

2442 MOE NORMAN WAY

A Tranquil Setting

\$849,000



DONNA CZACH

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Former Sifton Model Home



Living room with gas fireplace and textured tiling



Dining Room



Open kitchen with sit up island, large pantry and stainless steel appliances



Dinette opens to covered patio



Main floor Den or Office



Generous king size primary bedroom with walk-in closet and 4 piece ensuite



Guest bedroom

Guest bathroom



Main floor laundry

Huge unspoiled basement



Gated Entrance



Riverbend Clubhouse

Room Dimensions

Main Level

Living Room:	20'0	x	20'10
Dining Room:	12'11	x	8'3
Eat-In Kitchen:	11'6	x	22'5
Primary Bedroom:	16'10	x	13'3
Primary Ensuite:	4 Piece		
Bedroom:	12'7	x	10'6
Bathroom:	4 Piece		
Office/Den:	12'7	x	10'5
Laundry Room:	7'6	x	5'6
Bathroom:	4 Piece		

Lower Level

Unfinished:	46'1	x	51'11
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Points Of Note...

Heating:	Energy Efficient, Forced Air Gas, Central Air
Inclusions:	Refrigerator, Gas Range, Dishwasher, Washer, Dryer, Window Coverings
Parking:	Oversized Double Car Garage With Golf Cart Bay
Land Lease:	\$1,066.25 monthly
2023 Maintenance:	\$585.54 month
Includes:	24 Hr. Concierge At Gate, Snow Removal, Lawn Maintenance, In-ground Sprinkler System and Clubhouse Privileges
2022 Taxes:	\$6,955.09

NO LAND TRANSFER TAX PAYABLE