

1105 SANDY SOMERVILLE DRIVE

Located in the ♥ heart ♥ of Riverbend

\$750,000

Backing on to private, parklike setting



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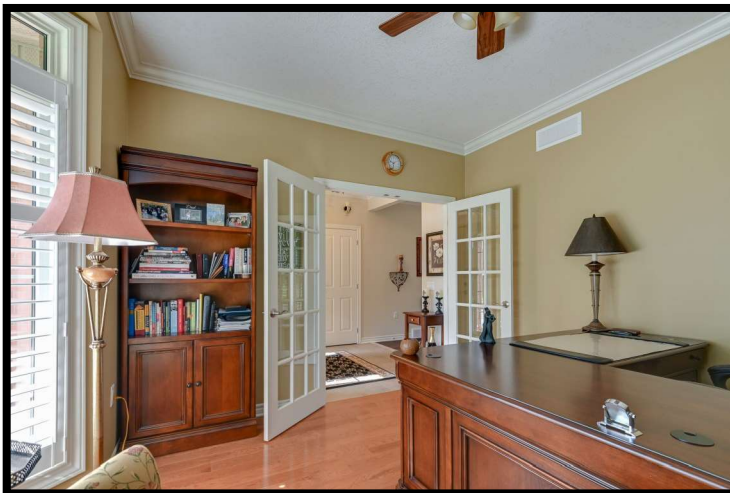
Great Room With Cathedral Ceiling



Formal Dining Room



Spacious Kitchen Opens To Eating Area



Bright Den/Office



King-Size Master Bedroom



Pool/Games Room Opens to Cozy Rec Room With Fireplace



Screened Porch Overlooks A Picturesque Setting



Gas BBQ Area Steps From Kitchen

Private Backyard

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	16'0	x	14'9
Dining Room	15'0	x	11'11
Kitchen	14'7	x	14'0
Eating Area	10'4	x	10'0
Den	12'4	x	12'4
Master Bedroom	17'8	x	12'11
Ensuite	5 Piece		
Bedroom	11'4	x	9'11
Laundry Room	8'11	x	7'6
Bathroom	4 Piece		

Lower Level

Rec Room	17'0	x	13'0
Pool/Games Room	28'0	x	13'0
Bedroom	13'2	x	12'6
Bathroom	3 Piece		
Office/Bedroom	16'3	x	15'9

Room sizes are approximate and should be verified by the Purchaser

Points Of Note...

2021 Taxes: \$5,594.78

Inclusions: Refrigerator, Stove, Range Hood, Microwave, Dishwasher, Washer, Dryer, Central Vacuum and Accessories, Window Coverings, Ceiling Fans (4), Automatic Garage Door Openers and Remotes

Exclusions: Light Over Pool Table, Dining Room Draperies

Riverbend Land Lease: \$389.06/month No Land Transfer Tax

Riverbend 2021 Maintenance: \$527.41/month

Includes: 24 Hour Concierge At Gate, Lawn Maintenance, Sprinkler System, Snow Removal and Clubhouse Privileges

Contact Listing Agent for details.