26117 Stancrest Drive
South Lyon, MI

See Listing Report inside for details!

MLS# 20261009996

BED
5

BATH (FULL/HALF)
3.1

SQ. FT.
3027

ACREAGE
2.02

COUNTY
Oakland

SCHOOL DISTRICT
South Lyon

TAXES (WINTER/SUMMER)
($1,502/$3,415)

YEAR BUILT
1986

GARAGE
Driveway, ElectricityinGarage, GarageDoorOpener, GarageFacesFront, TwoCarGarage,

STYLE
SplitLevel

WATER
Well

BASEMENT

HEATING / COOLING
ForcedAir, NaturalGas

AtticFan, CeilingFans, CentralAir

Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT a visit to this remodeled 5-bedroom, 3 full and 1 half bath home offering approximately 3,027 square feet of versatile living space. All set back from the road on over 2 beautiful acres, the setting provides peaceful privacy while remaining just minutes from town conveniences. Inside, you'll find beautiful hardwood flooring, neutral tones and generous room sizes filled with natural light. The updated kitchen is a true centerpiece, featuring granite countertops, ceramic backsplash, abundant cabinetry, stainless steel appliances including a gas range, over the range microwave, dishwasher and refrigerator, granite, ceramic backsplash, barstool peninsula seating, and a large inviting dining area. Door wall off dining to serene enclosed deck. The primary impresses with barn doors to walk in closet, and stunning new ceramic bath with huge shower (2025). 2nd bedroom w/full bath on main floor. Finished ground level offers large family room, flex room (gym) and three sizable additional bedrooms, share a full bath and laundry room. A 2016 remodel and addition with dedicated dining area leading to great room featuring vaulted ceilings, gas fireplace, charming banquette seating with adjacent playroom/storage closet. Attic fan for comfort. Car enthusiasts, hobbyists will appreciate the attached, extra-deep 2+ car garage (insulated, drywalled, painted, with opener) with half bath. PLUS a detached 2.5 car divided garage with a flex room (man cave) storage, 730 sq ft apartment above! The apartment includes a kitchen, full bath, living area, 1 bedroom, gas heat, and window air conditioner. Shed with loft storage. Major updates include roof (2017), siding (2016), gas forced air furnaces (2016 & 2023) with central air & water softener (2022). A rare combination of acreage, square footage, multiple living spaces, and incredible garage capacity — this property offers flexibility, privacy, and room to grow in one of South Lyon's most sought-after settings.

Caron Koteles Riha

☎ 248-379-6651

caron@caronkoteles.com

www.caronkoteles.com

Real Estate One®

Leading REAL ESTATE COMPANIES OF THE WORLD

TM

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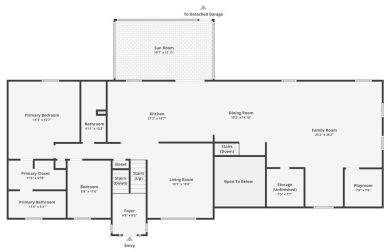
26117 Stancrest Dr, South Lyon, MI 48178



Floor 1

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.

26117 Stancrest Dr, South Lyon, MI 48178

Basement

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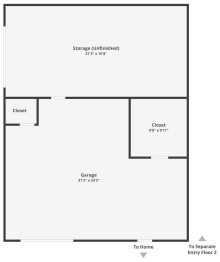

Detached Garage Floor 1

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26117 Stancrest Dr, South Lyon, MI 48178

Detached Garage Floor 2

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26117 STANCREST DR, SOUTH LYON, MI 48178

AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **2** miles.

	PHARMACY	COFFEE	GAS	GYM	ATM
	1 MILE	1 MILE	1.4 MILES	1.5 MILES	1.5 MILES

CLEANERS	GROCERIES	MOVIE THEATER	MEDICAL
1.9 MILES	1.6 MILES	1.6 MILES	1.5 MILES

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

26117 STANCREST DR, SOUTH LYON, MI 48178

OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

GOLF COURSE	COYOTE GOLF CLUB	1.6 MILES
LAKE	SPRING MILL POND	4.7 MILES
PARK	THE SWINGSET GUY	6.7 MILES

WITHIN 10 MILES

29 GOLF COURSES

3 LAKES

1 PARK

ListReports

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26117 STANCREST DR, SOUTH LYON, MI 48178

FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **12** moderately priced restaurants and has an **average** variety of cuisines.

12

★★★★+

WITHIN 5 MILES

$	8
$$	4
$$$	0
$$$$	0

GOOD EATS
BY CATEGORY

PIZZA	7
AMERICAN	2
INTERNATIONAL	1
JAPANESE	1
ASIAN	1

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

26117 STANCREST DR, SOUTH LYON, MI 48178

SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **2** private schools within **5** miles.

K-5	WILLAM A. PEARSON ELEMENTARY SCHOOL ASSIGNED	8 RATING
6-8	CENTENNIAL MIDDLE SCHOOL ASSIGNED	7 RATING
9-12	SOUTH LYON HIGH SCHOOL ASSIGNED	9 RATING

ListReports

DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

26117 Stancrest Drive, Lyon Twp 48178-9735

MLS#:	**20261009996**	Area:	**02211 - Lyon Twp**	Short Sale:	**No**	LP:	**$580,000**
P Type:	**Residential**	DOM:	**/0/0**	Trans Type:	**Sale**	OLP:	**$580,000**
Status:	**Coming Soon**				**ERTS/FS**		

Location Information

County:	**Oakland**
Township:	**Lyon Twp**
Mailing City:	**South Lyon**
Side of Str:	**W**
School Dist:	**South Lyon**
Location:	**Eleven Mile / Pontiac Trail**
Directions:	**Eleven Mile Rd to Stancrest Drive**

Garage: **Yes**

Tot Grg Sp:	**4.5**
Grg Sz:	**2 Car, 2.5 Ca**
Grg Dim:	**22 x 25**
Grg Feat:	**Electricity, Door Opener, Workshop, Attached, Detached, Driveway, Garage Faces Front**

Lot Information

Acreage:	**2.02**
Lot Dim:	**285x285x309x309**
Rd Front Ft:	**285**

Square Footage

Sqft Source:	**Public Records**
Est Fin Abv Gr:	**3,027**
Est Fin Lower:	
Est Tot Lower:	
Est Tot Fin:	**3,027**
Price/SqFt:	**$191.61**

Layout

Beds:	**5**
Baths:	**3.1**
Rooms:	**13**
Arch Sty:	**Split Level**
Arch Lvl:	**Bi-Level**
Site Desc:	

Contact Information

Name:	**CARON KOTELES RIHA**
Phone:	**(248) 379-6651**

Waterfront Information

Wtrfrnt Name:	
Water Facilities:	
Water Features:	
Water Frt Feet:	

General Information

Year Built:	**1986**
Year Remod:	**2016**

Recent CH: **03/04/2026 : Coming Soon : ->CS**
Upcoming OH: **Public: Sun Mar 8, 1:00PM-3:00PM**

Listing Information

Listing Date:	**03/04/2026**	List Type/Level Of Service:	**Exclusive Right to Sell/Full Service**				
Activation Date:	**03/05/2026**	Srvcs Offered:	**Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**				
Land DWP:		Land Int Rate:	**%**	Land Payment:		Land Cntrt Term:	
Protect Period:	**180 Days**	Restrictions:		Exclusions:		Possession:	Close Plus 30 Days
Terms Offered:	**Cash, Conventional, FHA, VA**			MLS Source:	**REALCOMP**	Originating MLS#	**20261009996**

Listing Exemptions:

Includes:

Features

Pets Allowed:	**Yes**	Entry Location:	**Mid Level w/Steps**
Foundation:	**Slab**	Fndtn Material:	
Exterior:	**Stone, Vinyl**	Cnstrct Feat:	
Fireplc Fuel:	**Gas, Wood Stove**	Fireplace Loc:	**Family Room, Primary Bedroom**
Porch Type:	**Porch - Covered, Deck, Porch - Enclosed, Porch, Covered, Enclosed**		
Roof Material:	**Asphalt**		
Out Buildings:	**Shed, Second Garage**	Fencing:	
Appliances:	**Dishwasher, Dryer, Free-Standing Gas Range, Free-Standing Refrigerator, Microwave, Stainless Steel Appliance(s), Washer**		
Interior Feat:	**Circuit Breakers, Entrance Foyer, Furnished - No, Water Softener (owned)**		
Heat & Fuel:	**Natural Gas, Forced Air**	Cooling:	**Attic Fan, Ceiling Fan(s), Central Air**
Wtr Htr Fuel:	**Natural Gas**	Road:	**Gravel**
Water Source:	**Well (Existing)**	Sewer:	**Septic Tank (Existing)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	**Lower**	**6 x 5**	**Ceramic**	**Bath - Full**	**Lower**	**4 x 12**	**Ceramic**
Bath - Lav	**Second**	**5 x 5**	**Wood**	**Bath - Primary**	**Second**	**11 x 5**	**Ceramic**
Bedroom	**Lower**	**12 x 10**	**Carpet**	**Bedroom**	**Lower**	**10 x 12**	**Carpet**
Bedroom	**Lower**	**9 x 13**	**Carpet**	**Bedroom**	**Lower**	**11 x 8**	**Carpet**
Bedroom - Primary	**Second**	**15 x 14**	**Wood**	**Dining Room**	**Second**	**10 x 14**	**Wood**
Family Room	**Lower**	**20 x 11**	**Carpet**	**Great Room**	**Second**	**23 x 25**	**Carpet**
Kitchen	**Second**	**21 x 15**	**Wood**	**Laundry Area/Room**	**Lower**	**8 x 10**	**Ceramic**
Living Room	**Second**	**13 x 15**	**Wood**	**Three Season Room**	**Lower**	**11 x 19**	**Wood**
Other	**Lower**	**13 x 9**	**Luxury Vinyl Tile/I**				

Legal/Tax/Financial

Property ID:	**2116300015**			Subdivision:			
Ownership:	**Standard (Private)**			Occupant:	**Owner**		
Tax Summer:	**$3,415**	Tax Winter:	**$1,502**	Homestead:	**Yes**	Oth/Sp Asmnt:	
SEV:	**$260,390**	Taxable Value:	**$158,550**	Existing Lease:	**No**	Home Warranty:	**No**

Legal Desc: **T1N, R7E, SEC 16 PART OF SW 1/4 BEG AT PT DIST N 00-57-20 E 1127.20 FT FROM SW SEC COR, TH N 00-57-20 E 285 FT, TH E 309.25 FT, TH S 00-57-20 W 285 FT, TH W 309.25 FT TO BEG 2.02 A 5/18/84 FR 004**

Agent/Office Information

List Office:	**Real Estate One-Rochester**	List Office Ph:	**(248) 652-6500**
List Agent:	**CARON KOTELES RIHA**	List Agent Ph:	**(248) 379-6651**
Co-list Agent:	**LAUREN KOTELES**	Co-List Agent Ph:	**(248) 953-6671**

Listing Exemptions: Access: **Appointment/LockBox** LB Location: **Front Door**

Remarks

Public Remarks: **Don't Make a Move Without a visit to this remodeled 5-bedroom, 3 full and 1 half bath home offering approximately 3,027 square feet of versatile living space. All set back from the road on over 2 beautiful acres, the setting provides peaceful privacy while remaining just minutes from town conveniences. Inside, you'll find beautiful hardwood flooring, neutral tones and generous room sizes filled with natural light. The updated kitchen is a true centerpiece, featuring granite countertops, ceramic backsplash, abundant cabinetry, stainless steel appliances including a gas range, over the range microwave, dishwasher and refrigerator, granite, ceramic backsplash, barstool peninsula seating, and a large inviting dining area. Door wall off dining to serene enclosed deck. The primary impresses with barn doors to walk in closet, and stunning new ceramic bath with huge shower (2025). 2nd bedroom w/full bath on main floor. Finished ground level offers large family room, flex room (gym) and three sizable additional bedrooms, share a full bath and laundry room. A 2016 remodel and addition with dedicated dining area leading to great room featuring vaulted ceilings, gas fireplace, charming banquette seating with adjacent playroom/storage closet. Attic fan for comfort. Car enthusiasts, hobbyists will appreciate the attached, extra-deep 2+ car garage (insulated, drywalled, painted, with opener) with half bath. PLUS a detached 2.5 car divided garage with a flex room (man cave) storage, 730 sq ft apartment above! The apartment includes a kitchen, full bath, living area, 1 bedroom, gas heat, and window air**

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REALTOR® Remarks: **MUST REMOVE SHOES OR WEAR SHOE COVERS DURING SHOWINGS PLEASE. Schedule appointments online or call 800-746-9464. No virtual showings, audio/video surveillance may be in use. Offers to Caron@caronkoteles.com 248-379-6651. All offers are submitted to sellers as received. Agent/Seller may not call for the highest and best as it may not be their business practice. *Submit offers in PDF Format Only Please* IDRBNG - BATVAI Posession can be 30 days post closing.**

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2. Broker commissions are not set by law and are fully negotiable.

3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified. ***Copyright© Realcomp II Ltd. All Rights Reserved.***

LEAD-BASED PAINT DISCLOSURE

PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

RE: THE PROPERTY KNOWN AS **26117 Stancrest Dr** (Street) **Lyon Twp.** (City) **48178** (Zip Code)

THE RESIDENCE AT THIS ADDRESS WAS CONSTRUCTED AFTER JANUARY 1, 1978: *(Seller must check one.)*

☒ Yes ☐ No ☐ Unknown

If Yes is checked, omit the rest of this Disclosure and sign below, otherwise, complete the following portion.

LEAD WARNING STATEMENT

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

Initial MS *(Seller must initial)*

1. **Presence of lead-based paint and/or lead-based paint hazards.** ***(Check the appropriate box below.)***
   - ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. *(Explain.)*
   - ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Initial MS *(Seller must initial)*

2. **Records and reports available to the Seller:** ***(Check the appropriate box below.)***
   - ☐ Seller has provided Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. *(List documents below.)*
   - ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Initial MS *(Seller must initial)*

3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**

PURCHASER'S ACKNOWLEDGEMENT

_____ *(Purchaser must initial)* 4. **Purchaser has received copies of all information listed above and the attached** _____

_____ *(Purchaser must initial)* 5. **Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home.***

_____ *(Purchaser must initial)* 6. **As set forth in the Sales Contract, Purchaser has** ***(Check the appropriate box below):***
   - ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
   - ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

REALTOR® ACKNOWLEDGEMENT

Initial CKR *(Agent must initial)* 7. **Agent has informed Seller of Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.**

CERTIFICATION OF ACCURACY

The following parties have reviewed the information and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Signed by: Michael Swaggerty 2/16/2026 | 14:02 EST
(SELLER) **Michael Swaggerty** (DATE) (PURCHASER) (DATE)

(SELLER) (DATE) (PURCHASER) (DATE)

Signed by: Caron Koteles Riha 1/26/2026 | 13:26 EST
(AGENT) **Caron Koteles Riha** (DATE) (AGENT) (DATE)

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39 - REO - Rochester, 1002 N. Main St. Rochester MI 48307
Phone: (248) 379-6651 Fax: (248) 218-6559 Caron Koteles Riha Stancrest 26117,

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RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978.**

1. Seller must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review the disclosure language, and to amend the offer, if Purchaser wishes.

    a. If Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:

        i. Seller's basis for determining the lead-based paint and/or lead-based paint hazards exist;

        ii. The location of the lead-based paint and/or lead-based paint hazards; and

        iii. The condition of the painted surfaces.

    b. If a lead-based paint hazard is not known to Seller, the disclosure must include a statement disclaiming such knowledge.

    c. Seller must provide a list of any records and reports available to Seller pertaining to lead-based paint and/lead-based paint hazards, copies of which must be provided to Purchaser. (If no such records or reports exist, the disclosure statement should affirmatively so state.)

    d. The disclosure must include the government-mandated **Lead Warning Statement**, found on page one of this form.

2. Seller must provide Purchaser with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. A copy of this pamphlet is available from your REALTOR®.

3. Seller must permit Purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before Purchaser becomes obligated under the Sales Contract.

A civil fine of $10,000 may be levied against any seller or real estate agent who fails to live up to the obligations imposed by this law.

(Initials) Seller Initial MS / _____ (Initials) Purchaser _____ / _____

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Seller's Disclosure Statement

H

Property Address: 26117 Stancrest Dr (Street) Lyon Twp. (City) MICHIGAN

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTION FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available
Range/oven	X			
Dishwasher	X			
Refrigerator	X			
Hood/fan	X			
Disposal				X
TV antenna, TV rotor & controls				X
Electric System	X			
Garage door opener & remote control	X			
Alarm system				X
Intercom				X
Central vacuum				X
Attic fan	X			
Pool heater, wall liner & equipment				X
Microwave	X			
Trash compactor				X
Ceiling fan	X			
Sauna/hot tub				X
Washer	X			

	Yes	No	Unknown	Not Available
Lawn sprinkler system				X
Water heater	X			
Plumbing system	X			
Water softener/ conditioner	X			
Well & pump	X			
Septic tank & drain field	X			
Sump pump	X			
City water system				X
City sewer system				X
Central air conditioning	X			
Central heating system	X			
Wall furnace	X			
Humidifier	X			
Electronic air filter				X
Solar heating system				X
Fireplace & chimney	X			
Wood burning system				X
Dryer	X			

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1. **Basement/Crawlspace:** Has there been evidence of water? yes ____ no X
   If yes, please explain: ____
2. **Insulation:** Describe, if known: Blown in / Fiberglass
   Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ____ yes ____ no X
3. **Roof:** Leaks? yes ____ no X
   Approximate age, if known: 2016
4. **Well:** Type of well (depth/diameter, age and repair history, if known): unknown
   Has the water been tested? yes X no ____
   If yes, date of last report/results: tested at time of purchase 2009, good results

BUYER'S INITIALS ____

SELLER'S INITIALS NS

REO 545 rev. 11/16

39 - REO - Rochester, 1002 N. Main St. Rochester MI 48307
Phone: (248) 379-6651 Fax: (248) 218-6559 Caron Koteles Riha

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Seller's Disclosure Statement

Property Address: 26117 Stancrest Dr (Street) Lyon Twp. (City) MICHIGAN

5. **Septic tanks/drain fields**: Condition, if known: Good condition, pumped every 3-4 yrs.
6. **Heating system**: Type/approximate age:
7. **Plumbing system**: Type: copper X galvanized ____ other X
   Any known problems? No
8. **Electrical system**: Any known problems? NO
9. **History of Infestation**, if any: (termites, carpenter ants, etc.) NONE
10. **Environmental problems**: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
    unknown ____ yes ____ no X
    If yes, please explain:
11. **Flood Insurance**: Do you have flood insurance on the property? unknown ____ yes ____ no X
12. **Mineral Rights**: Do you own the mineral rights? unknown ____ yes ____ no X

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown ____ yes ____ no X
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown ____ yes ____ no X
3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown ____ yes ____ no X
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown ____ yes ____ no X
5. Settling, flooding, drainage, structural or grading problems? unknown ____ yes ____ no X
6. Major damage to the property from fire, wind, floods, or landslides? unknown ____ yes ____ no X
7. Any underground storage tanks? unknown ____ yes ____ no X
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown ____ yes ____ no X
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown ____ yes ____ no X
10. Any outstanding municipal assessments or fees? unknown ____ yes ____ no X
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown ____ yes ____ no X

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

The Seller has lived in the residence on the property from 2009 (date) to current (date).
The Seller has owned the property since 5/1/2009 (date).
The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28,721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller Michael Swaggerty Date: 3/3/2026

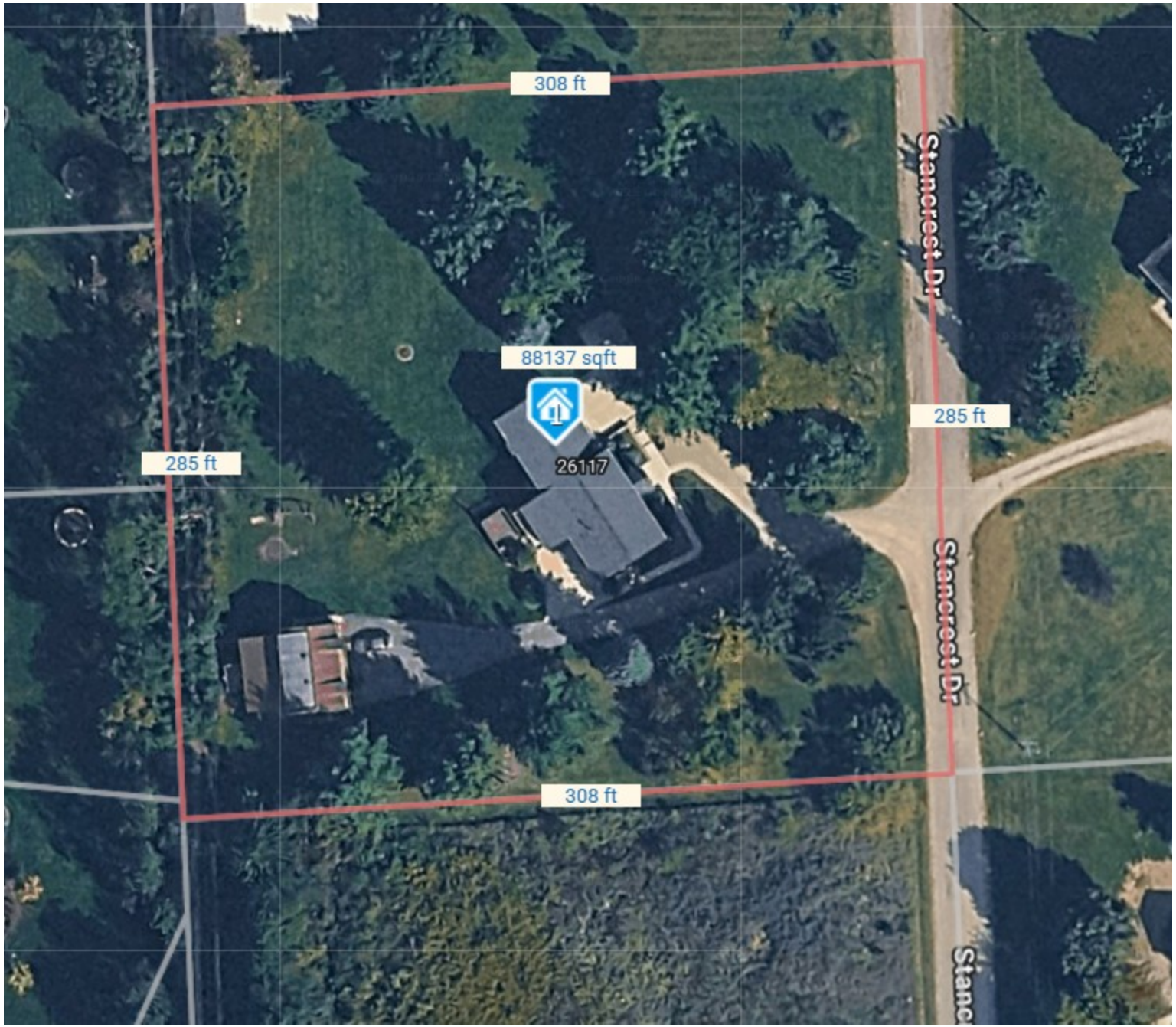
Seller ____ Date: ____

Buyer has read and acknowledges receipt of this statement.

Buyer ____ Date: ____ Time ____

Buyer ____ Date: ____ Time ____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.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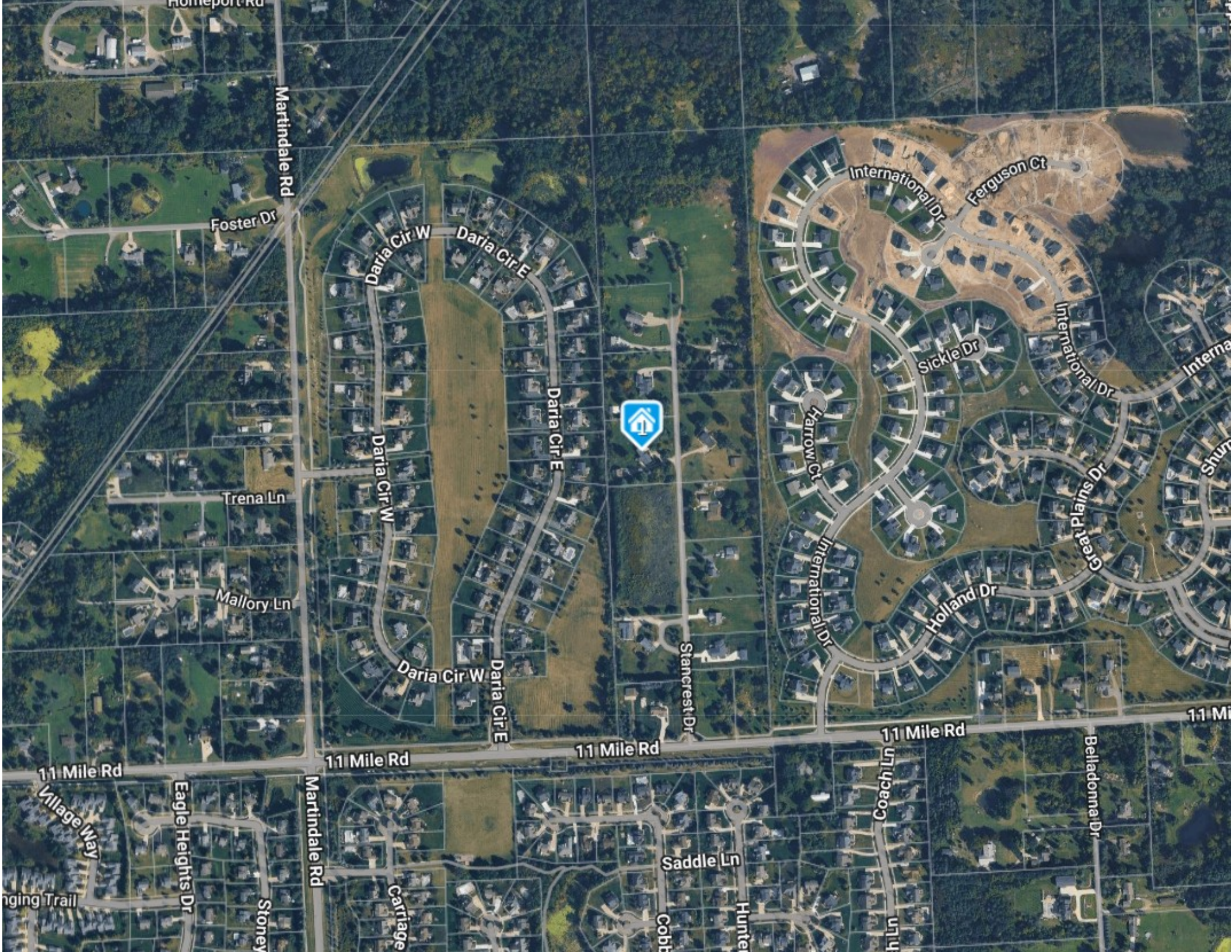
Stancrest Dr
88137 sqft
285 ft
26117
285 ft
Stancrest Dr
308 ft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Martindale Rd
Foster Dr
Daria Cir W
Daria Cir E
Trena Ln
Mallory Ln
Stancrest Dr
International Dr
Ferguson Ct
Sickle Dr
Harrow Ct
Great Pilgrim Dr
Holland Dr
11 Mile Rd
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Stoney
Carriage
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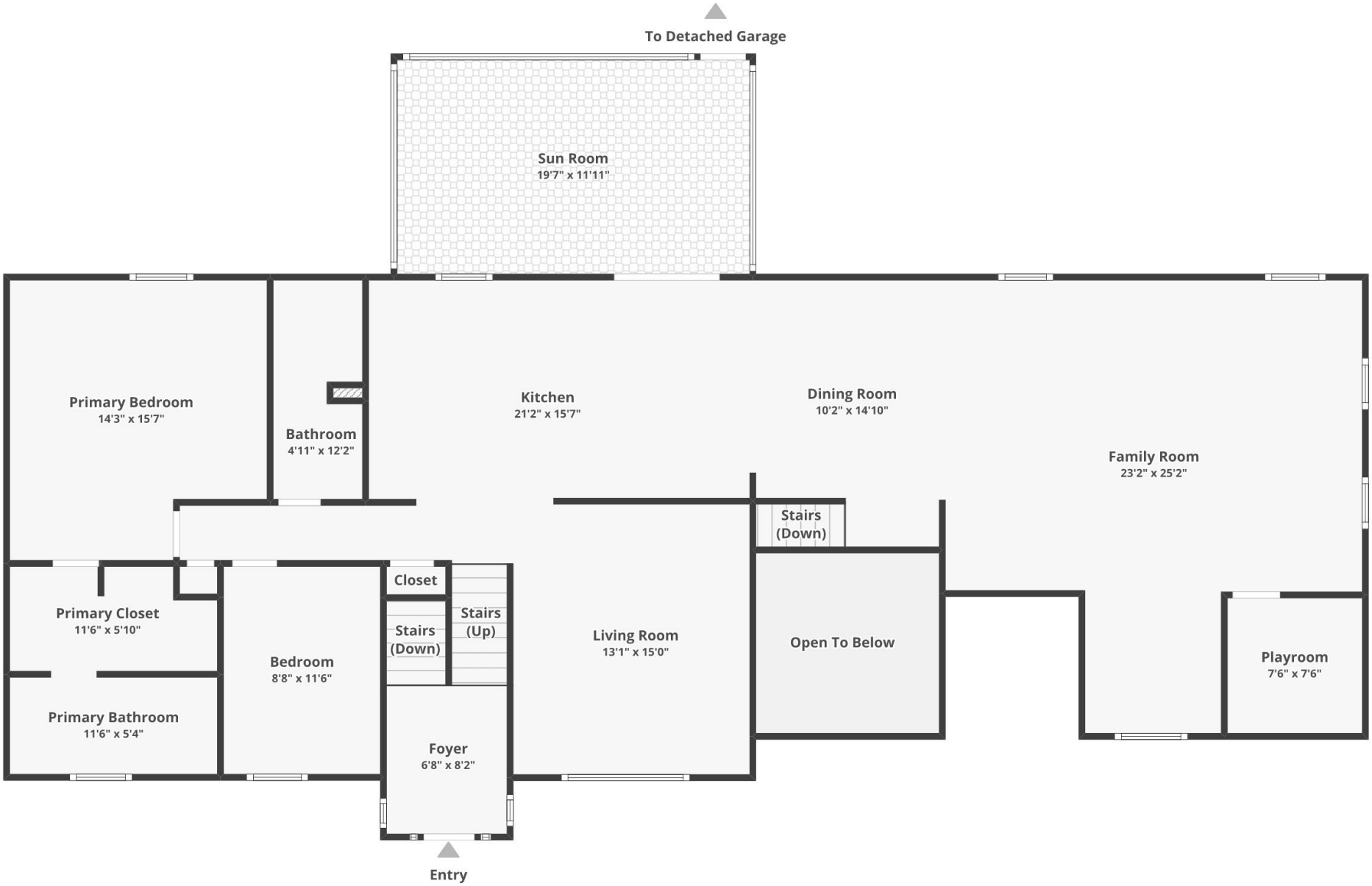
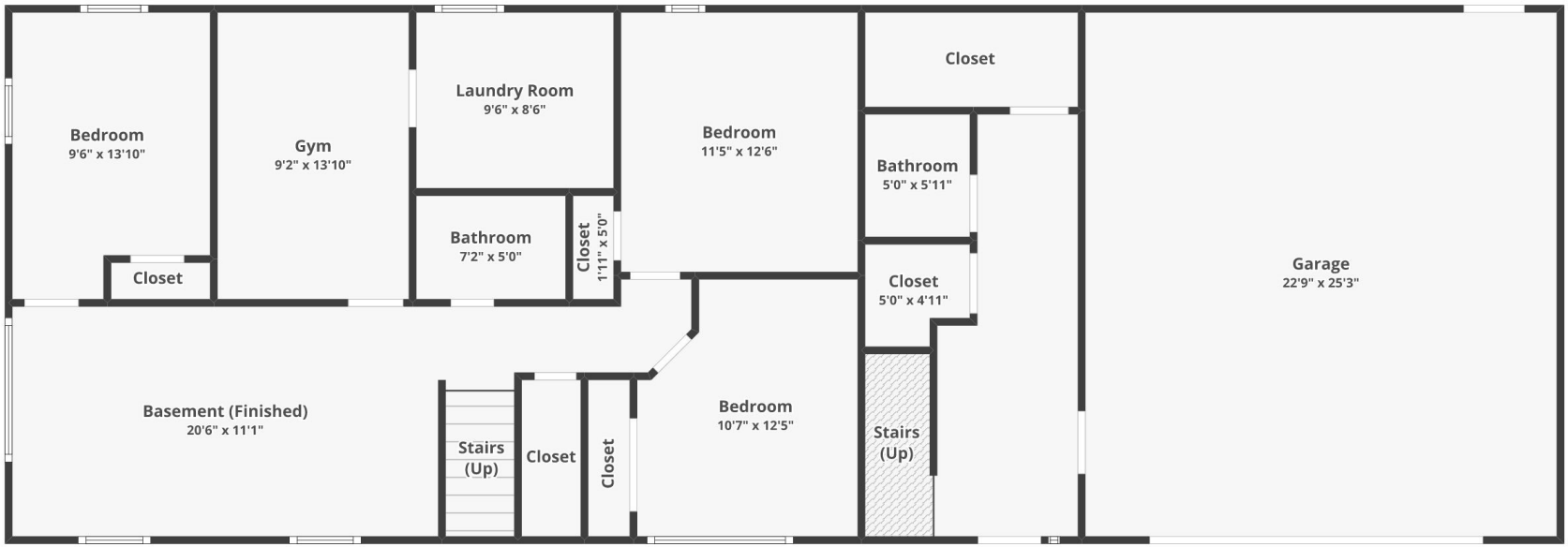
Cobb
Hunter
Coach Ln
Belladonna Dr

tancrest Dr, South Lyon, MI 48178



Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.

26117 Stancrest Dr, South Lyon, MI 48178



Basement

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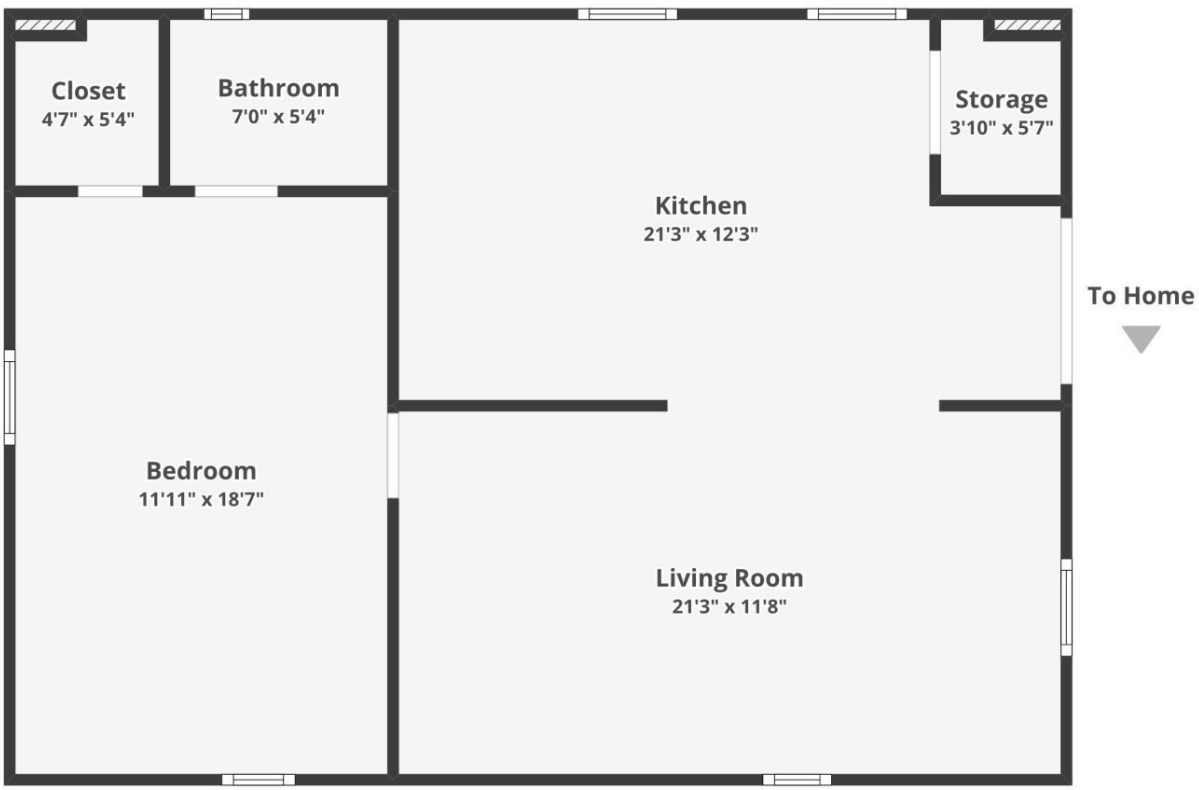

Detached Garage Floor 2

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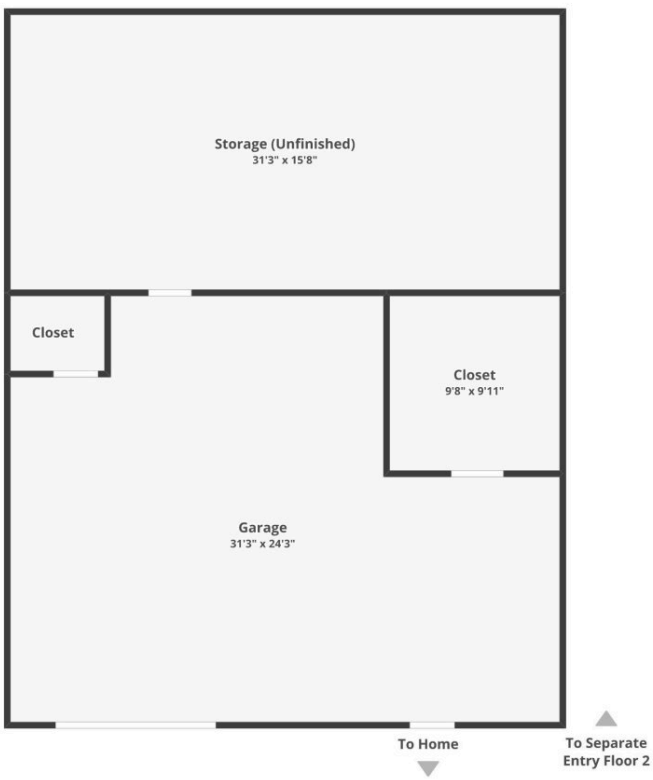

Detached Garage Floor 1

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