KYLE TWEED
Taking you to
Lake Conroe & Beyond

Home Upgrades & Features

3359 Masters Dr, Montgomery, TX 77356

Walden on Lake Conroe | On the golf course

SELLERS OFFERING $20,000 IN CONCESSIONS

2020	2022	2021	2025	2026
ROOF	HVAC	POOL EQUIPMENT	PRIMARY BATH RENOVATION	NEW STOVE & DISHWASHER

RECENT UPGRADES

- **Primary bathroom** newly renovated (2025)
- **New stove and dishwasher** (2026)
- **Fresh paint** inside, plus a freshly painted garage (2026)
- **New alarm system** through Alarm.com

INTERIOR

- Enclosed upstairs porch with central air and heat
- Oversized game room
- Newly renovated primary bathroom
- Large walk-in closet
- Sauna (conveys with the sale)

KITCHEN & APPLIANCES

- New stove (2026)
- New dishwasher (2026)
- Per seller, all appliances can stay

OUTDOOR & LOT

- Pool with heater/chiller
- Pool equipment: 2021
- Covered patio
- Located on the golf course in Walden on Lake Conroe

SYSTEMS

Roof	2020
HVAC	2022 (new)
Water heaters	Two (2)
Pool equipment	2021
Security	New alarm system through Alarm.com

COMMUNITY

Neighborhood	Walden on Lake Conroe
HOA	Walden CIA
Golf / club membership	Optional

UTILITIES

Electric	Entergy
Gas	None (no gas service)
Water / sewer	MUD #9
Trash / recycling	MUD #9
Internet / cable	Tachus

WHAT CONVEYS

- All appliances can stay, per seller
- Sauna conveys with the sale
- 1 key per door, 1 garage remote, 1 amenity card

Excluded from sale: two terracotta planters in the front landscape, and three planters with palms by the pool.

Information provided by seller and deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information, including years, systems, schools, HOA, MUD, and utility details. Items that convey are determined by the sales contract.

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