

THE INVERNESS (CUSTOM)

1612 Ed Ervasti Lane - \$770,900



1947 sq.ft.



2 Bedroom



2 Bathroom



This customized 1,947 sq. ft. Inverness model home in our RiverBend Golf Community offers two bedrooms, two bathrooms and thoughtfully designed living spaces. The expanded café provides a functional dining area, while the open-concept great room flows onto a large covered rear porch, creating a natural extension of the home for relaxing and entertaining.

Designer Features & Custom Upgrades

- Modified front-facing garage with dedicated golf-cart parking
- Expanded café and large covered rear porch
- Custom millwork throughout by Casey's Creative Kitchens
- Biyork engineered oak hardwood in the den, foyer, kitchen, café and great room
- Quartz countertops supplied by Progressive Countertops
- Modern ceramic tile kitchen backsplash
- Great room gas fireplace with a ceramic tile surround and waterfall-style mantel
- Coffered ceiling in the great room
- Additional 4" LED pot lights in the kitchen and great room
- Rough-in for under-cabinet valance lighting
- Built-in wall bracing for TV mounting
- Ash-stained waterfall railing with satin-stainless spindles
- Custom primary ensuite with no-threshold tiled shower, electric in-floor heating, linen closet and double sink
- Basement excavated an additional 12" to increase the ceiling height

Land Lease: \$1270.26/monthly

Maintenance Fee: \$646.72/monthly

As of January 1st, 2026 the RiverBend maintenance fee includes 24-hour concierge service, landscaping maintenance, irrigation, snow removal & Clubhouse privileges.

Please note that there is an annual \$900.00 payment due to the Clubhouse each year for food and beverage.



Sharon Riopelle
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Sales Representative



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Prices subject to change without notice. E. & O. E. All prices include H.S.T. with applicable rebates signed back to Sifton Properties Limited. April 2026.



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