

# THE INVERNESS

1558 Ed Ervasti Lane - \$770,890



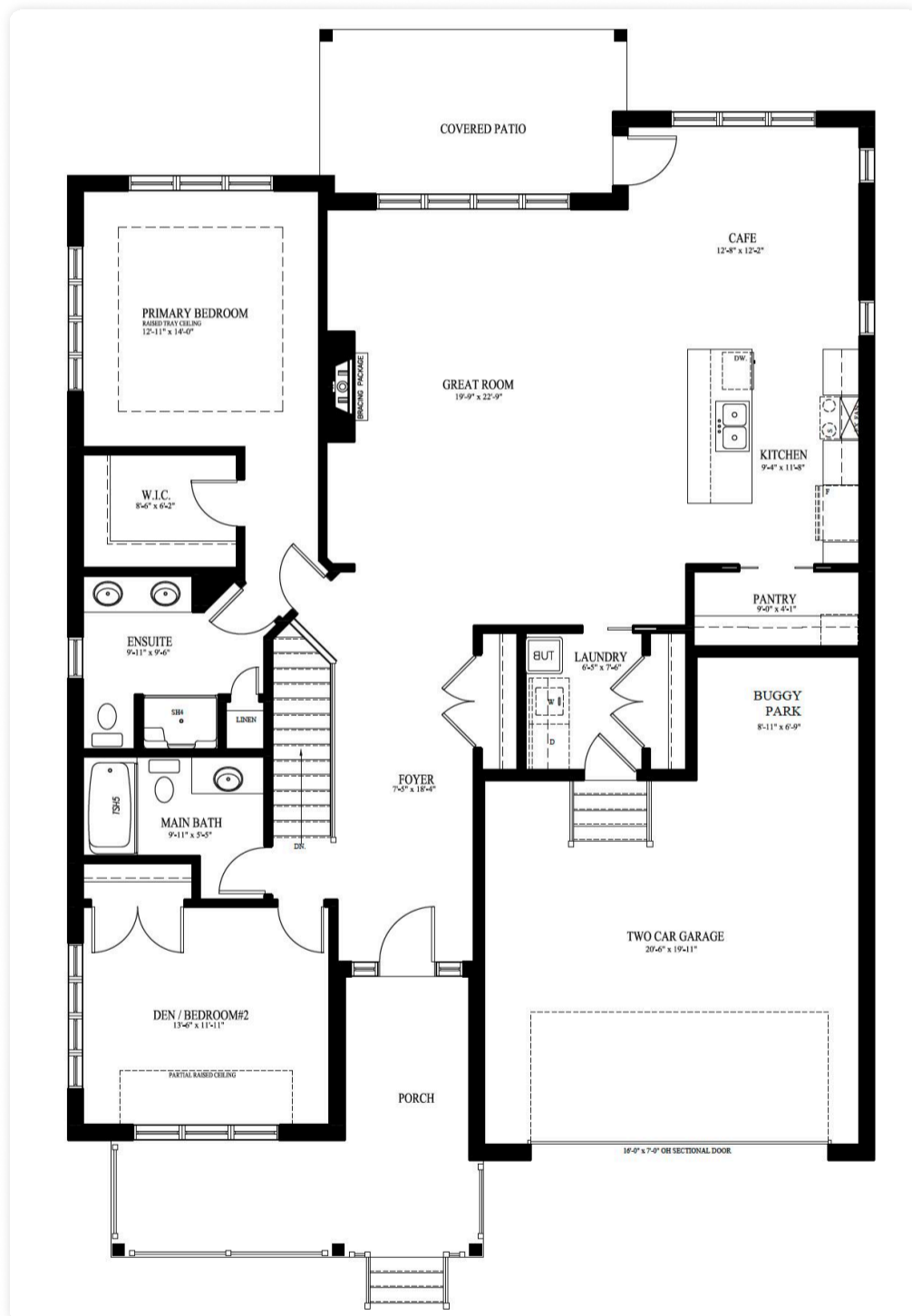
1807 sq.ft.



2 Bedroom



2 Bathroom



## Special Features

- Modern Envy house numbers
- Additional Electrical includes - 4" LED pot lights in kitchen and great room, plus kitchen valance rough-in
- Bracing Package for TV mounting
- Ensuite second sink rough-in - includes additional GFI, additional outlet and standard drop-in sink
- Main Floor modifications – changes to Pantry, Laundry & Ensuite. Includes two pocket doors with glass, and 14k plastic laundry tub with chrome faucet added to laundry
- Revised Ensuite layout with Linen Closet
- Window modifications & additions with grilles
- Corner lot treatment includes gable on left side elevation
- Primary Bedroom Tray Ceiling

**Land Lease:** \$1234.90/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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