

THE MERION

1510 Moe Norman Place - \$770,900



1831 sq.ft.



2 Bedroom



2 Bathroom



Special Features

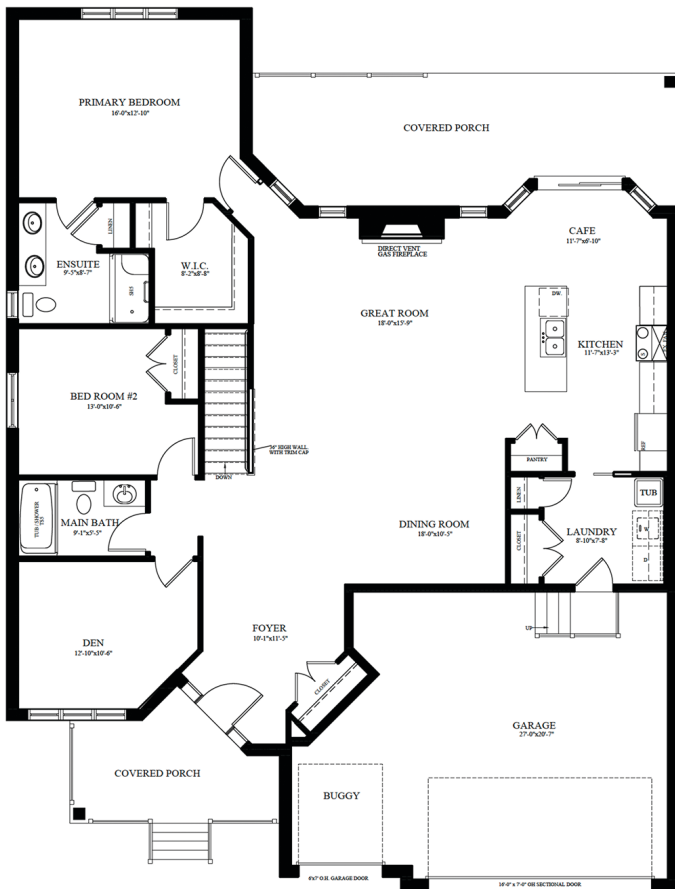
- Modern Envy house numbers
- Corner lot treatment – minimal detail on right side elevation
- Additional Electrical includes 4" LED potlights in kitchen and great room, kitchen valance rough-in
- Bracing Package for TV mounting
- Ensuite second sink rough-in- includes additional GFI, additional outlet and standard drop-in sink
- Den window revised to triple casement
- Revised Ensuite layout with Linen Closet
- Ensuite Custom Shower with bench & niche
- Plumbing Upgrades throughout
- Millwork Overage
- Hardwood added to Den & Foyer
- Kitchen Backsplash
- Darker Paint
- Decorative Lighting Overage
- Baseboards upgrade to 7 1/4"
- Poplar stained mantle in lieu of standard
- Matte Black levers throughout
- Shower Potlight

Land Lease: \$1129.39/monthly

Maintenance Fee: \$633.61/monthly

As of January 1st, 2025 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
RiverBend Community
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. November 2024



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