

# 2423 MOE NORMAN WAY

## Options & Upgrades included in this fine home

### Exterior:

- Will be sodded and front professionally landscaped
- Address stone
- Decorative front door in lieu of standard
- Bronze long panel garage door with windows
- Automatic garage door opener and (2) remotes
- Oversize garage with golf cart bay and separate door

### Foyer:

- 11 ft. ceiling; Double closet; Upgraded ceramic flooring

### Great Room:

- Open to Kitchen offering lots of natural light; Hardwood; Vaulted Ceiling; Centered gas fireplace; Custom shelving by Cardinal
- Open to rear covered porch

### Eat-in Kitchen:

- Windows overlooking rear yard
- Cardinal kitchen custom-designed white kitchen features premium cabinetry, rangehood, quartz counters and HUGE island for ease of entertaining
- Included: stainless steel range with double oven, dishwasher, refrigerator
- Convenient pantry with frosted glass French door; Hardwood; Backsplash; Under valance and upper cabinet lighting

### Den:

- Vaulted ceiling; Hardwood

### King Master Bedroom:

- Tray ceiling; Carpet; Walk-in closet

### Ensuite:

- 2 sink quartz vanity; Custom glass/tiled shower, bench and vapor-proof pot light; Linen closet

### Bedroom #2:

- Double closets; Carpet

### Main Bathroom:

- Quartz vanity; Tub/shower

### Laundry Room:

- Includes Washer and Dryer

### Designer Finishes:

- Upgraded baseboards and trim
- Smooth interior doors and black levers
- Pot lights
- Custom plumbing and accessories
- Enhanced light fixtures
- Bevelled mirrors and ensuite and main bath

### Points of Note:

- Custom California Shutters throughout
- 5 year warranty on appliances (December 2018)

## **LIVING THE “LIFE” AT RIVERBEND ISN’T JUST ABOUT GOLF**

Here are just a few of the reasons you’ll love the lifestyle:

Worry-free landscape maintenance - lawns manicured, snow plowed, walkways shoveled

Peace of mind in the security of knowing your home is within the gates while you sleep - or while you travel

Outstanding Clubhouse facilities including:

- Fine and casual dining or take out convenience in the neighbourhood
- Fitness centre including well equipped exercise room, hot tub, steam room, pool, showers and lockers
- Lending library
- Private rooms available for personal functions

Fitness classes including cardio, aerobics, aquafit and yoga as well as personalized programs designed by our Fitness Director to suit your specific needs.

Note: Charge per class for instructors time

Plenty of organized activities and events throughout the year:

- Book Club
- Camera Club
- Bridge Club
- Creative Therapy (knitting, needlework, etc.)
- Darts, Dominos or Billiards Leagues
- Mah Jong Lessons and Play
- Holiday Dinners and Brunches welcoming family and friends
- Annual Artisan Show and Sale featuring resident talent

Social Club features regular exciting activities such as:

- Speaker Series highlighting current topics of interest
- Live Music and Dance events
- Trivia, Euchre, Court Whist and Games nights
- “Riverbend on the Road” - organized group visits to cultural and sports events
- Various themed events such as the Annual Pig Roast, Chef Showcases, Wine-Tastings and New Year’s Eve Gala

Riverbend’s Audubon Conservancy accredited grounds are surrounded by nature trails through Kains Woods and along the banks of the Thames River

**WHATEVER YOUR INTERESTS,  
YOU ARE SURE TO LOVE YOUR LIFE AT RIVERBEND!**