



## Community Amenities

- Two Sparkling Swimming Pools
- Jacuzzi
- Fitness Center
- Wooded Setting
- BBQ / Picnic Areas
- Professional On-Site Management and Maintenance
- Professionally Landscaped
- Mature Trees
- Convenient to Shopping, Dining and Schools
- Dog Park

## Apartment Features

- Dishwashers
- Modern Lighting
- Vaulted Ceilings
- Oversize Vanities
- Washers and Dryers\*
- Large Closets
- Energy Efficient Windows
- Exceptional Floorplans
- Den or Home Office Floorplans
- Cable Ready
- Cats and Dogs Welcome\*\*
- Ample Cabinetry and Storage

\*in Select Apartment Homes    \*\* Restrictions may apply

**Pecan Ridge Apartment Homes** offer mature landscaping, great views and two sparkling swimming pools, complete with sundecks and greenery, hot tub and a great workout facility. Pecan Ridge provides easy access to I-35 and McLennan Community College. Located on prestigious Lakeshore Drive, Pecan Ridge is just minutes away from beautiful Lake Waco. Pecan Ridge is convenient to a variety of shopping and dining options as well as a variety of entertainment such as Lion's Park, Waco Civic Theater and Cameron Park Zoo.

2736 Lakeshore Drive  
Waco, TX 76708

**(254) 757-3226**

Professionally Managed by



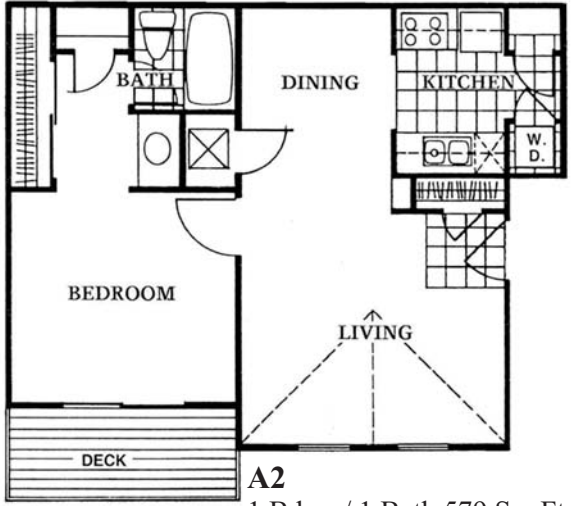
**MONTICELLO**  
ASSET MANAGEMENT, INC.

*Pecan Ridge*  
**APARTMENTS**



2736 Lakeshore Drive  
Waco, TX 76708

**(254) 757-3226**



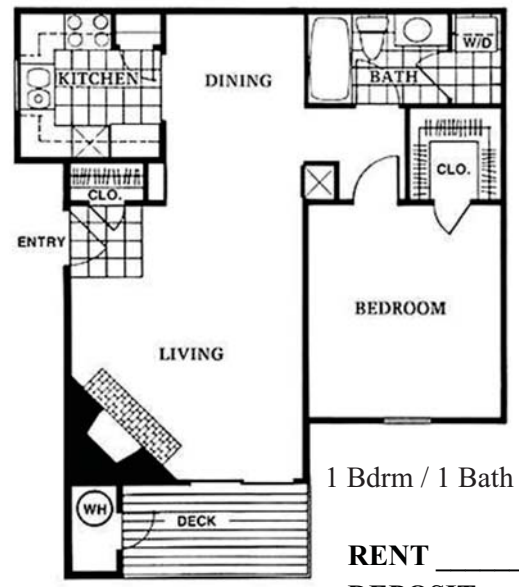
1 Bdrm / 1 Bath 579 Sq. Ft.

RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_



1 Bdrm / 1 Bath 590 Sq. Ft.

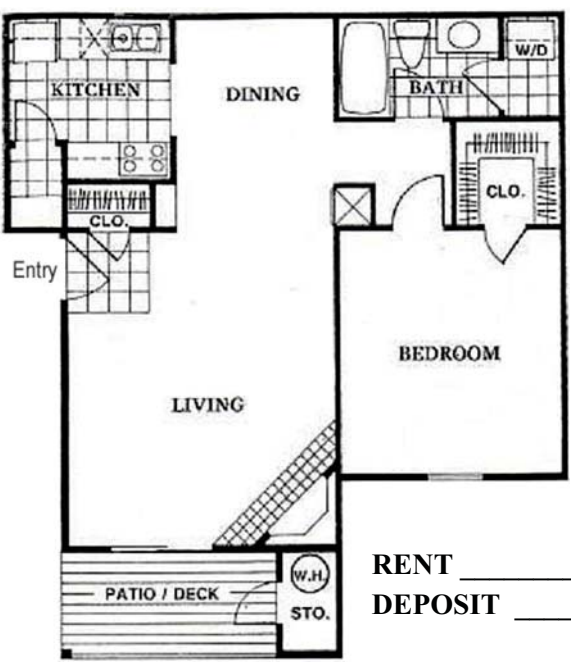
RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_



1 Bdrm / 1 Bath 669 Sq. Ft.

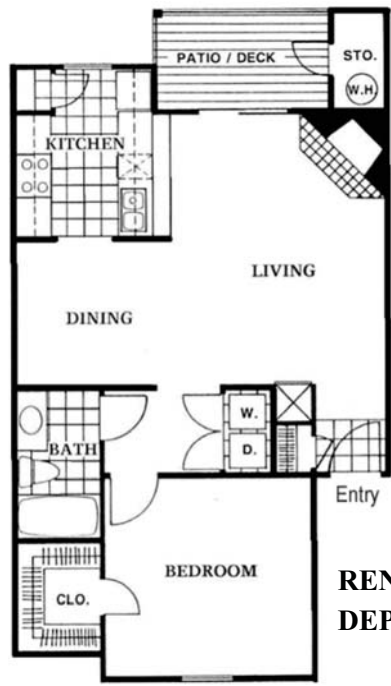
RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_

# GREAT VIEWS



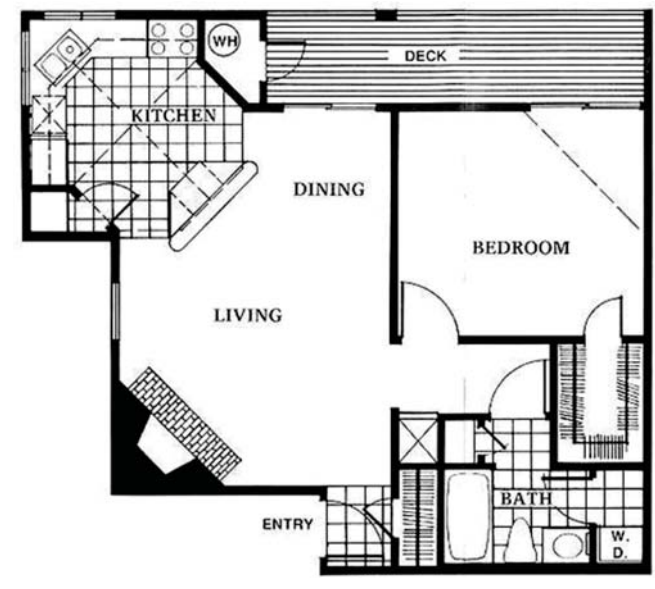
B  
1 Bdrm / 1 Bath 680 Sq. Ft.

RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_



C  
1 Bdrm / 1 Bath 710 Sq. Ft.

RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_

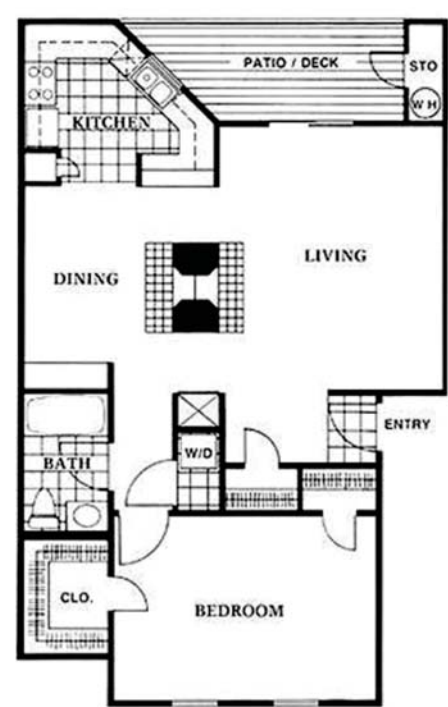


1 Bdrm / 1 Bath 752 Sq. Ft.

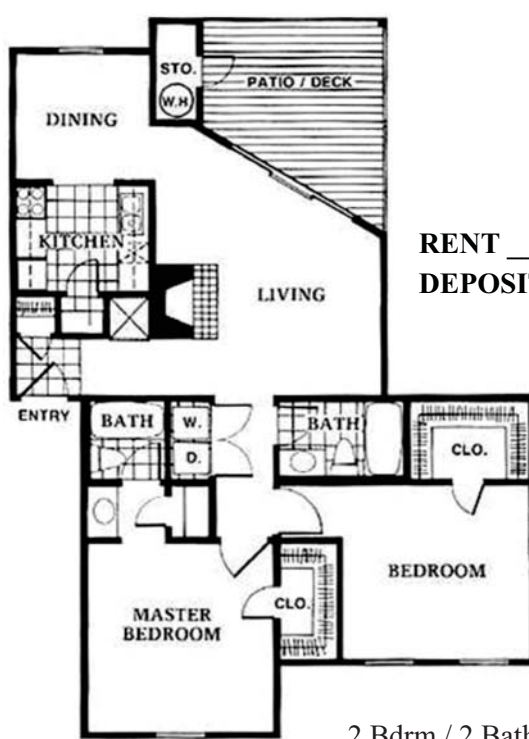
RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_

*Pecan Ridge*  
APARTMENTS

\*Square footage is approximate Actual floorplans may vary

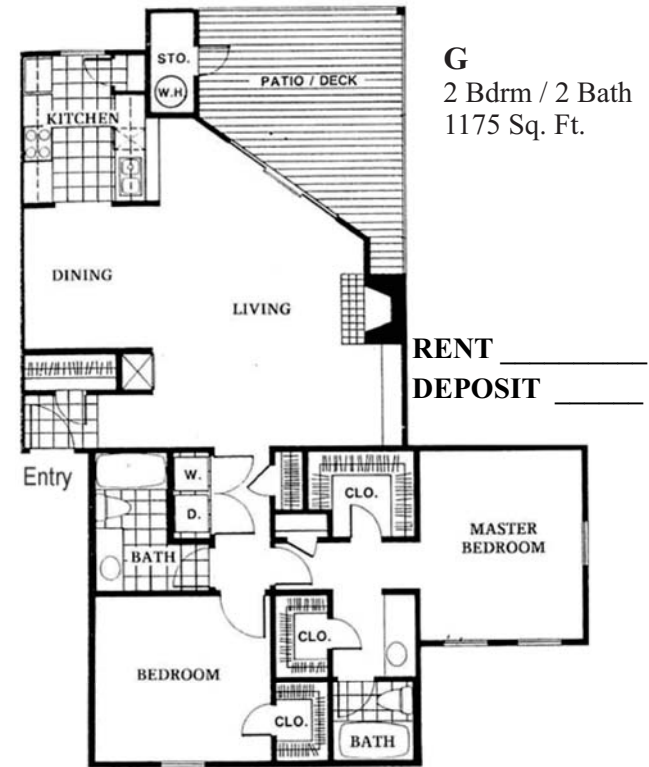


RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_ 1 Bdrm / 1 Bath 870 Sq. Ft.



RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_

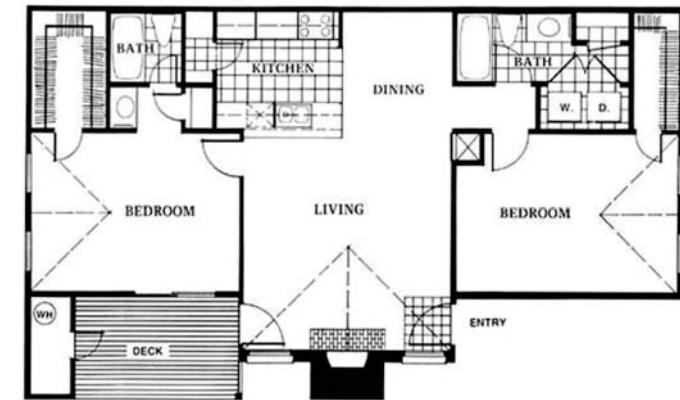
2 Bdrm / 2 Bath 975 Sq. Ft.



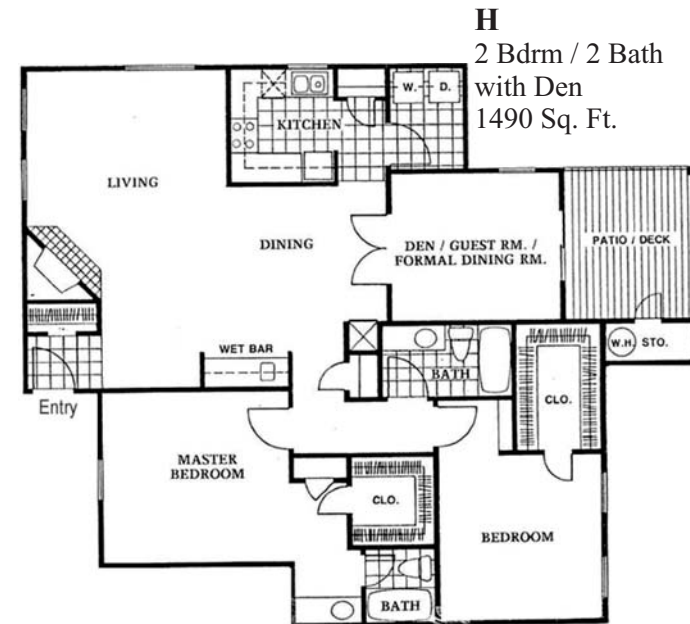
**G**  
2 Bdrm / 2 Bath  
1175 Sq. Ft.

RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_

# DOG PARK



2 Bdrm / 2 Bath 1112 Sq. Ft. RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_



**H**  
2 Bdrm / 2 Bath  
with Den  
1490 Sq. Ft.

RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_

*Pecan Ridge*  
APARTMENTS

\*Square footage is approximate Actual floorplans may vary