

# 2247 JACK NASH DRIVE

*"In The Heart of Riverbend "*

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



**DONNA CZACH**

Sales Representative

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*"A Riverbend Resident Since 2003"*

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





## POINTS OF NOTE

**Parking:** Oversized double car garage with space for golf cart

### **Inclusions:**

refrigerator, stove, dishwasher, over the range microwave, dishwasher, washer, dryer, central vacuum with accessories, automatic garage door opener, work bench, water softener, solar tubes, window coverings

### **Heating and Cooling**

High efficiency furnace, ultra violet light. Heat pump system (2024)

**2023 Taxes:** 5,041.02

**Riverbend Land Lease:** \$328.09 monthly

**Riverbend (2024) Maintenance:** \$583.87 monthly

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

**Villa Association Annual:** \$400.00/year for future roof

**NO LAND TRANSFER TAX**