

1665 Huntington Park E Rochester Hills, MI

See Listing Report inside for details!

MLS# 20251037024

BED
2

BATH (FULL/HALF)
2.0

SQ. FT.
1396

ACREAGE
0.0

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$1,341/\$1,957)

YEAR BUILT
1986

GARAGE
Parking Lot, Shared Driveway,
Attached, Door Opener, Electricity,
STYLE Side Entrance

Carriage House, Ranch

WATER
Public (Municipal)

BASEMENT

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air

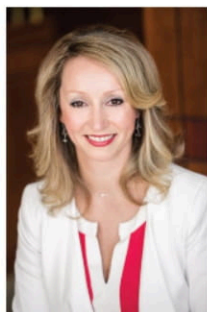


Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT seeing this beautifully and naturally bright updated upper unit condo in the highly desirable community of Huntington Park Condos in the heart of Rochester Hills. Appreciate the finer living luxuries of this well-maintained common areas with both front and back entrances that create a welcoming sense of home. Inside, the open-concept floor plan with new flooring throughout offers a fresh, modern feel. The spacious living room features a natural gas fireplace, new beautiful quality flooring, ceiling fan and sliding glass door to your private balcony. The highlight of this home is the stunning balcony view, overlooking a peaceful, park-like setting—ideal for morning coffee or evening relaxation. The kitchen blends seamlessly with dining and living areas and showcases sleek Quartz countertops, newer appliances, a coffee bar, loads of counter space, and an ideal work space. Two generous bedrooms and two full baths and a nice size laundry room with sink. The primary suite features a private bath with Quartz, a separate vanity area, and a wall of mirrored closets. The second bedroom works well as a guest room, office, or flex space, with its own Quartz-finished full bath nearby. A rare bonus is the large 3rd-floor level room 22x14', perfect for storage, hobbies, fitness, etc. Don't miss the spacious 2 car side entrance attached with plenty of storage, remote openers, and direct access. Neutral decor ensures easy move-in and personalization. The community offers a serene atmosphere with landscaped grounds, mature trees, and walking areas. Location is unbeatable—just minutes to Oakland University, major shopping, dining, and freeways. This condo combines comfort, convenience, and style in one of the areas most desirable settings. Association monthly dues are \$333.21 plus additional assessment \$104.95 through 4/30/2026, letter attached. Furnace, Central Air and Water heater 2021. Roof 2023/24.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



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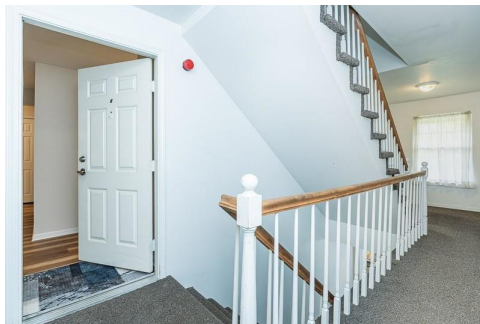
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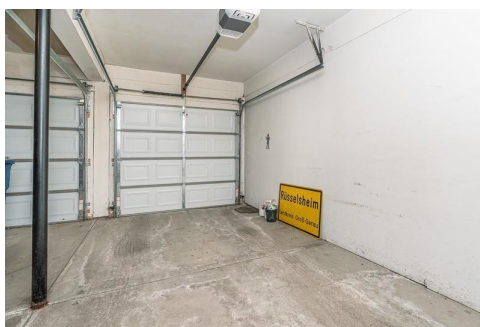
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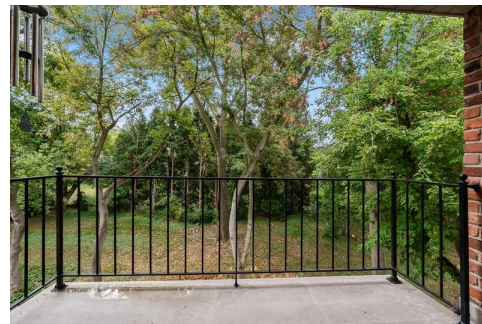
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No photo available
at this time

No photo available
at this time



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1665 Huntington Park Unit#E, Rochester Hills 48309-2206

MLS#: **20251037024**
 P Type: **Condominium**
 Status: **Active**

Area: **02151 - Rochester Hills**
 DOM: **N/5/5**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$267,500**
 OLP: **\$267,500**

Location Information

County: **Oakland**
 City: **Rochester Hills**
 Mailing City: **Rochester Hills**
 Side of Str: **S**

Garage:

Yes
 Tot Grg Sp: **2.0**
 Grg Sz: **2 Car**
 Grg Dim: **20 x 09**
 Grg Feat: **Side Entrance, Electricity, Door Opener, Attached, Parking Lot, Shared Driveway**

Lot Information

Acreage:
 Lot Dim:
 Rd Front Ft:
Side Entrance, Electricity, Door Opener, Attached, Parking Lot, Shared Driveway

School Dist: **Rochester**

Location: **Walton & Livernois**

Directions: **Huntington Park runs south off Walton between Livernois & Old Perch**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,396**
 Est Fin Lower:
 Est Tot Lower:
 Est Tot Fin: **1,396**
 Price/SqFt: **\$191.62**

Layout

Beds: **2**
 Baths: **2.0**
 Rooms: **7**
 Arch Sty: **Carriage House, Ranch**
 Arch Lvl: **1 Story Up**
 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: **2024**

Recent CH: **09/22/2025 : New : CS->ACTV**

Listing Information

Listing Date: **09/17/2025** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **09/22/2025** Svcs 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: **At Close**
 Terms Offered: **Cash, Conventional** MLS Source: **REALCOMP** Originating MLS#: **20251037024**
 Listing Exemptions:

Features

Pets Allowed: **Call, Number Limit, Size Limit, Yes** Entry Location: **Upper Level w/Steps**
 Foundation: **Slab** Fndtn Material:
 Exterior Feat: **Grounds Maintenance, Private Entry** Cnstrct Feat:
 Exterior: **Brick, Stone, Wood** Fireplace Loc: **Living Room**
 Fireplc Fuel: **Gas**
 Porch Type: **Balcony, Patio**
 Roof Material: **Asphalt**
 Appliances: **Dishwasher, Disposal, Dryer, Free-Standing Electric Range, Free-Standing Refrigerator, Stainless Steel Appliance(s), Washer**
 Interior Feat: **Smoke Alarm, Cable Available, Circuit Breakers, High Spd Internet Avail, Humidifier, Furnished - Negotiable, Programmable Thermostat**
 Tenant Amen: **Laundry In-Unit**
 Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Ceiling Fan(s), Central Air**
 Wtr Htr Fuel: **Natural Gas** Road: **Paved, Private**
 Water Source: **Public (Municipal)** Sewer: **Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry	7 x 5	Ceramic	Bath - Primary	First/Entry	10 x 5	Ceramic
Bedroom	First/Entry	11 x 11	Carpet	Bedroom - Primary	First/Entry	14 x 12	Carpet
Dining Room	First/Entry	13 x 10	Luxury Vinyl Tile/Kitchen		First/Entry	11 x 9	Luxury Vinyl Tile/I
Laundry Area/Room	First/Entry	6 x 6	Luxury Vinyl Tile/Living Room		First/Entry	23 x 15	Carpet
Other	Second	22 x 14	Carpet				

Legal/Tax/Financial

Property ID: **1516126044** Subdivision: **Huntington Park Condo**
 Ownership: **Standard (Private)** Occupant: **Owner**
 Tax Summer: **\$1,957** Tax Winter: **\$1,341** Homestead: **Yes** Oth/Sp Asmnt:
 SEV: **\$107,030** Taxable Value: **\$92,960** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **T3N, R11E, SEC 16 OAKLAND COUNTY CONDOMINIUM PLAN NO 414 HUNTINGTON PARK UNIT 17, BLDG 3 L 9019 P 571 3-24-86 FR 027**

Homeowner Association Information

Assoc Fee Amt: **333** Working Capital: Association Contact/Website: **Julia Bailey / The Highlander Group, Inc.**
 Fee Frequency: **Monthly** Association Phone/Email: **248-724-2210 jbailey@highlandergroup.net**
 Fee Includes: **Snow Removal, Maintenance Grounds, Trash**

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: LB Location: **Front Door**

Access: **Appointment/LockBox**

Remarks

Public Remarks: **DON'T MAKE A MOVE WITHOUT seeing this beautifully and naturally bright updated upper unit condo in the highly desirable community of Huntington Park Condos in the heart of Rochester Hills. Appreciate the finer living luxuries of this well-maintained common areas with both front and back entrances that create a welcoming sense of home. Inside, the open-concept floor plan with new flooring throughout offers a fresh, modern feel. The spacious living room features a natural gas fireplace, new beautiful quality flooring, ceiling fan and sliding glass door to your private balcony. The highlight of this home is the stunning balcony view, overlooking a peaceful, park-like setting—ideal for morning coffee or evening relaxation. The kitchen blends seamlessly with dining and living areas and showcases sleek Quartz countertops, newer appliances, a coffee bar, loads of counter space, and an ideal work space. Two generous bedrooms and two full baths and a nice size laundry room with sink. The primary suite features a private bath with Quartz, a separate vanity area, and a wall of mirrored closets. The second bedroom works well as a guest room, office, or flex space, with its own Quartz-finished full bath nearby. A rare bonus is the large 3rd-floor level room 22x14', perfect for storage, hobbies, fitness, etc. Don't miss the spacious 2 car side entrance attached with plenty of storage, remote openers, and direct access. Neutral decor ensures easy move-in and personalization. The community offers a serene atmosphere with landscaped grounds, mature trees, and walking areas. Location is unbeatable—just minutes to Oakland University, major shopping, dining, and freeways. This condo combines comfort, convenience, and style in one of the areas most desirable settings. Association monthly dues are \$333.21 plus additional assessment \$104.95 through 4/30/2026, letter attached. Furnace, Central Air and Water heater 2021. Roof 2023/24.**



1665 HUNTINGTON PARK, ROCHESTER HILLS, MI 48309

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



CLEANERS



PHARMACY



GAS



ATM



GYM



0.3
MILES

0.3
MILES

0.3
MILES

0.3
MILES

0.4
MILES



MOVIE THEATER



COFFEE



GROCERIES



MEDICAL

3.3
MILES

0.7
MILES

0.7
MILES

0.7
MILES



1665 HUNTINGTON PARK, ROCHESTER HILLS, MI 48309

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE
GREAT OAKS COUNTRY CLUB **0.9**
MILES



DOG PARK
ELIZABETH PARK **1.4**
MILES



PARK
ROCHESTER PLAY **1.5**
MILES



LAKE
TOMMY'S LAKE **7.8**
MILES



WITHIN
10 MILES

32

GOLF
COURSES

14

PARKS

2

LAKES

2

DOG
PARKS



1665 HUNTINGTON PARK, ROCHESTER HILLS, MI 48309

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **74** moderately priced restaurants and has an **average** variety of cuisines.

84



WITHIN 5 MILES

\$

50

\$\$

24

\$\$\$

4

\$\$\$\$

1

GOOD EATS BY CATEGORY

AMERICAN	21
FAST FOOD	10
PIZZA	10
MEXICAN	9
ASIAN	7
INTERNATIONAL	5
BARS	4
ITALIAN	3
DELIS	3
OTHER	7



1665 HUNTINGTON PARK, ROCHESTER HILLS, MI 48309

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **11** private schools within **5** miles.

K-5

UNIVERSITY HILLS
ELEMENTARY SCHOOL
ASSIGNED

8

RATING

6-8

WEST MIDDLE SCHOOL
ASSIGNED

9

RATING

9-12

ROCHESTER HIGH
SCHOOL
ASSIGNED

9

RATING





Seller's Disclosure Statement

H

Property Address: 1665 Huntington Park Unit E Rochester Hills MICHIGAN
Street City

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		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>				Lawn sprinkler system				
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan				<input checked="" type="checkbox"/>	Water softener/conditioner				<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>				Well & pump				<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls			<input checked="" type="checkbox"/>		Septic tank & drain field				<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>				Sump pump				<input checked="" type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>				City water system	<input checked="" type="checkbox"/>			
Alarm system					City sewer system	<input checked="" type="checkbox"/>			
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Central vacuum				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Attic fan				<input checked="" type="checkbox"/>	Wall furnace				
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier				
Microwave	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	Electronic air filter				<input checked="" type="checkbox"/>
Trash compactor				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney	<input checked="" type="checkbox"/>			
Sauna/hot tub				<input checked="" type="checkbox"/>	Wood burning system	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Washer	<input checked="" type="checkbox"/>				Dryer	<input checked="" type="checkbox"/>			

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:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no ☒
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ☒ yes _____ no ☒
- Roof:** Leaks? _____
Approximate age, if known: _____
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes _____ no ☒
If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____
SELLER'S INITIALS gmr

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

Huntington Park

Seller's Disclosure Statement

Property Address: 1665 Huntington Park Unit E Rochester Hills MICHIGAN
 Street City

5. **Septic tanks/drain fields:** Condition, if known: _____
6. **Heating system:** Type/approximate age: Forced Air 2021
7. **Plumbing system:** Type: copper ☒ galvanized _____ other _____
 Any known problems? no
8. **Electrical system:** Any known problems? no
9. **History of Infestation,** if any: (termites, carpenter ants, etc.) no
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 ☒
- If yes, please explain: _____
11. **Flood Insurance:** Do you have flood insurance on the property? unknown _____ yes _____ no ☒
12. **Mineral Rights:** Do you own the mineral rights? unknown ☒ yes _____ no _____

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 ☒
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no ☒
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 _____
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown ☒ yes _____ no _____
5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no ☒
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no ☒
7. Any underground storage tanks? unknown ☒ yes _____ no _____
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no ☒
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no ☒
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no ☒
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no ☒

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

The Seller has lived in the residence on the property from 6.21.2024 (date) to Present (date).
 The Seller has owned the property since _____ (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 [Signature] Date: 9.20.2025

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.



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 1665 Huntington Park Unit E Rochester Hills 48309
(Street) (City) (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

1. **Presence of lead-based paint and/or lead-based paint hazards. *(Check the appropriate box below.)***
 (Seller must initial) ☐ 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.
2. **Records and reports available to the Seller: *(Check the appropriate box below.)***
 (Seller must initial) ☐ 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.
3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**
 (Seller must initial)

PURCHASER'S ACKNOWLEDGEMENT

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):***
 (Purchaser must initial) ☐ 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

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.**
 (Agent must initial)

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: (SELLER) Edward Ulrich	9/18/2025 19:47 EDT (DATE)	(PURCHASER)	(DATE)
Signed by: (AGENT) Caron Koteles Riha	9/16/2025 13:40 EDT (DATE)	(PURCHASER)	(DATE)
(AGENT) Caron Koteles Riha	(DATE)	(AGENT) Caron Koteles Riha	(DATE)

RE: THE PROPERTY KNOWN AS **1665 Huntington Park Unit E**
(Street)**Rochester Hills**
(City)**48309**
(Zip Code)

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
ELL / _____

(Initials) Purchaser _____ / _____

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	1665 Huntington Park #E	Property ID:	1516126044
City/State/Zip:	Rochester Hills, Michigan, 48309-2206		
Owner Name:	Edward Ulrich	Latitude:	42.680622
Taxpayer Address:	1665 Huntington Park #E	Longitude:	-83.166134
City/State/Zip:	Rochester Hills, Michigan, 48309-2206	Census Tract:	1931
		Block Group:	1
City/Village/Town:	Rochester Hills	School District:	Rochester
Subdivision:	HUNTINGTON PARK CONDO	Property Category:	Residential
MLS Area:	02151 - Rochester Hills	Land Use:	407 - RESIDENTIAL - CONDOMINIUM
Legal Description:	T3N, R11E, SEC 16 OAKLAND COUNTY CONDOMINIUM PLAN NO 414 HUNTINGTON PARK UNIT 17, BLDG 3 L 9019 P 571 3-24-86 FR 027		

Photos

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2024	S	\$2,331.38	\$0.00	\$0.00	\$0.00	\$2,331.38
2023	W	\$2,023.75	\$0.00	\$0.00	\$0.00	\$2,023.75
2023	S	\$2,234.27	\$0.00	\$0.00	\$0.00	\$2,234.27
2022	W	\$1,935.44	\$0.00	\$0.00	\$0.00	\$1,935.44
2022	S	\$2,128.04	\$0.00	\$0.00	\$0.00	\$2,128.04
2021	W	\$1,808.26	\$0.00	\$0.00	\$0.00	\$1,808.26
2021	S	\$2,082.51	\$0.00	\$0.00	\$0.00	\$2,082.51
2020	W	\$673.36	\$0.00	\$0.00	\$0.00	\$673.36
2020	S	\$836.77	\$0.00	\$0.00	\$0.00	\$836.77

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$92,960	\$107,030	0	\$2,331.38
2023	\$88,540	\$93,690	0	\$4,258.02
2022	\$84,330	\$84,330	0	\$4,063.48
2021	\$82,390	\$82,390	0	\$3,890.77
2020	\$48,510	\$79,600	100	\$1,510.13

Transfer Information

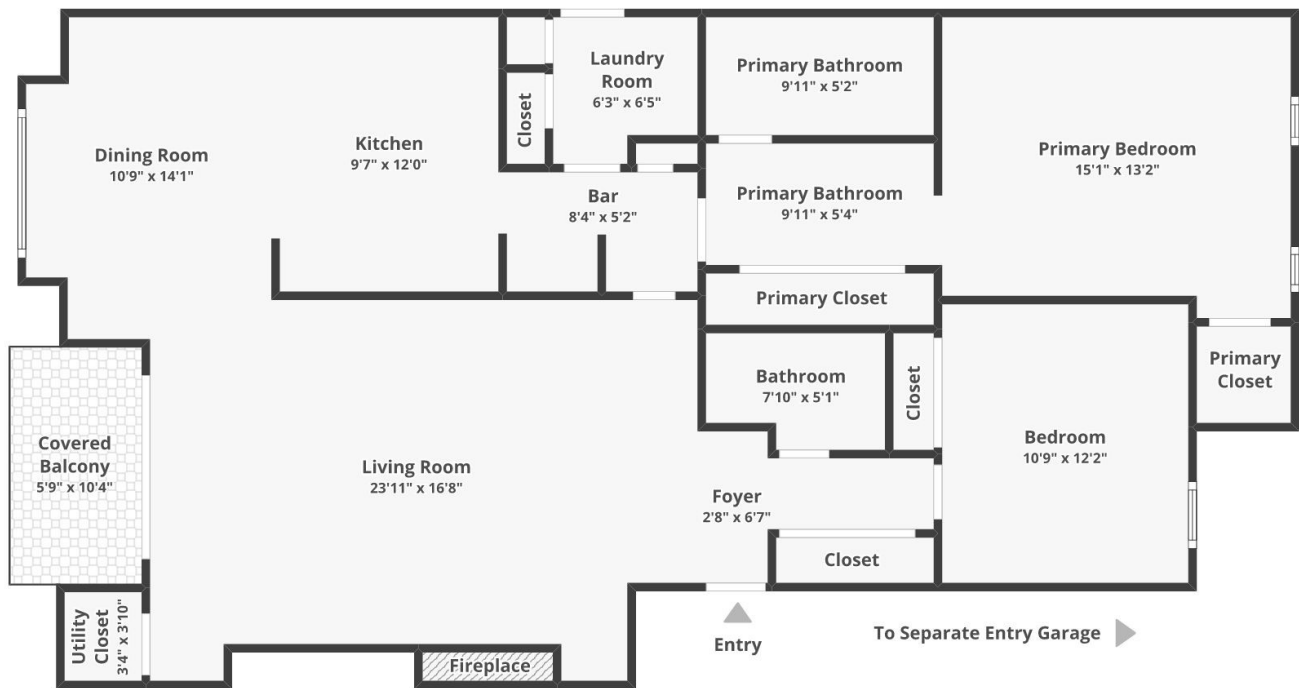
<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
ECARIUS DARETHA A	EDWARD ULRICH	06/27/2024	06/21/2024	\$240,000	WAR/DEED	59453/0182
BOUSSON C ARTHUR	ECARIUS DARETHA A	12/29/2020	12/23/2020	\$168,000	WAR/DEED	55408/0892
SMRTKA MARGARET B	BOUSSON MARGARET M	01/23/2009	01/16/2009		DEED	40838/0510
BROMLEY ROWLEY H	SMRTKA MARGARET B	02/08/2007	01/31/2007	\$131,000	WAR/DEED	38740/0815

Other Recordings

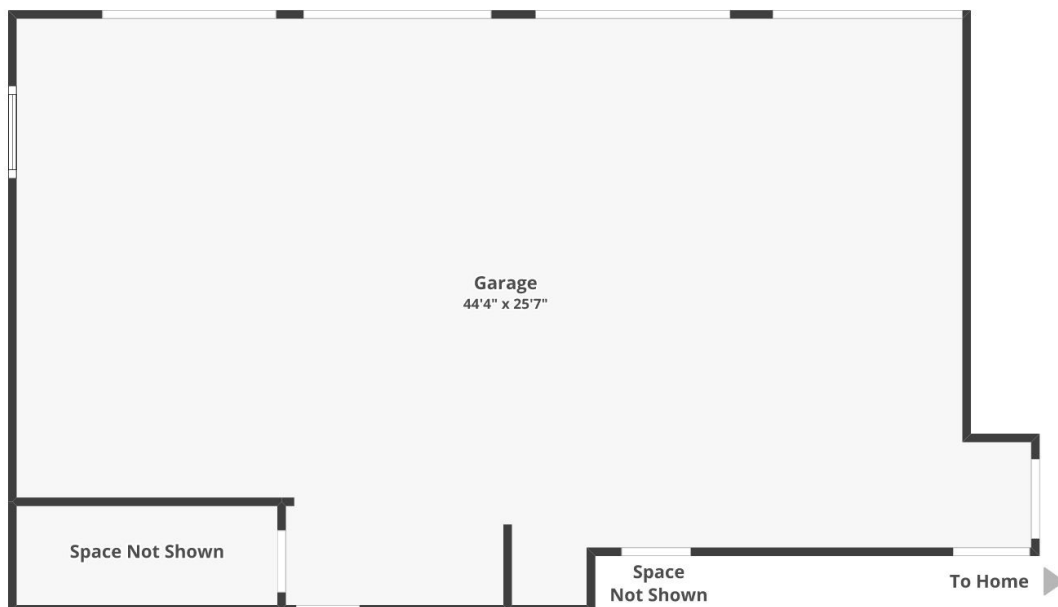
<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
JPMORGAN CHASE BANK NA	SMRTKA MARGARET B	02/21/2007	01/31/2007	\$62,000	MTG	38788/0599
ABN AMRO MORTGAGE GRO	SMRTKA MARGARET	02/12/2007	01/31/2007	\$61,000	MTG	38755/0015
UNION FED SAV BANK	BROMLEY ROWLEY H	10/17/1995	09/28/1995	\$85,000	MTG	00000/0000

Characteristics

Living Area SF:	1396	Bedrooms:	2
Basement Sqft:	1396	Bathrooms:	2.0
Year Built:	1986	Pool:	
Year Remodeled:		Fireplace:	Yes
Exterior:	Aluminum, Vinyl	Garage Features:	
Architecture Level:	1 Story	Garage Year Built:	
Style:	Ranch	Garage Square Feet:	496
Basement:	Basement	Garage Width:	
Water:		Garage Capacity:	2
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
Central Air:	Yes	Well:	
#1 Porch/Dimensions:	/	Storm Sewer:	
Topography:		Land Sqft:	269016
Irregular:		Acres:	6.18



FLOOR 1



SEPARATE ENTRY GARAGE