

18th At Walden

- **1 Bedroom / 1 Bathroom, 618 sf**
- **New tile flooring throughout**
- **New interior paint**
- **Cozy patio w/sliding door**
- **Large shower & Bedroom closet**
- **Kitchen includes:**
 - **Refrigerator**
 - **Freestanding pantry cabinets**
 - **Dishwasher ready cubicle**
- **Layout open concept**
- **Montgomery ISD**
- **Montgomery County**
- **18th At Walden HOA \$311/mo.**
- **Walden CIA \$1150/yr.**
- **Montgomery County MUD #9**
- **LOW TAXES 1.99 rate**

Your 18th at Walden condominium maintenance fees include:

- Private access to our family pool, adult pool, and hot tub
- An on-site laundry room
- Two parking pass stickers per unit allowing parking in our white-striped private lots
- A special guest parking lot for visitors
- Water, sewer and trash provided
- Common area and grounds maintenance, featuring:
 - Weekly lawn service
 - Sprinkler system
 - Private porch/balcony access
 - Dog-walking stations
- On-site management office inside the clubhouse
- Clubhouse available for private reservation
- Insurance covering buildings from storm damage and similar

Walden Community Improvement Association maintains the entirety of the Walden, assessing annual fees (obtained at www.waldenonlakeconroe.com) for the following:

- Community swimming pools
- Heated lap pool
- Fitness and racquet center featuring tennis and pickleball
- Fitness classes
- 3 baseball fields (also available for private reservation)
- Shuttle to private 4th of July fireworks show
- Monthly community magazine
- Common area and grounds maintenance, featuring:
 - Hiking trails
 - Dog park and playground
 - Doggie stations throughout neighborhood
 - Private porch/balcony access
 - Groundskeeping and beautification