

1048 SANDY SOMERVILLE DRIVE

Spectacular Golf Course View of the 15th Fairway

\$815,000.00



DONNA CZACH

Sales Representative

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“A Riverbend Resident Since 2003”

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www.riverbendinlondon.com



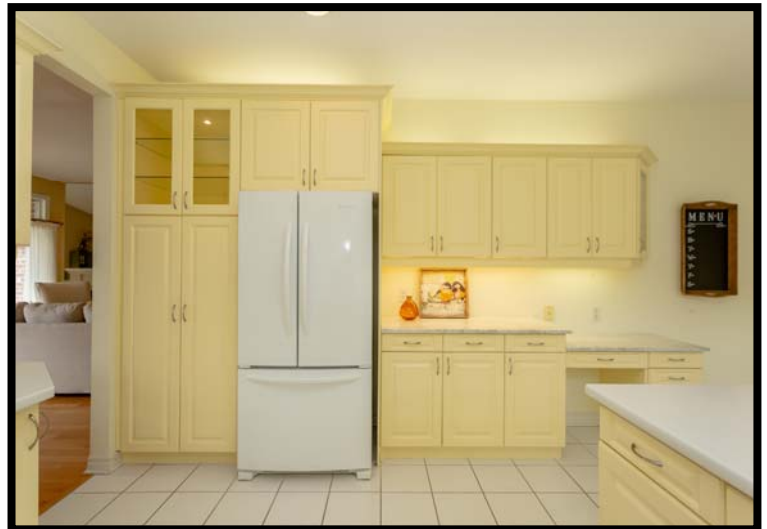
Independently Owned and Operated





Rare One Floor Walkout!

Cathedral ceiling and gas fireplace in the Great Room. Open to Dining Room with windows that capture the stunning view.



Bright eat-in kitchen offers lots of cupboards and counter space.



Convenient Main Floor Den/Office



Spacious king sized Master Bedroom with walk-in closet and 4 piece ensuite



Private upper deck lets you watch golfers from tee to green!



Lower level rec room with gas fireplace, additional gas fireplace in sitting area



Gated Entrance



Riverbend Clubhouse

Room Dimensions

Main Level

Great Room	14'4	x	17'8
Dining Room	14'3	x	11'11
Eat-In Kitchen	13'11	x	19'10
Den	10'5	x	11'11
Primary Bedroom	14'7	x	25'11
Ensuite Bath	4 Piece		
Guest Bedroom	11'5	x	14'3
Bathroom	3 Piece		

Lower Level

Rec Room	41'3	x	31'8
Bedroom	13'0	x	11'1
Bathroom	3 Piece		

Room sizes are approximate and should be verified by the Purchaser

Points Of Note...

2022 Taxes: \$5,603.89

NO LAND TRANSFER TAX PAYABLE

Heating: Energy Efficient, Forced Air Gas, Central Air

Inclusions: Built-In Microwave, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings

Parking: Attached Double Garage With Golf Cart Bay

Land Lease: \$736.16 month commencing August 1, 2023
(paid until July 31, 2023)

2022 Maintenance: \$543.06 month

Includes: 24 Hr. Concierge At Gate, Snow Removal, Lawn Maintenance, In-ground Sprinkler System and Clubhouse Privileges

Contact Listing Agent For Details.