

**1581 ED ERVASTI CRESCENT****London, ON N6K 5R7****City of London/ South/ South A****Residential/ Single Family/ For Sale Price: \$480,300.00**  
**Active**

MLS®#: **231911**  
 List Date: **07-Nov-2019** Bedrooms (AG/BG): **2 ( 2/ 0)**  
 Bathrooms (F/H): **2 ( 2/ 0)**

Type: **Attached/Row**  
 Style: **1 Storey, Bungalow**  
 Sqft Above Grade: **1,756** Sqft Below Grade:  
 Sq Ft Finished Sq Ft. Unfinished  
 Sq Ft Source: **Builder Floor Plan(s)**  
 New Construction: **Yes** # Rooms: **9**  
 Title/Ownership: **Leasehold/Leased** Recreational: **No**  
**Land**  
 Fronting On: **North** Year Built/Desc: **2019/ Completed /**  
**New**  
 Lot Front: **0.00** 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:  
 Leased Land Fee: **537.51**

Public Remarks: **Downsize without compromise** Check out this impressive well-designed 1756 sq. ft. "end" Villa in Riverbend gated golf Community built by Sifton Properties Limited.; Foyer leads to open great room, dining area and kitchen accented by 10 ft. ceiling, gas fireplace and quality hardwood. Premium Cardinal kitchen cabinetry with custom island highlighted by quartz counters & large pantry. Generous king-master with tray ceiling, walk-in closet and 2 sink ensuite boasting custom glass/ceramic shower. 2nd bedroom + bright den/office. Neutral with quality finishes throughout. Active adult lifestyle community close to shopping and Highway #401. Land Lease \$537.51 monthly. 2020 maintenance \$480.78 includes 24 hr. Concierge at gate, lawn maintenance, in ground sprinkler system, snow removal and clubhouse privileges. Contact listing agent for more information or to arrange your private showing.

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

**Interior Features**

Interior Features: **Carbon Monoxide Detector, Central Vacuum Roughed-in, Main Floor Laundry, Smoke Detector, Sump Pump**  
 Basement: **Full/ None/ Development Potential** Fireplace: **Natural Gas**  
 Heat Primary/Sec: **Forced Air-Gas/** Foundation: **Poured Concrete**  
 HVAC: **Air Exchanger, Central Air, HRV System** UFFI: **No** Furnace Age:  
 Under Contract \$: Plumbing Age:  
 Under Contract/Rental Items: **Hot Water Tank**

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **Community, Indoor**  
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:  
 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, Fibre Optics, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Underground Wiring**  
 Topography: **Flat site** 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: **Carbon Monoxide Detector, Smoke Detector**

Exclusions: **None**

**Tax Information**

Roll#: **0** Local Improve Fee/Comments **No/**  
 Pin#: **0** Zoning: **R6-5(7)** Taxes/Year: **\$0/ 2019**  
 Assessment \$/Year: **\$/2019** Survey/Year: **No** Survey Type:  
 Legal Description: **PART BLOCK 6 PLAN 33M429 DESIGNATED AS PART 7 PLAN 33R-20199 T/W EASEMENTS, IF ANY AS IN NOTICE OF LEASE INSTRUMENT CITY OF LONDON**

**Rooms**

| Room                  | Level | Dimensions         | Features       |
|-----------------------|-------|--------------------|----------------|
| <b>Foyer</b>          | M     | <b>6'10"x5'9"</b>  |                |
| <b>Great Room</b>     | M     | <b>15'0"x22'8"</b> |                |
| <b>Kitchen</b>        | M     | <b>12'9"x12'1"</b> |                |
| <b>Dining Room</b>    | M     | <b>10'4"x9'7"</b>  |                |
| <b>Master Bedroom</b> | M     | <b>13'4"x16'4"</b> |                |
| <b>Bedroom</b>        | M     | <b>12'9"x10'7"</b> |                |
| <b>Ensuite</b>        | M     |                    | <b>4-Piece</b> |
| <b>Bathroom</b>       | M     |                    | <b>4-Piece</b> |
| <b>Den</b>            | M     | <b>12'9"x9'2"</b>  |                |

*Compliments Of***Donna Czach**

Sales Representative

**519-672-9880**

donnaczach@royallepage.ca

**ROYAL LePAGE**  
**TRILAND REALTY**  
 REAL ESTATE BROKERAGE