

# 225 E Predmore Road Oakland, MI

See Listing Report  
inside for details!  
MLS# 20251058232

**BED**  
3

**BATH (FULL/HALF)**  
3.0

**SQ. FT.**  
2643

**ACREAGE**  
1.61

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$581/\$1,089)

**YEAR BUILT**  
2024

**GARAGE**  
Driveway, Attached, Direct Access,  
Door Opener, Electricity

**STYLE**  
Farmhouse

**WATER**  
Well (Existing)

**BASEMENT**  
Unfinished

**HEATING / COOLING**  
Forced Air,Natural Gas  
  
Ceiling Fan(s),Central Air



## Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT touring this stunning NEW construction home. Gorgeous Farmhouse design, open floor plan and functionality throughout. Step inside the welcoming foyer that leads to the private study, ideal for working from home or quiet retreat. Continue into the expansive great room, where vaulted ceilings, a gas fireplace, and striking stacked-stone surround with mantle create the perfect focal point for everyday living and entertaining. The heart of the home is the impressive eat-in kitchen, featuring quartz countertops, large island with sink, walk-in pantry, and a spacious dining area overlooking the beautiful backyard. Door wall leads to a covered patio area. A well-appointed first-floor laundry room offers additional quartz surfaces, a utility sink and great storage. Just off the garage entry is a convenient mud room plus front and rear coat closets. The main level also hosts two bedrooms, including a serene first-floor primary suite. Spa-inspired en-suite with large glass shower, dual sink vanity, a generous walk-in closet, ceiling fan complete with a water closet. A second first-floor bedroom features its own full bath with a shower/tub combo, perfect for guests. Upstairs, a private, light-filled bedroom and a full bath with a large glass shower provide an ideal suite-like setting. The extra-deep basement offers endless potential for future finishing, storage, or recreation space. The 3-car garage (or 2-car with dedicated equipment/workshop area) adds tremendous versatility for hobbies or large vehicles. Outdoor living shines with a large covered front porch and a covered rear patio space that overlooks the expansive serene 1.61-acre lot—a peaceful setting with room to relax, entertain. This exceptional home blends thoughtful design, quality finishes, and desirable layout in a beautiful setting. A must-see! Minutes to downtown Rochester. Close to Lakeville Lake, Lake Orion and Washington Twp. Rochester Schools. IDRBNG Taxes are on vacant land.



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron  
Koteles Riha**

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



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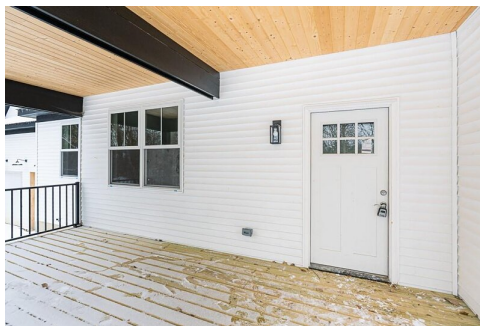
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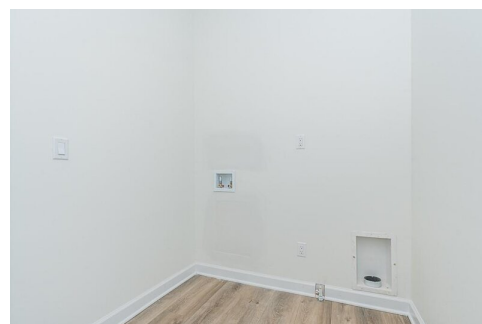
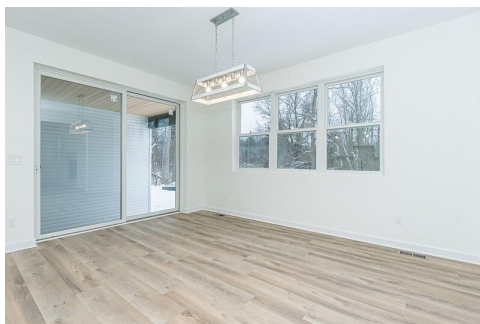
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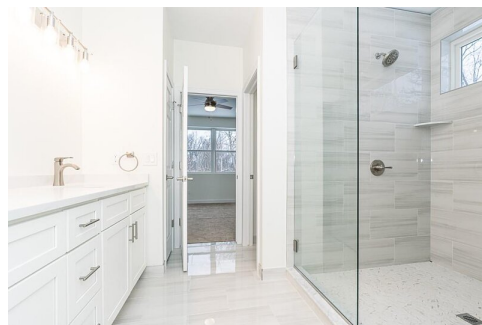
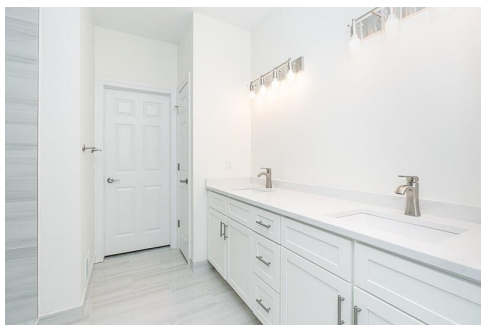
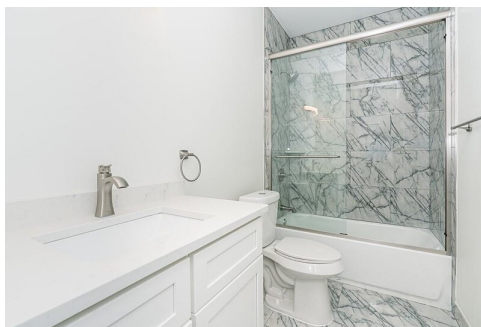
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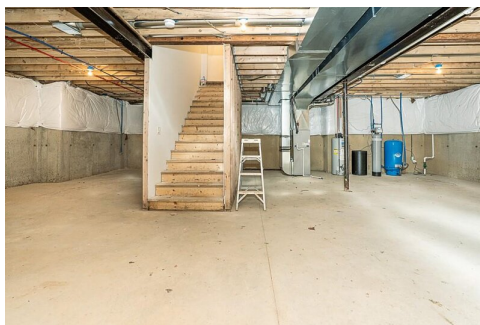
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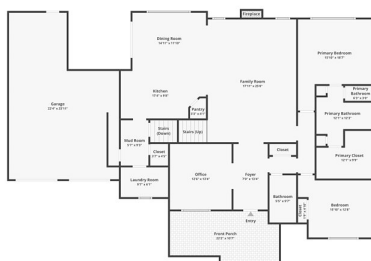
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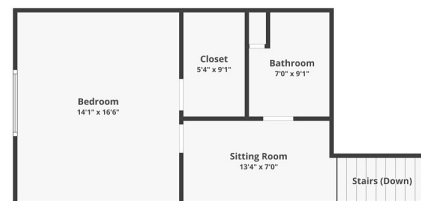
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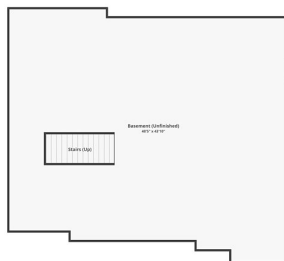
225 E Predmore Rd, Oakland, MI 48061  
Floor 1

Not shown for security or safety. Building is subject to change. Please see the disclaimer on the agent's page.



225 E Predmore Rd, Oakland, MI 48061  
Floor 2

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225 E Predmore Rd, Oakland, MI 48061  
Basement

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Floor 3

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## 225 E Predmore Road, Oakland Twp 48363-1606

MLS#: **20251058232**  
County: **Oakland**  
Status: **Active**

Area: **02101 - Oakland Twp**  
School D: **Rochester**

Trans Type: **Sale**

LP: **\$685,000**  
OLP: **\$685,000**



### Location Information

Prop Type: **Residential**  
Township: **Oakland Twp**  
Mailing City: **Oakland**  
Side of Street: **N**

### Garage:

**Yes**  
Tot Grg Sp: **3.0**  
Grg Sz: **3 Car**  
Grg Dim: **22 x 35**  
Grg Feat: **Direct Access, Electricity, Door Opener, Attached, Driveway**

### Lot Information

Acreage: **1.61**  
Lot Dim: **255 x 410**  
Rd Front Ft: **255**

Location:  
Directions:

**Rochester Road / Predmore**  
**Take Rochester Road to east on Predmore. Property is on the north side of the street.**

### Square Footage

Est Fin Abv Gr: **2,643**  
Est Fin Lower:   
Est Tot Lower: **2,168**  
Est Tot Finished: **2,643**

### Layout

Rooms: **9**  
Beds: **3**  
Baths: **3.0**

Arch Style: **Farmhouse**

Arch Level: **1 1/2 Story**

### Waterfront Information

Water Name:  
Water Facilities:  
Water Features:  
Water Front Feet:

### General Information

Year Built: **2024**  
Year Remod:   
Possession: **At Close**

Recent CH: **12/11/2025 : New : ->ACTV**

### Includes:

Pets Allowed: **Yes**  
Foundation: **Basement**  
Foundation Feat: **Sump Pump**  
Basement: **Unfinished**  
Exterior: **Wood**  
Porch Type: **Porch - Covered, Porch, Covered**  
Fireplc Fuel: **Gas**  
Appliances: **Disposal**  
Interior Feat: **Circuit Breakers, Egress Window(s), Entrance Foyer, Programmable Thermostat, Furnished - No, Water Softener (owned)**  
Heat & Fuel: **Natural Gas, Forced Air**  
Wtr Htr Fuel: **Natural Gas**  
Water Source: **Well (Existing)**

### Features

Entry Location: **Ground Level w/Steps**  
Fndtn Mtrls: **Poured**  
  
Construct Feat: **New Construction**  
Roof Mtrls: **Asphalt**  
Fireplace Loc: **Great Room**  
  
Cooling: **Ceiling Fan(s), Central Air**  
Road Frontage: **Gravel**  
Sewer: **Septic Tank (Existing)**

### Room Information

Room	Level	Dimensions
Bath - Full	Second	7 x 8
Bath - Primary	First/Entry	11 x 12
Bedroom	First/Entry	11 x 13
Breakfast Nook/Room	First/Entry	12 x 15
Great Room	First/Entry	18 x 24
Laundry Area/Room	First/Entry	6 x 10

Flooring	Room
Ceramic	Bath - Full
Ceramic	Bedroom
Carpet	Bedroom - Primary
Luxury Vinyl Tile/IFlex Room	Basement
Luxury Vinyl Tile/IKitchen	First/Entry
Luxury Vinyl Tile/ILibrary (Study)	First/Entry

Level	Dimensions	Flooring
First/Entry	9 x 5	Ceramic
Second	14 x 16	Carpet
First/Entry	15 x 13	Carpet
Basement	51 x 43	Concrete
First/Entry	9 x 15	Luxury Vinyl Tile/I
First/Entry	12 x 13	Luxury Vinyl Tile/I

### Legal/Tax/Financial

Property ID: **1002354002**  
Ownership: **Standard (Private)**  
Tax Summer: **\$1,089**  
SEV: **88,550.00**  
Legal Desc: **T4N, R11E, SEC 2 PART OF SW 1/4 OF SW 1/4 BEG AT PT DIST N 88-07-50 W 1335.24 FT FROM S 1/4 COR, TH N 88-07-50 W 255.52 FT, TH N 43-00-10 E 82.56 FT, TH N 00-45-30 E 634.04 FT, TH N 15-31-10 E 618.11 FT, TH S 88-07-50 E 42.50 FT, TH S 00-45-30 W 1297 FT TO BEG, EXC THAT PART TAKEN FOR RD (L 52 P 418) 3-31-20 CORR**  
Tax Winter: **\$581**  
Taxable Value: **67,740.00**  
Short Sale: **No**  
Occupant: **Vacant**  
Homestead: **No**  
Existing Lease: **No**  
Home Warranty: **No**  
Oth/Sp Asmnt:   
Terms Offered: **Cash, Conventional, FHA, VA**  
Listing Exemptions:

### Listing Office

List Office: **Real Estate One-Rochester**

### Remarks

**DON'T MAKE A MOVE WITHOUT touring this stunning NEW construction home. Gorgeous Farmhouse design, open floor plan and functionality throughout. Step inside the welcoming foyer that leads to the private study, ideal for working from home or quiet retreat. Continue into the expansive great room, where vaulted ceilings, a gas fireplace, and striking stacked-stone surround with mantle create the perfect focal point for everyday living and entertaining. The heart of the home is the impressive eat-in kitchen, featuring quartz countertops, large island with sink, walk-in pantry, and a spacious dining area overlooking the beautiful backyard. Door wall leads to a covered patio area. A well-appointed first-floor laundry room offers additional quartz surfaces, a utility sink and great storage. Just off the garage entry is a convenient mud room plus front and rear coat closets. The main level also hosts two bedrooms, including a serene first-floor primary suite. Spa-inspired en-suite with large glass shower, dual sink vanity, a generous walk-in closet, ceiling fan complete with a water closet. A second first-floor bedroom features its own full bath with a shower/tub combo, perfect for guests. Upstairs, a private, light-filled bedroom and a full bath with a large glass shower provide an ideal suite-like setting. The extra-deep basement offers endless potential for future finishing, storage, or recreation space. The 3-car garage (or 2-car with dedicated equipment/workshop area) adds tremendous versatility for hobbies or large vehicles. Outdoor living shines with a large covered front porch and a covered rear patio space that overlooks the expansive serene 1.61-acre lot—a peaceful setting with room to relax, entertain. This exceptional home blends thoughtful design, quality finishes, and desirable layout in a beautiful setting. A must-see! Minutes to downtown Rochester. Close to Lakeville Lake, Lake Orion and Washington Twp. Rochester Schools. IDRBNG Taxes are on vacant land.**

### Notices and Disclaimers

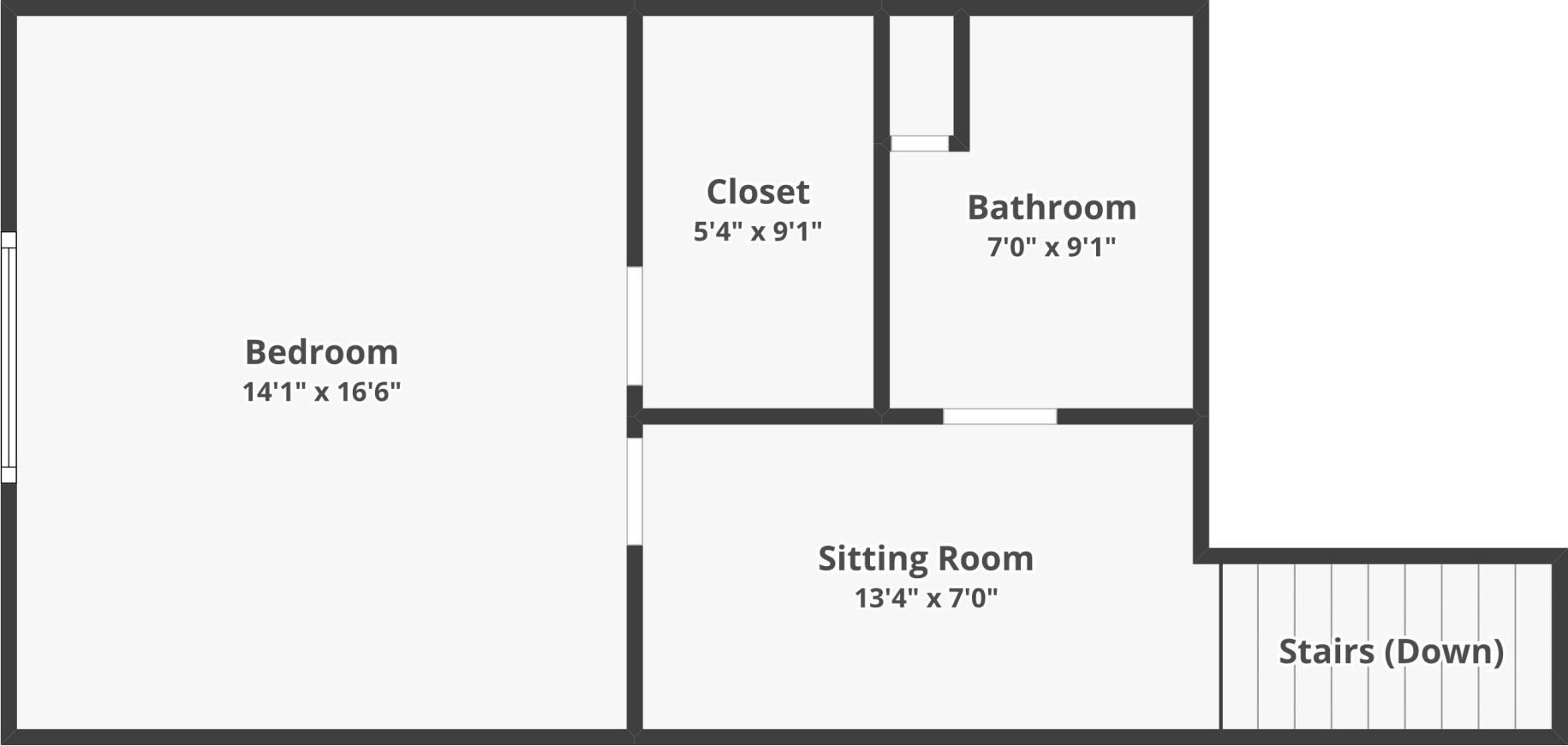




225 E Predmore Rd, Oakland, MI 48363

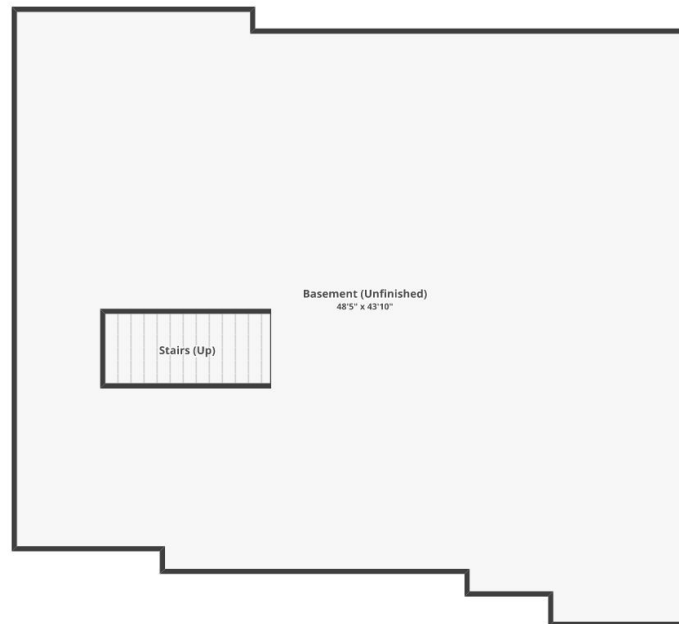
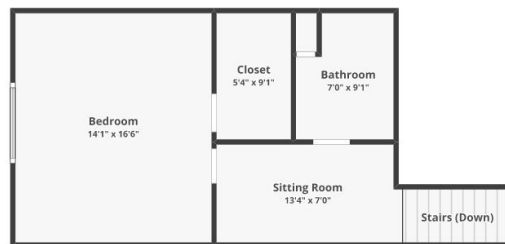
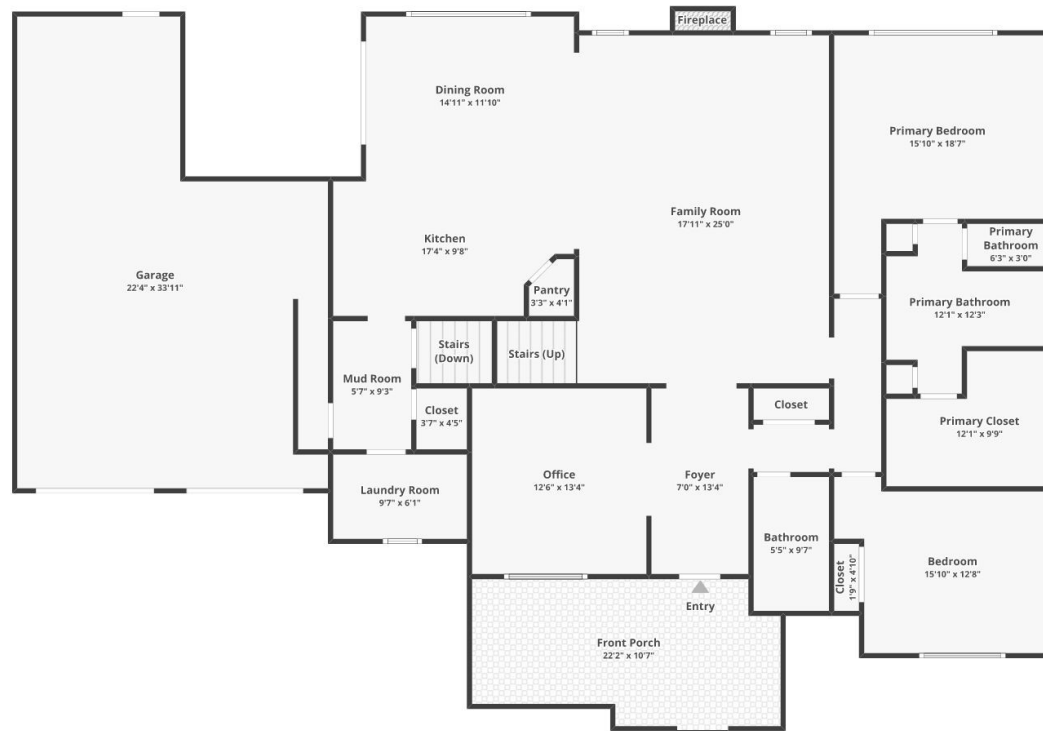
Floor 1

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.











255 EAST PREDMORE ROAD, OAKLAND TOWNSHIP, MI  
48363

## AREA REPORT



Some daily errands in this location **require a car** and most major services are within **5** miles.



ATM



GROCERIES



GAS



COFFEE



GYM



1  
MILE

1  
MILE

1  
MILE

3.9  
MILES

4.8  
MILES



MOVIE THEATER



MEDICAL



CLEANERS



PHARMACY

6.2  
MILES

5.5  
MILES

5.1  
MILES

5.1  
MILES



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## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	<b>GOLF COURSE</b> <b>TWIN LAKES GOLF COURSE</b>	<b>1.3</b> MILES
	<b>LAKE</b> <b>UPPER LAKEVILLE LAKE</b>	<b>2.8</b> MILES
	<b>PARK</b> <b>CHILDREN'S PARK</b>	<b>5.3</b> MILES
	<b>DOG PARK</b> <b>ORION OAKS DOG PARK</b>	<b>6.1</b> MILES







255 EAST PREDMORE ROAD, OAKLAND TOWNSHIP, MI  
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## FOOD REPORT



# NEIGHBORHOOD EATS

This home is located near **1** moderately priced restaurants and has an **average** variety of cuisines.

1



WITHIN 5 MILES

\$

1

\$\$

0

\$\$\$

0

\$\$\$\$

0

## GOOD EATS BY CATEGORY

MEXICAN ..... 1



255 EAST PREDMORE ROAD, OAKLAND TOWNSHIP, MI  
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## 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

HAMILTON - PARSONS  
ELEMENTARY SCHOOL  
NEARBY

9  
RATING

6-8

HART MIDDLE SCHOOL  
ASSIGNED

9  
RATING

9-12

STONEY CREEK HIGH  
SCHOOL  
ASSIGNED

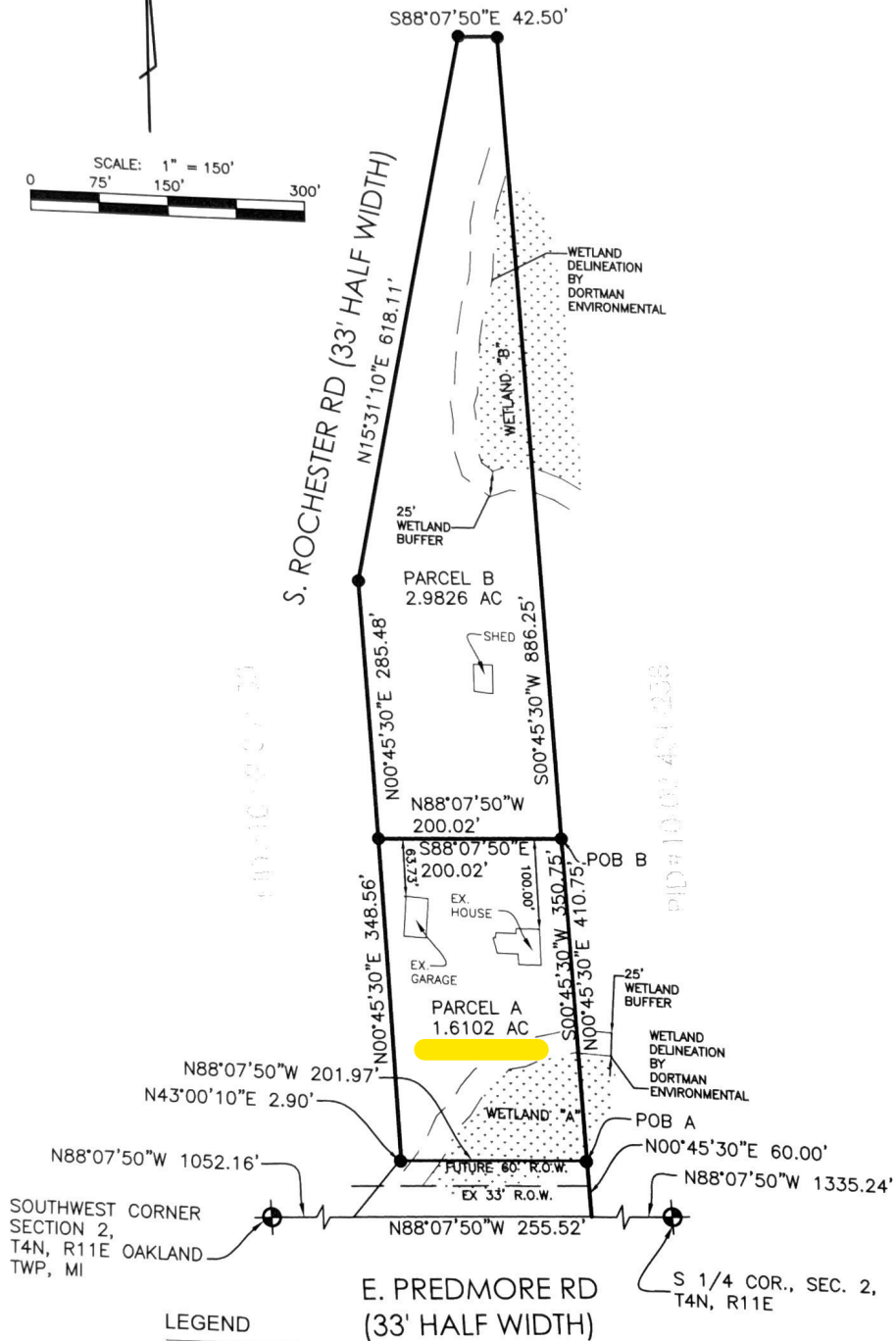
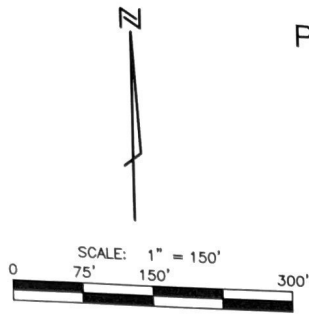
10  
RATING



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.

# EXHIBIT PROPOSED PARCELS



RECORDING NOTE: The copy of this survey with the rubber stamp seal must be recorded at the Oakland County Register of Deeds and the Register of Deeds is required to return it directly to Fenn & Associates, Inc.



**Fenn & Associates, Inc. Land Surveying and Civil Engineering**

14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

PID #10-02-354-002, 225 E. PREDMORE RD  
PART OF THE SW 1/4 OF SECTION 2, T4N, R11E  
OAKLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

CLIENT: ICON RESTORATION & CONSTRUCTION LLC

DATE 9/3/22 JOB NO. 22-00243.01

DRAWN R. PERRI

SCALE 1" = 150'

CHECK DK, PS

SHEET SIZE 8.5 X 14 SHEET 2 OF 3





# 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 **225 E Predmore Rd** **Oakland** **48363**  
(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: <u>Micael Talcott</u>	12/5/2025   11:05 EST		
(SELLER) Micael Talcott	(DATE)	(PURCHASER)	(DATE)
Signed by: <u>Ann Reichert</u>	12/5/2025   10:51 EST		
(SELLER) Ann Reichert	(DATE)	(PURCHASER)	(DATE)
Signed by: <u>Caron Koteles Riha</u>	12/2/2025   19:29 EST		
(AGENT) Caron Koteles Riha	(DATE)	(AGENT)	(DATE)

RE: THE PROPERTY KNOWN AS **225 E Predmore Rd**  
(Street)**Oakland**  
(City)**48363**  
(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  
MT / Initial  
AR

(Initials) Purchaser \_\_\_\_\_ / \_\_\_\_\_