



## Community Amenities

- Two Sparkling Swimming Pools
- 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.

Pecan Ridge provides easy access to I-35 and McLennan Community College. Located on prestigious Lake Shore Drive, Pecan Ridge is just minutes away from beautiful Lake Waco and 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 Lake Shore Drive  
Waco, TX 76708

**(254) 757-3226**

Professionally Managed by



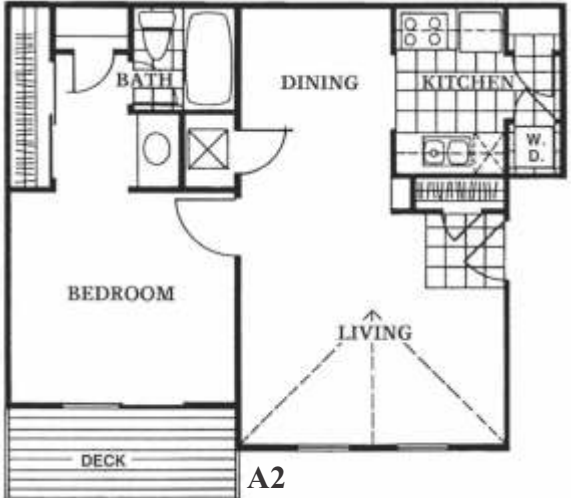
**MONTICELLO**  
ASSET MANAGEMENT, INC.

*Pecan Ridge*  
APARTMENTS



2736 Lake Shore Drive  
Waco, TX 76708

**(254) 757-3226**



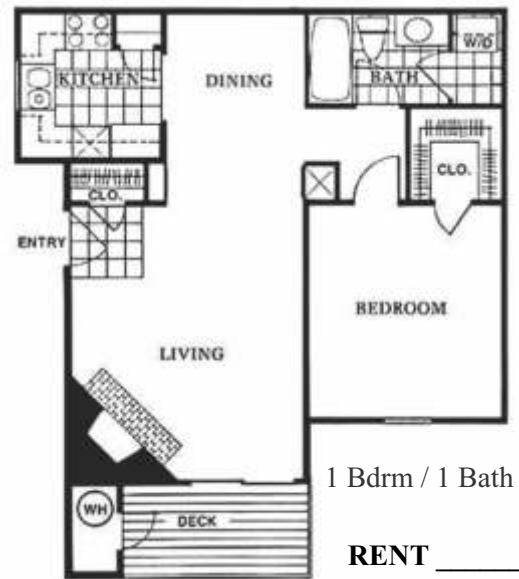
1 Bdrm / 1 Bath 579 Sq. Ft.\*

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



1 Bdrm / 1 Bath 590 Sq. Ft.\*

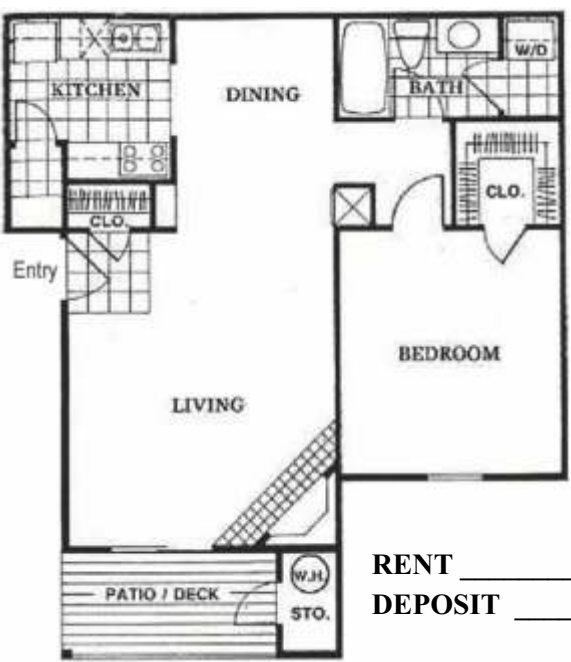
RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_



1 Bdrm / 1 Bath 669 Sq. Ft.\*

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

# GREAT VIEWS



1 Bdrm / 1 Bath 680 Sq. Ft.\*

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



1 Bdrm / 1 Bath 710 Sq. Ft.\*

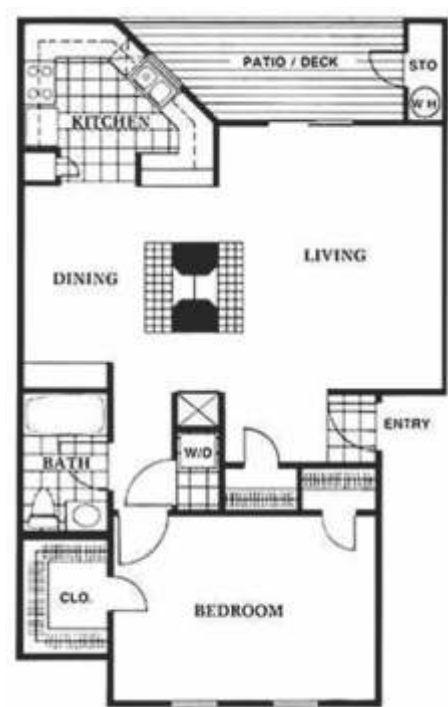
RENT \_\_\_\_\_  
DEPOSIT \_\_\_\_\_



1 Bdrm / 1 Bath 752 Sq. Ft.\*

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

\*Square footage is approximate Actual floorplans may vary

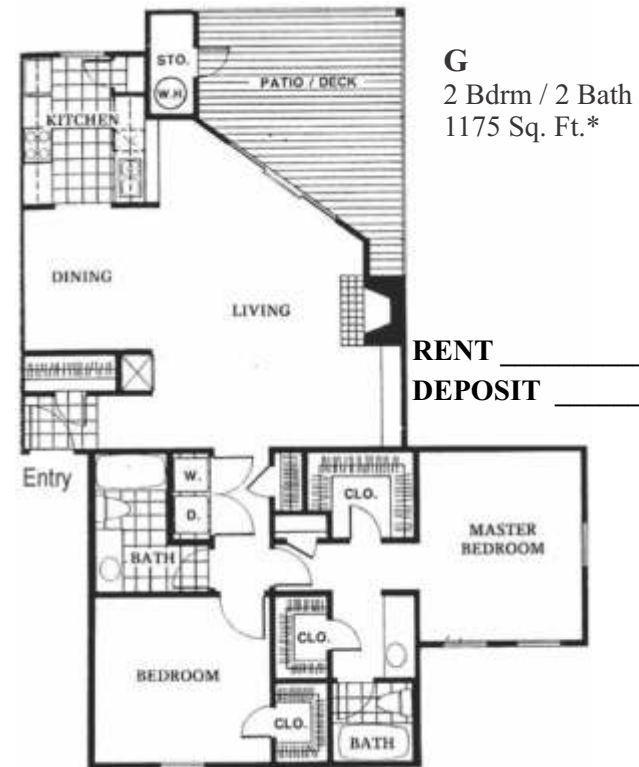


RENT \_\_\_\_\_ 1 Bdrm / 1 Bath 870 Sq. Ft.\*  
 DEPOSIT \_\_\_\_\_



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

2 Bdrm / 2 Bath 975 Sq. Ft.\*



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

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

## DOG PARK



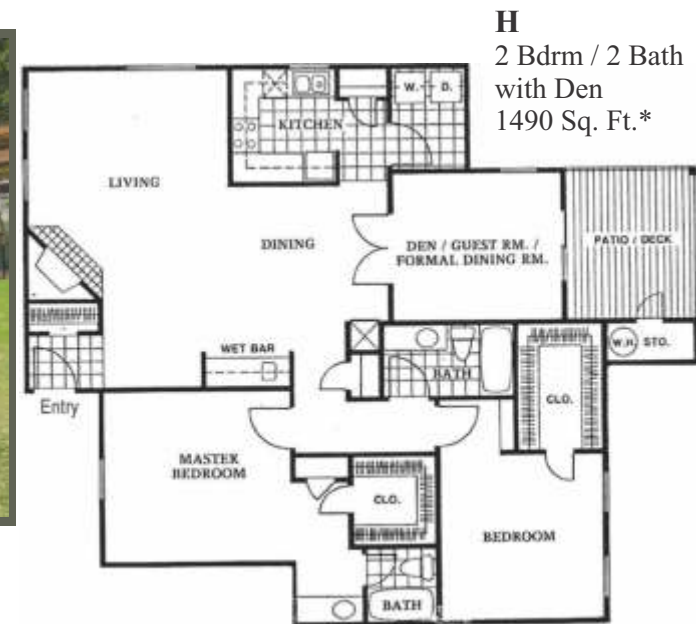
2 Bdrm / 2 Bath 1112 Sq. Ft.\*

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



2736 Lake Shore Drive  
 Waco, TX 76708

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

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

*Pecan Ridge*  
 APARTMENTS

\*Square footage is approximate Actual floorplans may vary