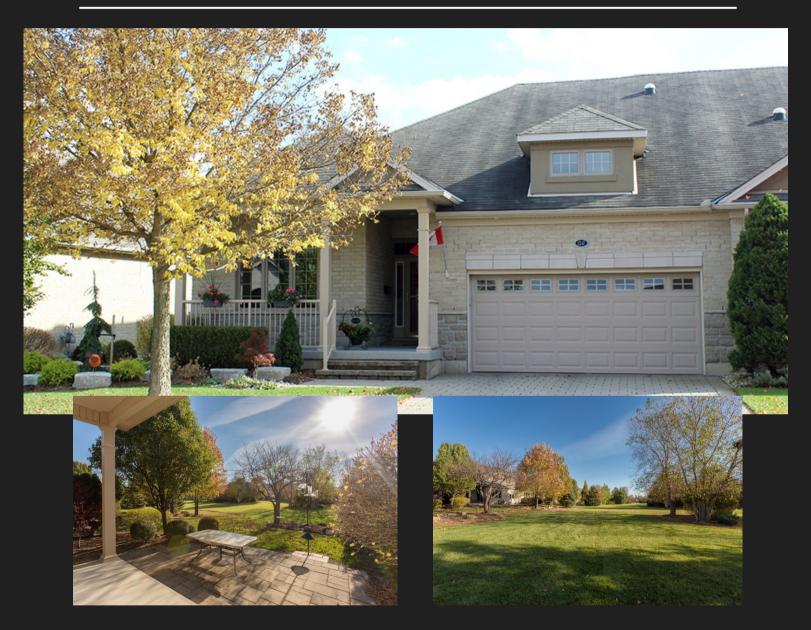
2247 JACK NASH DRIVE

"In The Heart of Riverbend "

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









DONNA CZACH

Sales Representative

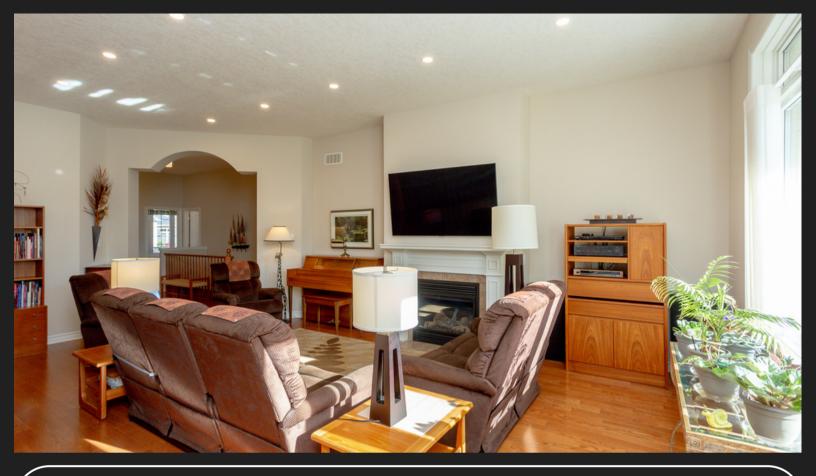
519-857-4565

"A Riverbend Resident Since 2003"

donnaczach@royallepage.ca 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