

2605 SANDRA POST CRESCENTLondon, ON N6K 5R4
London/South/South A**Residential/Single Family/For Sale**
Active**Price: \$637,500.00**

MLS®#: **159428**
 List Date: **16-Oct-2018** Bedrooms (AG/BG): **3 (2/1)**
 Bathrooms (F/H): **3 (3/0)**

Type: **Detached**
 Style: **1 Storey, Bungalow**

Sqft Above Grade: **2,220** Sqft Below Grade: **1,056**
 Sq Ft Finished Sq Ft. Unfinished

Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **No** # Rooms: **12**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **South** Year Built/Desc: **2012/Completed / New**

Lot Front: **89.76** Lot Depth:
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
 Access: **Municipal road**
 Garage Spaces/Type: **2.0/Attached**
 Driveway Spaces/Type: **2/Private Double Wide/Paver Stone**
 Waterfront: **No** WF Exposure:

Public Remarks: **BEAUTIFULLY APPOINTED, CUSTOM-DESIGNED 2+1 bedroom 3 baths one floor in Riverbend Golf Community. Great Room features hardwood, vaulted ceiling and expanse of windows opening to gourmet kitchen with premium cabinetry, granite island and countertops, built in appliances and eating area overlooking private garden. Den/Office has hardwood and French doors. King size master retreat boasts sitting area, large walk in closet and ensuite with custom glass/ceramic shower. Bedroom #2 enjoys vaulted ceiling and own bath. Finished lower includes pool size recroom with fireplace, queen bedroom, walk in closet, 3 piece bath. Work shop with separate 60 amp service. Large rear porch with roll down solar screens backing onto open area. A pleasure to show with its fine décor and designer touches. Land lease \$587 monthly. Maintenance \$491.14 monthly includes 24 hr. concierge at gate, lawn maintenance, sprinkler system, snow removal and clubhouse privileges. Call listing agent for details.**

Directions: **OXFORD STREET WEST TURN RIGHT ON KAINS ROAD, TURN RIGHT INTO GATE OF RIVERBEND GOLF COMMUNITY**

Interior Features

Interior Features: **Built-In Appliances, Cathedral Ceiling, Central Vacuum Roughed-in, Countertop Range, Garburator, Main Floor Laundry, Smoke Detector, Sump Pump**

Basement: **Full/Partially Finished/** Fireplace: **Fireplace Insert**

Heat Primary/Sec: **Forced Air-Gas/**

HVAC: **Air Exchanger, Central Air, HRV System** Foundation: **Poured Concrete**

Under Contract \$: **\$32.98** UFFI: **No** Furnace Age:

Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Community, Indoor**

Exterior Finish: **Brick**

Restrictions: **Land Lease**

Services: **At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Sewer, At Lot Line-Municipal Water, Cable, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Underground Wiring**

Topography: **Flat site** Alternative Power:

Roofing: **Shingles** Yr Roof Replaced:

Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**

Exterior Features: **Lawn Sprinkler System**

Site Influences: **Golf, Landscaped, Shopping Nearby, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Smoke Detector, Window Coverings**

Exclusions: **NONE**

Tax Information

Roll#: **393608007062099** Local Improve Fee/Comments **No/**

Pin#: **085011157** Zoning: **R6-5(7)** Taxes/Year: **\$6,072/2018**

Assessment \$/Year: **\$481,000/2016** Survey/Year: **No** Survey Type:

Legal Description: **PART OF BLOCK 6 PLAN 33M-429 DESIGNATED PART 25 ON PLAN 33R-18080 T/W EASEMENT, IF ANY, AS IN THE NOTICE OF LEASE INSTRUMENT CITY OF LONDON**

Mobile Serial # Mobile Home Year: Mobile Lot Fees: **\$587**

Rooms

Room	Level	Dimensions	Features
Great Room	M	20'11"x16'9"	Vaulted Ceiling
Den	M	14'2"x9'8"	
Eat-in Kitchen	M	20'6"x15'	
Master Bedroom	M	17'x13'	
Sitting Room	M	9'x10'6"	
Ensuite	M		4-Piece
Bedroom	M	12'x14'	Vaulted Ceiling
Bathroom	M		4-Piece
Laundry Room	M	6'6"x14'1"	
Recreation Room	B	21'5"x29'9"	
Bedroom	B	20'9"x15'5"	
Bathroom	B		3-Piece

Compliments Of**Donna Czach**

Sales Representative

519-672-9880

donna.czach@royallepage.ca