

## 200 River Landing Drive

### Regime Coverage

- HOA Fee: \$599.10/month
- Water, sewer, and pest control for all units
- Building Insurance & Management Fee
- Amenities
  - Fitness Center
  - Pool
  - Grill Station with Gazebo
  - Conference Room
  - Elevator
  - Mail Room
  - Gated Parking (1 spot) & Garage Storage
  - Golf Cart Charging Station
- Building & Ground Security (key fob entry and visitor call box)
- Convenience
  - Trash Service (trash shoot on each floor)
  - Indoor Mail Room
- Maintenance & Repairs of Common Areas
  - Weekly Hall & Stairway Carpet Cleaning
  - Landscape Maintenance
- Buyer Paid Closing Fees
  - Regime Capital Contribution Fee (0.5% of the purchase price)
  - Regime Processing Fee \$300
  - Regime Moving Fee \$400
  - Regime One Month Dues \$599.10
  - Regime Pet Fee \$400 (if applicable)
  - DI Community Enhancement Fee (0.5% of the purchase price)
  - DI Estoppel Fee \$350

*\*Buyer's responsibility to confirm all information.*

### Features

- Pool & Marsh Views
- Wrapping Southern style porch (2 views)
- 10ft Ceilings with 8ft Doors
- Updated lighting in living, master and guest
- Hardwood Floors in main living space and master
- HOA Amenities: reserved parking, pool, fitness center, grill area, mail room, conference space, elevator
- Walking distance to local trails and LTP Tennis Center
- 2019 HVAC and Hot Water Unit
- Owner's current HO6 Insurance Policy is \$698/year