

# THE INVERNESS (CUSTOM)

1612 Ed Ervasti Lane - \$846,950



1925 sq.ft.



2 Bedroom



2 Bathroom



## Special Features

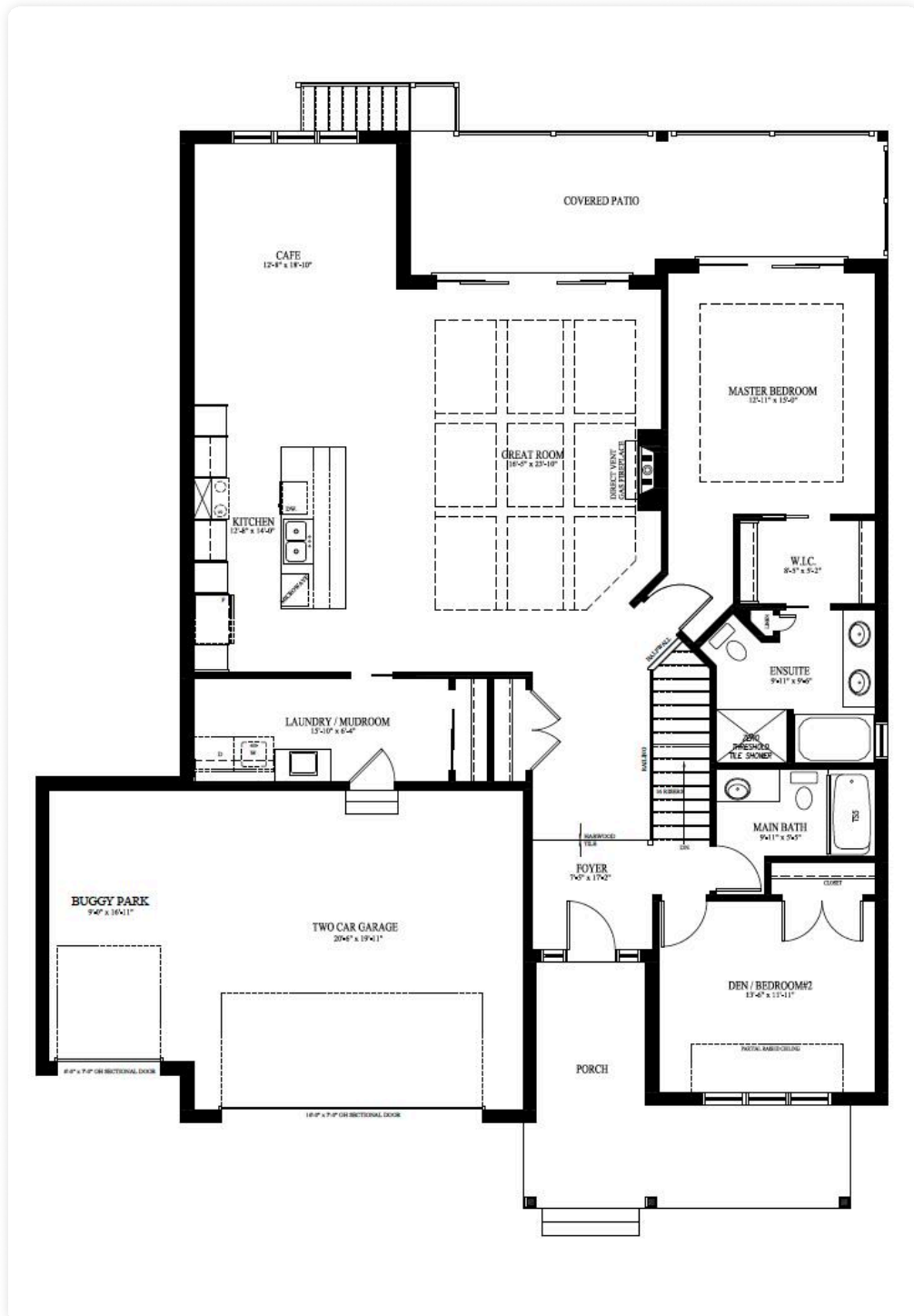
- Modern Envy house number
- Modified Garage/Buggy park front facing
- Café Extended
- Rear Porch Extended including roofline
- Additional Electrical includes - 4" LED pot lights in kitchen and great room, plus kitchen valance rough-in
- Bracing Package for TV mounting
- Ensuite - custom no threshold tiled shower
- Ensuite second sink rough-in- includes additional GFI, additional outlet and standard drop-in sink
- Main Floor modifications – revised kitchen laundry & ensuite layout, includes 14k plastic laundry tub with chrome faucet added to laundry and bypass doors
- Great Room Coffered Ceiling
- Primary Bedroom Tray Ceiling
- Revised Ensuite layout with Linen Closet
- Window & Door modifications
- Stepped driveway pavers angled to main driveway

**Land Lease:** \$1,270.26/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

519-657-4333

sharon.riopelle@riverbendgolf.com

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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