

1226 SANDY SOMERVILLE DRIVE
London, ON N6K 5R2
City of London/ South/ South A

Residential/ Single Family/ For Sale Price: \$654,000.00
Active



MLS®#: **196464**
List Date: **20-May-2019**
Bedrooms (AG/BG): **2 (1/ 1)**
Bathrooms (F/H): **3 (2/ 1)**
Type: **Detached**
Style: **1 Storey, Bungalow**
Sqft Above Grade: **1,996**
Sq Ft Finished
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **East**
Year Built/Desc: **2005/ Completed / New**
Lot Front: **64.99**
Road Access Fee:
Access: **Municipal road**
Garage Spaces/Type: **2.0/ Attached**
Driveway Spaces/Type: **2/ Private Double Wide/ Paver Stone**
Waterfront: **No**
WF Exposure:
Leased Land Fee:

Public Remarks: **UNIQUE GRACIOUS one floor in Riverbend backing on golf course boasting enhanced windows to capture one-of-a-kind panoramic view of nature year round. Just a short stroll to the Clubhouse. Neutral decor, hardwood & designer finishes throughout. Great Room features tray ceiling. Formal Dining Room. Bright Den/Office. Gourmet kitchen features premium cabinets, granite counters, breakfast bar, walk-in pantry and s/steel appliances opens to generous eating area and leading to private 20' X 14' screened porch perfect for summer entertaining. King-size Master, custom walk-in closets. Spa ensuite with 2-sink vanity and huge ceramic/glass shower. Powder Room and laundry room complete the main floor. Finished lower includes rec room, bedroom and bathroom. 2 car garage with golf cart park. Land lease \$690.82/monthly. 2019 maintenance of \$491.14 monthly includes 24hr. Concierge at gate, lawn maintenance, sprinkler system, snow removal and clubhouse privileges. Contact listing agent for details.**

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

Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum, Garburator, Main Floor Laundry, Smoke Detector, Solar Tube, Sump Pump**
Basement: **Full/ Unfinished/**
Heat Primary/Sec: **Forced Air-Gas/**
Fireplace: **Natural Gas**
HVAC: **Air Conditioner, Central Air, HRV System**
Foundation: **Poured Concrete**
Under Contract \$: **\$30.10**
UFFI: **No**
Furnace Age:
Under Contract/Rental Items: **Hot Water Tank**
Plumbing Age:

Exterior Features

Add'l Monthly Fees: **Exposure:**
Pool: **Community, In Ground**
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, Recycling Pickup, Underground Wiring**
Topography: **Sloping**
Alternative Power:
Roofing: **Shingles**
Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/**
Sewage: **Municipal Sewers**
Exterior Features: **Lawn Sprinkler System**
Site Influences: **Golf, Shopping Nearby**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Carbon Monoxide Detector, Central Vac, Garage Door Opener, Smoke Detector, Window Coverings**

Exclusions: **NONE**

Tax Information

Roll#: **393608007062558**
Pin#: **085010998**
Local Improve Fee/Comments /
Zoning: **R6-5(7)**
Taxes/Year: **\$5,288/ 2018**
Assessment \$/Year: **\$421,000/2016**
Survey/Year: **No**
Survey Type:
Legal Description: **PART BLOCK 6, PLAN 33M-429 DESIGNATED AS PART 5 ON 33R-15163; T/W EASEMENTS, IF ANY, AS IN THE NOTICE OF LEASE INSTRUMENT CITY OF LONDON**

Rooms

Room	Level	Dimensions	Features
Great Room	M	16'6"x20'10"	
Dining Room	M	11'x13'	
Kitchen	M	13'8"x12'	
Dinette	M	13'8"x11'10"	
Master Bedroom	M	14'x17'8"	Hardwood floor
Den	M	10'4"x10'10"	French doors
Ensuite	M		5+ Piece
Recreation Room	B	20'x16'	
Bedroom	B	12'8"x10'	
Bathroom	B		3-Piece
Bathroom	M		2-Piece

Compliments Of



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