



COLDWELL BANKER
REALTY

W179 N9773 Riversbend Cir W, Germantown

INCLUSIONS:

Oven/range, refrigerator, dishwasher, microwave, washer, dryer, deck furniture, desks in second bedroom (they are not attached to the walls or the floor), pergola Edison bulb string lights, Ring doorbell, central vacuum system installed in house, basement and garage!

ABOUT THIS HOME:

**All info per seller and deemed reliable but not guaranteed **

Back of this home overlooks the now closed Riversbend Golf Club course pond and nature areas, providing fishing fun and year-round seasonal beauty.

Get ready for beautiful sunsets and to regularly see hummers, birds, hawks, wood ducks, mergansers, deer, fox, turkeys, cranes, eagles, white owls, turtles of all ages, and more!

Condo amenities include two outdoor pools, tennis court and a clubhouse.

Wonderfully maintained unit with many improvements during this seller's ownership.

SELLER IMPROVEMENTS:

- Replaced windows and French door to deck (Anderson).
- Window casing, base trim and heat vents replaced.
- Added central vacuum system for main level, basement and garage.
- Replaced dormer window and opened interior framing to bring more natural light inside.
- Added large custom built deck with pergola. Last professionally re-stained in 2025.
- Installed Acacia hardwood flooring in foyer, hallway to bedrooms and kitchen. Of note, the boards are also stained all the way through - not just surface level. Acacia wood is highly durable, harder than oak and ideal for high-traffic areas. It is very resistant to dents, scratches and decay.
- Installed granite countertops in kitchen.
- Added 3 solar tubes for more natural light (both bathrooms and kitchen).
- Reinsulated the attic.
- Added can lights in kitchen and foyer.
- Installed radon mitigation system.
- Added gutter guards.
- Replaced front entry walkway and buried heated downspout under the sidewalk to discharge near road.
- Framed out a private room in the basement. This room was previously used as a workshop .
- Added ceiling fans in bedrooms, updated light fixtures in kitchen, dining room and foyer.
- Freshly painted living/dining room, kitchen, foyer, hallway and bathrooms!