

13633 Vail Drive

Montgomery, TX 77381

Walden on Lake Conroe
1.5 Story – 2027 sq. ft. – Lot 6710 sq. ft. Built - 2002

ARCHITECTURAL DESIGN ELEMENTS

- Elegant front door with raindrop glass side panel.
- Extra wide foyer leading into family room with
- Family room/dining area features a wall of new windows facing the back yard
- Family room includes a large media center with built-in shelving and gas log burning fireplace.
- Dining area opens to patio.
- Second bedroom features built in desk and cabinetry.

STRUCTURAL COMPONENTS

- Roof replaced in 2020.
- All windows replaced in 2021.
- HVAC replaced in 2021. Routine maintenance has been completed every Spring and Fall under service contract.
- New water heater installed 2019.
- Laminate flooring installed in Family Room and Primary Bedroom 2020
- New electric range 2020
- New dishwasher 2024
- Soft Water conditioner installed with access in garage.
- Previous owners installed Bose sound system to include living room, primary bedroom, and patio. Current sellers never used. So, they have no knowledge of functionality.

OUTDOOR AMENITIES

- The backyard is totally fenced, backs up to wooded lot and has extensive landscaping rocks.
- Covered patio deck designed for outdoor enjoyment and entertaining.
- Sprinkler system installed in front and back yards. Recently all zones were checked and in working order. Three outdoor water spigots.

INTERIOR AMENITIES

- House and carpet professionally cleaned January 2024.
- Kitchen features 42" high natural maple cabinetry with granite countertops and under cabinet lighting.
- Separate pantry with shelving.
- Laundry Room with ironing board and separate deep wash up sink

- Wood-like laminate flooring in Family room and Primary bedroom. ceramic tile in Kitchen, Laundry Room and Bathrooms.
- Ceiling fans in all bedrooms.
- One of the first-floor bedrooms features built in desk cabinetry for office or home study.
- There is a finished, carpeted 10' x 20' second floor loft that offers space for Game or Guest Room, Office or Study/School area.

PRIMARY SUITE AMENITIES

- First floor primary bedroom ensuite features separate walk in "his" and "her" closets with built in shelving. There is also a jetted spa tub, separate shower, solid surface countertop and bidet in water closet.

ACCESS

- Subdivision is located on Lake Conroe
- 45 minutes to Bush International Airport
- Near all the amenities of The Woodlands and the extensive medical facilities.
- Just minutes to Sam Houston National Forest and Sam Houston State University.

SPECIAL NEIGHBORHOOD FEATURES

- Acclaimed Montgomery ISD Schools.
- Close to major highways and retail shopping areas.

Look at all Walden on Lake Conroe has to offer!

Walden community amenities includes:

- Yacht Club on the shore of Lake Conroe with two boat ramps.
- Olympic and Junior size pools with two children's wading pools.
- State of the art Fitness Center
- New heated lap pool is located near the Fitness Center.
- Break Water Grill open year-round with live music and family fun.
- Walden Racquet Club has 16 courts, 4 covered.
- Pickle ball courts.
- Two Dog Parks, one for small, one for large animals.
- Jogging and bicycling paths.
- Baseball and Soccer practice fields.
- Annual holiday festivals and celebrations.
- Interest groups such as Arts & Crafts, Bridge, Book Studies, Needlework, Exercise Groups and Special Planned Outings.

Also, within the nearby community, there are restaurants, retail shopping and satellite sheriff's office, fire department and marina on Lake Conroe. Come live the wonderful Lake Life! Plus, low tax base!

WALDEN Community News

February 2024

Walden Sheriff's Department Activity YEAR 2023 • DISTRICT • WALDEN

CALL DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
AREA PATROL & VACATION WATCH	260	253	223	324	303	264	299	330	298	276	220	191	3,241
BURGLARY OF HABITATION/BLDG	1	0	2	0	1	0	0	0	0	0	0	0	4
BURGLARY OF MOTOR VEHICLE	0	0	2	0	3	0	0	0	0	0	0	1	6
CRIMINAL MISCHIEF	0	0	0	0	1	0	1	3	4	0	1	5	15
THEFT	1	3	2	0	2	0	1	0	1	2	1	1	16
TRAFFIC CONTACT	85	119	81	133	165	100	168	175	89	94	37	73	1321
FRAUD	0	0	0	0	4	2	1	6	3	6	7	3	146
ALL OTHER CALLS	155	178	192	177	254	341	261	263	149	253	238	254	2955
TOTAL CALLS	502	553	501	503	733	707	731	777	544	631	504	528	7,595