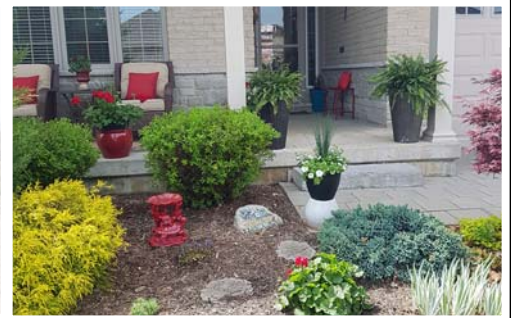


2229 JACK NASH DRIVE

\$735,000.00

In The Heart of Riverbend Golf Community



DONNA CZACH

Sales Representative

519-857-4565

"A Riverbend Resident Since 2003"

donnaczach@royallepage.ca

www.riverbendinlondon.com



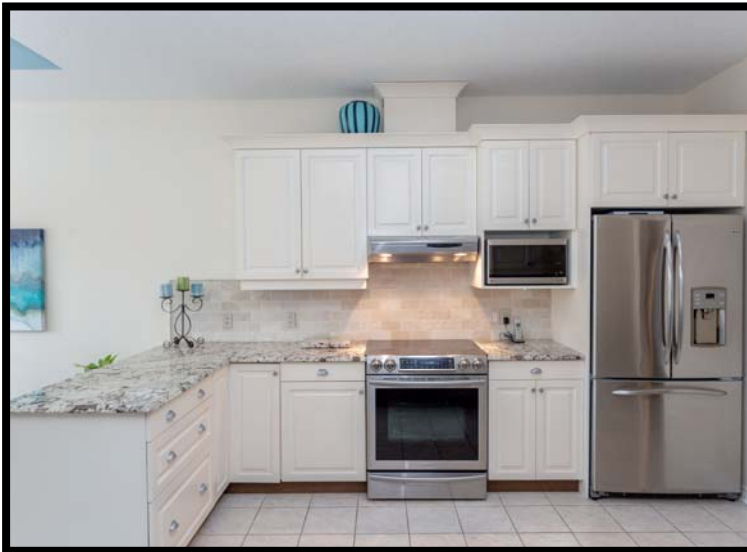
Independently Owned and Operated



Living Room with gas fireplace



Dining Area



Kitchen with lots of cupboards and counterspace. Stainless steel appliances.



Second Bedroom or Den



Primary Bedroom



Primary Ensuite



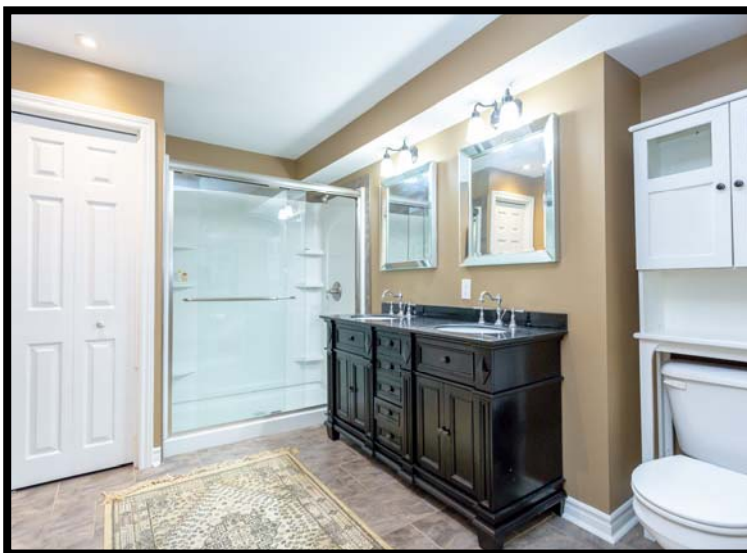
Main Floor Laundry



Recroom with fireplace and room enough for pool table



Lower Bedroom or Office



Lower 3 Piece Bathroom



Storage Room



Gated Entrance



Riverbend Clubhouse

Room Dimensions

Main Level

Living Room:	15'7	x	24'4
Dining Room:	11'2	x	11'1
Kitchen:	11'2	x	13'2
Primary Bedroom:	13'9	x	23'6
Primary Bathroom:	4 Piece		
Den/2nd Bedroom:	12'9	x	12'7
Bathroom:	4 Piece		

Lower Level

Recreation Room:	27'7	x	30'1
Bedroom/Office:	10'11	x	15'1
Bathroom	4 Piece		

Room sizes are approximate and should be verified by the Purchaser

Points Of Note...

Heating:	Energy Efficient, Forced Air Gas, Central Air
Inclusions:	Induction Stove, Refrigerator, Dishwasher, Washer, Dryer, Beverage Fridge (Rec Room), Electric Fireplace (Rec Room), Window Coverings, Automatic Garage Door Opener
Of Interest:	Kitchen gas connection for stove available, gas bbq connection on back porch
Parking:	Oversized Double Garage With Golf Cart Bay
NO LAND TRANSFER TAX PAYABLE	
2022 Taxes:	\$4,193.92
Riverbend Land Lease:	\$308.61 monthly
Riverbend (2023) Maintenance:	\$560.54 month
Includes:	24 Hr. Concierge At Gate, Snow Removal, Lawn Maintenance, In-ground Sprinkler System and Clubhouse Privileges
Villa Association Annual Fee:	\$300.00 (Future Roof)

Contact Listing Agent For Details.