



Middlesex/London South/South A

Bungalow/House

	Beds	Baths	Kitch
Main	2	2	1

Beds: 2 (2 + 0)
 Baths: 2 (2 + 0)
 SF Total: 1,807/Builder
 SF Range: 1501 to 2000
 Abv Grade Fin SF: 1,807.00/Builder
 Common Interest: Lshld/Lsd Lnd
 Tax Amt/Yr: \$0/2020

Remarks/Directions

Public Rmks: **TO BE BUILT BY SIFTON PROPERTIES LIMITED on this Lot in Riverbend Golf Community. INVERNESS model approximately 1807 sq. ft...Popular one floor layout for those considering downsizing. 2 bedroom 2 baths. Second bedroom with closet could be Den. Great Room with 10 ft ceiling and gas fireplace opens to kitchen and eating area. Master Bedroom features walk-in-closet and 4 piece ensuite. Enjoy large rear covered porch. Buyers can modify interior design and select custom finishes with the assistance of our interior designers at the 3,000 sq. ft. Sifton Design Centre. Unique custom home in adult lifestyle community close to shopping and Highway #401. Drive your golf cart to our private 18 hole championship golf course and enjoy dinner in our 28,000 sq.ft. clubhouse prepared by our executive chef. Monthly land lease \$1034.90; 2021 monthly maintenance \$527.41 includes concierge at gate 24/7, lawn maintenance, snow removal, inground sprinkler system and clubhouse privileges.**

Directions: **Oxford Street west to Kains Road follow to entry of Riverbend Golf Community. Turn right at roundabout onto Ed Ervasti Lane. Follow to Lot 31 with for sale sign.**

Common Elements

Exterior

Exterior Feat: **Lawn Sprinkler System**
 Construct. Material: **Brick, Concrete Poured, Shingle**
 Shingles Replaced: Foundation: **Poured Concrete** Roof: **Shingles**
 Year/Desc/Source: **2021/To Be Built/Builder** Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **New**
 Pool Features: **Community** Rd Acc Fee:
 Garage & Parking: **Attached Garage, Private Drive Double Wide, Paver Stone Driveway, Inside Entry**
 Parking Spaces: **4** Driveway Spaces: **2.0** Garage Spaces: **2.0**
 Parking Level/Unit: **Community** Sewer: **Sewer (Municipal)**
 Services: **At Lot Line-Gas, At Lot Line-Hydro, Cable TV Available, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available, Underground Wiring**
 Water Source: **Municipal** Water Tmnt:
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **61.15** Lot Depth (Ft): **Irregular**
 Location: **Urban** Lot Irregularities: Land Lse Fee: **1,034.90**
 Area Influences: **Golf** Fronting On: **South**
 Topography: **Flat site**
 Local Impvmt: **No**

Interior

Interior Feat: **Auto Garage Door Remote(s), Central Vacuum Roughed-in, Rough-in Bath, Sump Pump**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Basement Feat: **Development Potential**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **/Natural Gas** FP Stove Op:
 Under Contract: **HWT-Gas** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Garage Door Opener, Smoke Detector** UFFI: **No**
 Furnace Age: Tank Age:

Property Information

Common Elem Fee: **No** Local Improvements Fee: **No**
 Legal Desc: **PART BLOCK 1 PLAN 33M-721 DESIGNATED PART 31 PLAN 33R-20077 T/W EASEMENTS, IF ANY, AS IN NOTICE LEASE INSTRUMENT CITY OF LONDON**
 Zoning: **R6-5(7)** Survey: **None/**
 Assess Val/Year: **\$0/2020** Hold Over Days: **60**
 PIN: **0** Occupant Type: **Vacant**
 ROLL: **080074069001000** Deposit: **40000**
 Possession/Date: **Other/**

Rooms

MLS®#: 40087719

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Great Room	Main	20' 3" X 16' 2"	6.17 X 4.93	
Desc: 10 foot ceiling				
Kitchen	Main	15' 4" X 12' 9"	4.67 X 3.89	
Bonus Room	Main	13' 2" X 12' 9"	4.01 X 3.89	
Desc: Cafe				
Laundry	Main	9' 1" X 6' 5"	2.77 X 1.96	
Bedroom Primary	Main	15' 1" X 13' 0"	4.60 X 3.96	
Bathroom	Main			4-Piece
Desc: Master Bathroom				
Bedroom	Main	13' 7" X 12' 0"	4.14 X 3.66	
Desc: Bedroom/Den				
Bathroom	Main			3-Piece

Compliments Of



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