



## Lakeside Conroe

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[www.lakesideconroe.com](http://www.lakesideconroe.com)

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## Welcome to Lakeside Conroe

Lakeside Conroe. Where natural flora and fauna are your neighbours.

Where the lake and its picturesque surrounds form the backdrop of your new life.

As beautiful as you could imagine.

As delightful as living can be.

Tucked away in a private corner of Houston's North county of Montgomery, Lakeside Conroe sets the standard for luxury living in the highly desirable Lake Conroe masterplanned community.



## Montgomery, Texas A Fusion of Tradition and Modernity

Montgomery is one of the oldest cities in Texas. In Montgomery's early days, it was the trade center for a large farming area where stagecoach and telegraph lines crossed.

The first school was established in 1839 and in 1848 the City of Montgomery was incorporated.

A building boom occurred in the 1850s and some of the homes built at that time remain today. The genesis of its nickname "Birthplace of the Texas Flag" came from resident Charles B. Stewart who provided the drawing of the Lone Star flag, which was officially adopted in 1839 by the Republic of Texas and has flown over Texas ever since.

Montgomery County is one of the historical and livable county in Texas.

## Economy Facts About Montgomery

In 2020, the median household income of the 206k households in Montgomery County, TX grew to \$83,274 from the previous year's value of \$80,902. The largest share of households have an income in the \$200k+ range.

The economy of Montgomery County, TX employs 281,000 people. The largest industries in Montgomery County, TX are Retail Trade, Educational Services, and Health Care & Social Assistance.

And the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$111,465), Agriculture, Forestry, Fishing & Hunting, & Mining(\$105,744), and Management of Companies & Enterprises (\$100,697).





# Lakeside Conroe



## Restaurant

- Café on the Green
- Fajita Jacks
- Hodge Podge Lodge
- La Torretta Lake Resort & Spa
- Little Tokyo Restaurant
- McKenzie's Barbeque & Burgers
- Mongos Ice House
- Naked Turtle Tavern
- Old Montgomery Steakhouse
- Pho Dat Vietnamese Cafe
- Ransom's Steakhouse & Saloon
- Shanahan's Bar and Grill
- Subway
- Taqueria Guerrero
- The Big Sombrero
- Trixie's Coffee Shop
- Walden Caddy Shack



## Recreation

- Sam Houston National Forest - 26min
- Grand Pines Golf Club - 17min
- April Sound Golf Club - 10min
- Waterpoint Shopping Center - 9min
- Buffalo Springs Marketplace - 6min
- Conroe Marketplace - 26min
- Montgomery Plaza - 23min
- The Sanctuary Blueberry Farm - 10min



## School

- Montgomery I.S.D
- Stewart Creek Elementary School - 3min
- Montgomery Junior High School - 3min
- Montgomery High School - 9min
- Lifestyle Christian School (K-12) - 22min
- Covenant Christian School (PK-12) - 25min
- The Rubicon Academy (K-8) - 27min
- Sacred Heart Catholic School (PK-8) - 22min
- The Woodland Christian Academy (PK-12) - 30min

# A Wan Bridge Community



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In your luxurious Lakeside Conroe, you'll enjoy ample living space on a generous-sized lot. Large enough to raise a new family or to retire in eloquent comfort. And you'll find it hard to resist playing entertainer to your friends and family, and perhaps a social get-together with your neighbours.

Lakeside Conroe's premium lots are superbly designed, maximising space and light, while paying homage to the beauty of the natural surrounds.

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## The Luxury of Fine Living



## A Bright Future Ahead

When it comes to education and childcare, Lakeside Conroe is top of the class. There is a multitude of educational amenities all within close proximity to home, Stewart Creek Elementary School and Montgomery Junior High School are right next to your home.

You also have a great range of top schools including Lifestyle Christian School, Covenant Christian School, The Rubicon Academy, Sacred Heart Catholic School, The Woodland Christian Academy and more.

Living at Lakeside Conroe means the educational needs of your family are always taken care of.



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Lakeside Conroe is a superbly located community offering an expansive natural landscape that's directly adjacent to 21,000 acres of Conroe Lake and 161,508 acres of Sam Houston National Forest Park.

And abundant space for parks and sporting facilities with walking tracks and pocket parks can help foster health and wellbeing where you can enjoy a relaxing picnic with the family or hit those fitness goals with your local boot camp.

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## Wellbeing Through Nature



## Building with high standards in mind

As a place of natural beauty and open spaces, Lakeside Conroe is subject to careful community planning and strict building guidelines with a high standard of landscaping. This not only preserves the neighbourhood's beauty and elegance but also protects your investment, making your place an address you will always be proud of.

Lakeside Conroe offers a mix of detach house and duplex townhouse designs allowing you the opportunity to express your own style in your brand new architecturally designed home.

Unlock the door of your grand residence and enter through the smart lock entry. On the first level, you will be welcomed by a generous living room coated in laminated wood floors and a chef-styled kitchen with an island, 4-star energy-efficient appliances, and granite countertops. It is easy to cook appetizing dishes when your space is illuminated by recessed lighting.

When privacy calls in, you can count on the sanctuary bedrooms and spotless bathrooms with double vanities. Large walk-in closets and washer/dryer connections are also a given. On the second level, you'll find three more bedrooms, two bathrooms, and large closets that spell nothing but luxury. Adding to this list of amenities, a two-car garage with remote entry is a feature that any resident would dream of.





# The Leading Build to Rent Developer in Texas

Wan Bridge is a Texas-based builder and operator of build-to-rent (BTR) communities across the state. Since 2013, we have been active in the acquisition, development and operation of our communities located in high-demand cities across the state, including Austin, Dallas and Houston.

Wan Bridge offers residents one of the most forward-thinking living experiences available, differentiated through high-quality homes, luxury designed communities, thoughtful amenities and service-first property management. Ultimately, residents are able to spend more time with the people they love and partake in activities they enjoy the most. Build-to-rent provides that every day.

For the investors, Wan Bridge provides one-stop investment strategy solution, in the past years, our investors got over 10% annual return continuously.

