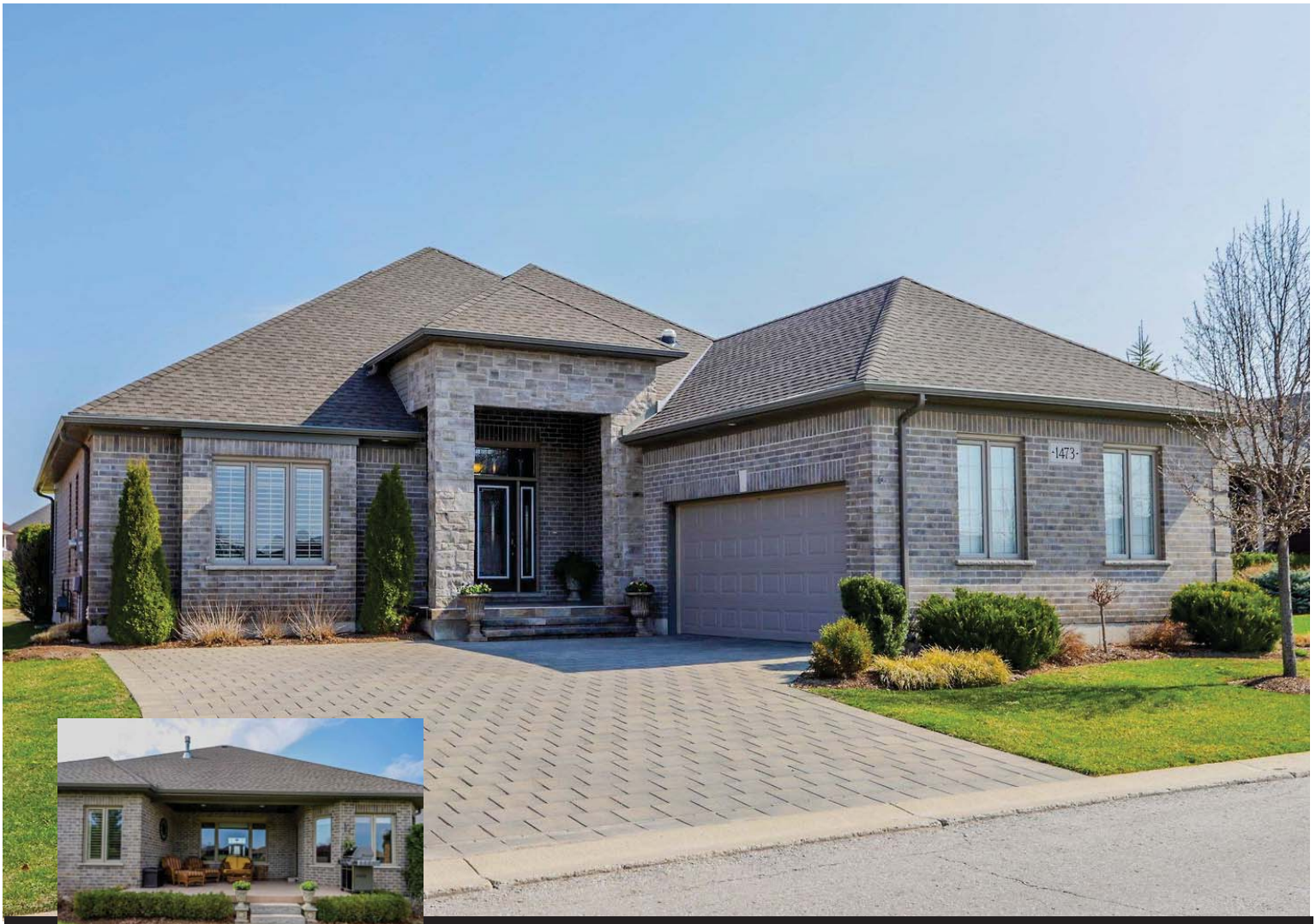
1473 SANDY SOMERVILLE DRIVE



On The 14th Green At Riverbend

DONNA CZACH

Sales Representative

519-857-4565

"A Riverbend Resident Since 2003"

donnaczach@royallepage.ca
www.riverbendinlondon.com

ROYAL LEPAGE AWARD OF Excellence LIFETIME MEMBER

ROYAL LEPAGE PRESIDENT'S GOLD AWARD 2020

ROYAL LEPAGE DIRECTOR'S PLATINUM AWARD 2017 2018 2019

ROYAL LEPAGE TRILAND REALTY REAL ESTATE BROKERAGE

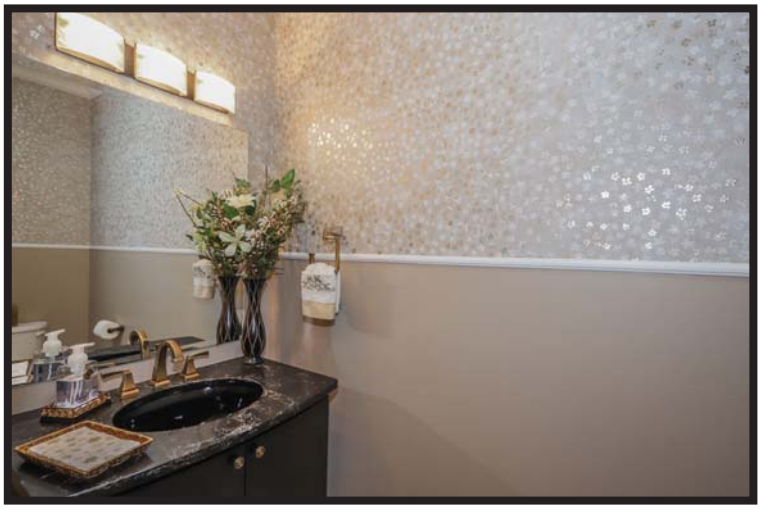
Great Room Features 10 ft. Ceiling and View Of 14th Green

Formal Dining Room With Coffered Ceiling

Bright Den/Office

King-size Master With Coffered Ceiling

Ensuite With Custom Shower



Unique Powder Room

Eat-in Gourmet Kitchen ~ Ideal For Entertaining

Recreation Room

Bedroom #3 With Bath

A Picturesque Setting Overlooking The 14th Green

Riverbend where your shovel and mower are a thing of the past.
Enjoy the active lifestyle community built around an 18-hole championship golf course and choose from five sets of tee blocks.
Private and secure with 24 hour concierge at the gate.

Gated Entrance

Riverbend Clubhouse

Room Dimensions

Main Level

Great Room	20′3″ x 13′9″
Dining Room	12′0″ x 12′0″
Den	15′1″ x 10′0″
Kitchen	13′2″ x 12′0″
Eating Area	12′0″ x 12′0″
Master Bedroom	17′0″ x 13′0″
Ensuite	4 Piece
2nd Bedroom	11′8″ x 11′0″
Ensuite	4 Piece
Powder Room	2 Piece

Lower Level

Games Room	21′9″ x 15′7″
Recreation Room	18′7″ x 18′3″
Bedroom	11′5″ x 12′7″
Bathroom	3 Piece

Room sizes are approximate and should be verified by the Purchaser

Points Of Note…

2020 Taxes:	$6,606.48
Land Transfer:	NO LAND TRANSFER TAX PAYABLE
Heating:	Energy Efficient, Forced Air Gas, Central Air
Inclusions:	Gas Stove With Electric Oven, Microwave, Refrigerator, Dishwasher, Wine Cooler, Washer, Dryer, Ceiling Fans, Garage Door Openers and 3 Remotes, All Existing Window Coverings
Parking:	Oversized Double Car Garage With Golf Cart Bay
Riverbend Land Lease:	$637.00 / Month 2021 Maintenance: $527.41 / Month
Includes:	24 hr. Concierge at Gate, Snow Removal, Lawn Maintenance, In-ground Sprinkler System and Clubhouse Privileges

Contact Listing Agent For Details

Independently Owned and Operated Information is for marketing purposes only and should be verified. *Description of Awards available at www.royallepage.