

2485 MARLENE STEWART ST

"In The Heart of Riverbend "

A leisurely stroll to the Clubhouse and backing on to a parklike natural area



DONNA CZACH

Sales Representative

519-857-4565

"A Riverbend Resident Since 2003"

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POINTS OF NOTE

Possession: December 15, 2023

2023 Taxes: \$4,441.94

Parking: Oversized double car garage with space for golf cart

Inclusions:

refrigerator, stove, dishwasher, microwave, washer, dryer, window coverings, central vacuum, garburator, garage door opener. Ceiling fans in primary front bedroom, bedroom, dinette, rec room and sunroom. Two retractable awnings.

Stair lift.

Riverbend Land Lease: \$303.31 monthly

Riverbend (2023) Maintenance: \$560.54 monthly

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

Villa Association Roof Replacement: \$300.00 annually

NO LAND TRANSFER TAX