

# 1278 SANDY SOMERVILLE DR

***"One Of A Kind Riverbend Location"***

*Enjoy The 11th Green and Fairway From Your Front Porch  
PLUS a Panoramic View Of The 2nd And 3rd Holes,  
Pond And Kains Wood From The Back*

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**DONNA CZACH**

Sales Representative

**519-857-4565**

*"A Riverbend Resident Since 2003"*

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[www.RiverbendInLondon.com](http://www.RiverbendInLondon.com)



## POINTS OF NOTE

Possession: October 26, 2023

Deposit: \$50,000.00

**Inclusions:** Refrigerator, Cooktop, Dishwasher, Built-In Microwave, Built-in Wall Oven, Garburator, Washer, Dryer, Owned Hot Water Heater, All Existing Window Coverings, Central Vacuum and Accessories, Gas Barbeque, Automatic Garage Door Openers

**Parking:** Oversized double car garage with golf cart bay

**Lot Size:** 65.12' x 120.13' x 93.13' x 120.13'

**Note:** Roof April 2013

Furnace and Central Air Conditioning Serviced June 2023

**2023 Taxes:** \$6,151.54

**Riverbend Land Lease:** \$783.69 monthly  
Lease expires September 30, 2052

**Riverbend (2023) Maintenance:** \$585.54

**Includes:** 24 hrs. concierge at gate, snow removal, lawn maintenance, sprinkler system and Clubhouse privileges

**NO LAND TRANSFER TAX**

