



Sonoma

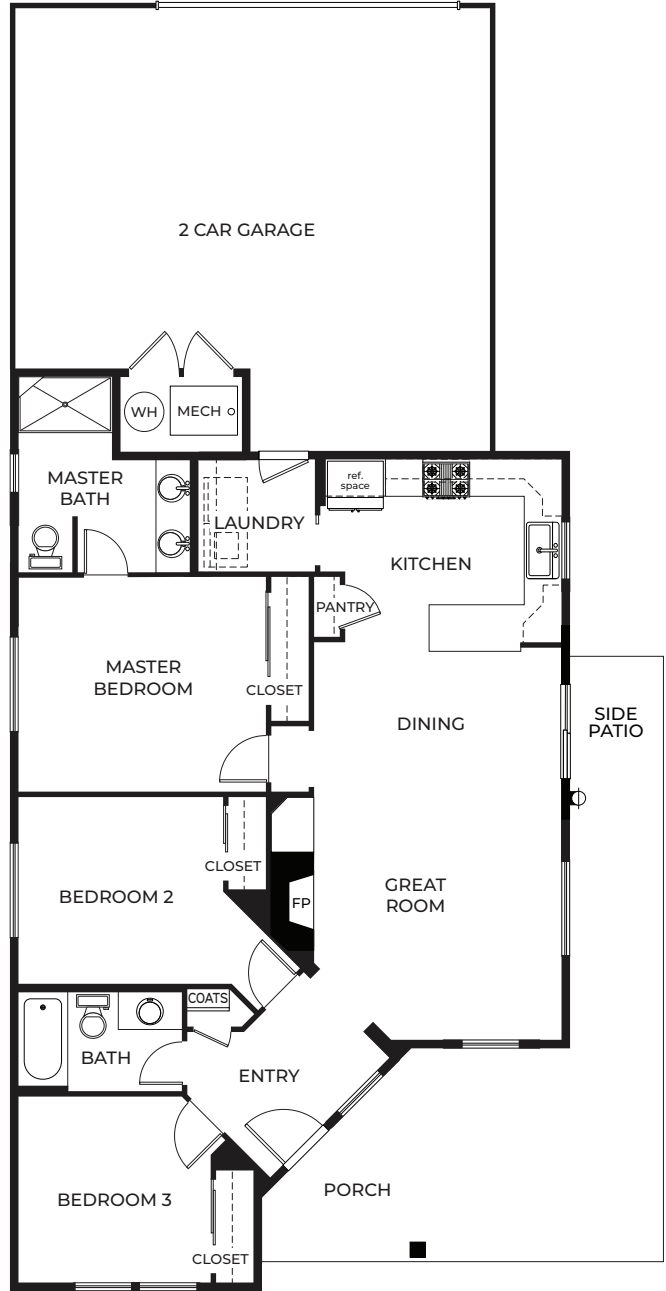
Available at: **\$482,000**

1,194 SQ FT | 1 Story | 3 Beds | 2 Bath | 2 Car

23016 E. Edgewater Lane
In Trutina 55+ at River District

Included in this home

- Access to Riverside Lodge and Indoor Swimming Pool
- Maintenance Free Living - Yard Maintenance and Snow Removal Included
- Adjacent to the Centennial Trail with easy access points
- Blown-in Insulation (BIBS)
- Solar Panels for lower energy bills
- An enhanced weather barrier system
- ERV - improved air quality
- Covered front porch with extended front patio
- Fireplace in living room with built in shelves
- Upgraded painted cabinets and quartz counter tops
- Kitchen with Farmhouse Sink
- Tiled shower and double sinks in master bath
- No step entry from the garage into the home
- Full front and back yard landscaping with sod and irrigation
- Hardie board easy maintenance fiber cement siding with 25-year warranty
- Crawl space foundation
- 6-year home warranty



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TRUTINA

AT RIVER DISTRICT

HOMEOWNERS ASSOCIATION: TOTAL DUES OF **\$261** PER MONTH

Welcome to a place where active adults over 55 can truly enjoy life. Where neighbors become friends over coffee at Riverside Lodge. Where resort-style amenities are right in your neighborhood and everything else you need is close by. Where high standards protect investment value for generations to come. Where miles of trails connect your front door to the great outdoors and the best the Inland Northwest has to offer. Welcome to Trutina – a resort-style community with a great homeowner’s association.

HOA dues cover the following:

Snow removal

- *Community-wide: snow removal for parking lots, private streets and alleys, common sidewalks, and asphalt paths*
- *Residential: snow removal of home driveways, sidewalks and residential streets*

Full maintenance and repair of all association-owned **common areas**, green spaces and community trails

- *Mowing, fertilizing and turf spray around the Riverside Lodge*
- *Maintenance of deciduous and evergreen trees through the Master Tree Program*
- *Street trees, flower baskets, planter beds and shrub pruning*
- *Landscape labor for irrigation and sprinkler services*

Lawn care for residential yard space

- *Mowing, fertilizing and turf spray for home yards and curb lines*
- *Sprinkler system turn on and blow out (homeowner is responsible for all other sprinkler system maintenance and operation)*

Riverside Lodge and Swim Club

- *Community events*
- *Staffing*
- *Utilities/operations*

Community street lights, water and electric utility expense for common areas

Common area repair and maintenance

- *Private streets and parking lots*
- *Gate operations*
- *Site amenities*
- *Dog station supplies*
- *Staffing*

Insurance, trail maintenance and management

Administration of protective covenants

The homeowner’s association plays an important role in the Trutina community. The association is a non-profit corporation: run by a professional property management team and designed to protect your quality of life and the value of your home and neighborhood. The rules and regulations set out in the covenants adopted by the Board of Directors keep the community looking beautiful, running smoothly and allow you and your guests to enjoy Trutina’s many amenities. If you would like further information about the homeowner’s association visit trutinaHOA.com.

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