 yearly fee. It funds projects for the community and holds events that bring the community together such as Spring

Festival, 4th of July, Fall Festival, Halloween Party and Christmas Party.

- ✚ Ladies Association of Walden meet once a month for lunch and entertainment at the Yacht Club. Within the hub are various interest groups such as Arts & Crafts, Bridge, Card Groups, Book Review, Needlework, Exercise Groups, Matinee Mamas, Recipe Groups, Special Outings, just to name a few.
- ✚ Men's Association of Walden holds a monthly luncheon with guest speakers.
- ✚ Silver Bells is an organization for ladies 55 and older. They meet for a covered dish lunch, games, and socializing once a month.
- ✚ Men's Dominos meet once a week.
- ✚ For Children there is an Easter Egg Hunt, Halloween Party and Christmas Party sponsored by the Yacht Club. The POA hosts a yearly fishing tournament and 4th of July Parade. Walden has a summer swim team that competes and offers swim lessons. The Walden Golf Club has Junior Golf lessons and tournaments.

Other Organizations & Services

✚ Walden CIA * Walden Architectural Control Committee * Walden Emergency Management Action Team * Walden Community Closet * Walden Follies * Walden Animal Control * Walden Blood Drive

✚ Walden Golf & Country Club – This is an 18-hole championship private club open to both residents and non-residents and has a reputation as one of the premier golf courses in Texas. 2010 Golf Digest ratings rank Walden on Lake Conroe as the 4th best golf course in Houston and 11th best in the state. It has hosted several prestigious events during the last few years. Available to its members is a Men's Golf Association and a Women's Golf Association. There is an extra fee for Golf Membership.

Other Dining Opportunities & Amenities

✚ Café on the Green is Walden Golf Club with a wonderful view of the 9th green and tee box of the #10 tee box. The Cafe offers both indoor and outdoor dining, offers entertainment on the

weekends, and hosts special events such as: a Wine dinner, Pizza nights and Martini Nights.

- ✚ Big Bertha's is a bar and grill located on Walden Road. It offers casual dining with daily specials.
- ✚ Madeley Ranch Elementary is an exemplary Montgomery Elementary School located off Walden Road for Pre-K through 5th grades.
- ✚ Walden Security located in Walden with a sub-station for the Police Department.
- ✚ Walden Fire Department is located on Walden Road.
- ✚ Located in Walden are two gas stations with convenience stores. Also located in Walden is a dry cleaner, liquor store, nail salon, and donut shop.

Walden is a place to spend a lifetime and a place to call home. Experience Walden and become a homeowner!