

1217 Eagle Nest Drive Rochester, MI

See Listing Report
inside for details!
MLS# 20261002191

BED
4

BATH (FULL/HALF)
2.1

SQ. FT.
2459

ACREAGE
0.43

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$807/\$1,615)

YEAR BUILT
1987

GARAGE
Direct Access, Driveway,
Electricity in Garage,
Garage Door Opener,
STYLE
Contemporary

WATER
Community

BASEMENT

HEATING / COOLING
Forced Air, Natural Gas

Ceiling Fans, Central Air



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT discovering this spacious 4-bedroom, 2.1-bath contemporary in the desirable Knorrwood Knolls sub. Offering 2,450+ sq ft of well-designed living space on a generous 1/2 acre lot including 2x6 solid construction, this home delivers a functional two-story layout ideal for everyday living and entertaining. The heart of the home is the inviting kitchen, featuring stainless steel appliances beautiful inlaid wood flooring, pan and vaulted ceilings, bar-stool island with butcher block top, ceramic tile backsplash, leaded glass accent door, and a dedicated coffee bar area. A door wall leads to the paver patio. Spacious dining room just off the kitchen and nook area showcases a pan ceiling, is perfectly sized for gatherings yet open enough to the great room offering warmth and character with a vaulted ceilings, a natural fireplace, wood nook, and built-ins. The study/flex room features a gorgeous picture window, built-in desk, gas fireplace, and door wall to the patio. The first-floor primary provides a private retreat with a wall of custom built-ins, walk-in closet, and ensuite bath featuring a ceramic tile shower. Upstairs, three generously sized bedrooms each with ceiling fans and large closets, share a full bath with shower/tub combo. One bedroom currently used as an office with lighted desk nook and vaulted ceiling. Outdoor living is exceptional with privacy panels surrounding the brick paver patio and fire pit, and shed for added storage. The oversized attached 2-car garage is amazing for the hobbyist a separate workshop room with built-ins & shelving. Herringbone brick paved front walk and porch, paired with easy-care landscaping, enhance the home's curb appeal. Amazing location near parks, shopping, dining, and top-tier schools. Solid construction, timeless appeal, and great location. Generator hook up, electrical circuit panel surge protector, inground irrigation system, HVAC and roof all updated, fresh home ready for new owners.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



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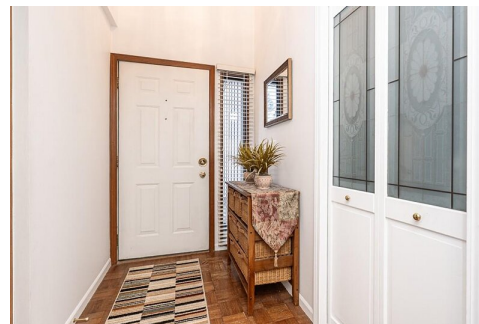
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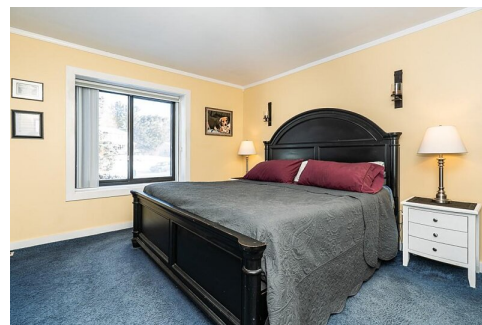
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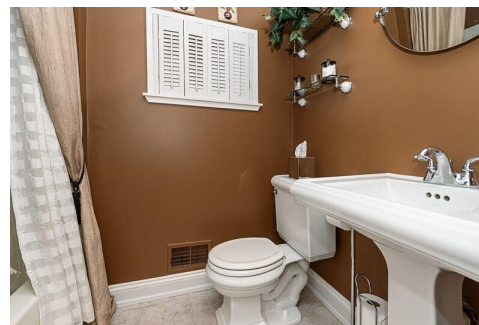
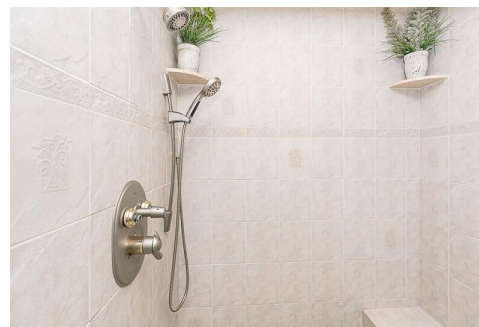
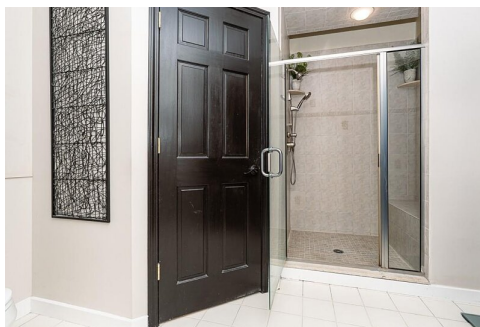
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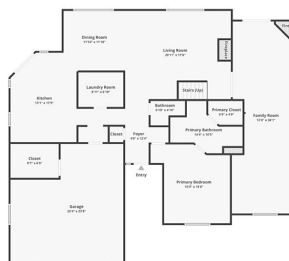
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1217 Eagle Nest Dr., Rochester, MI 48066
Floor 1

Other photos are provided for your reference only. All dimensions are approximate.



1217 Eagle Nest Dr., Rochester, MI 48066
Floor 2

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1217 Eagle Nest Dr., Rochester, MI 48066
Basement

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1217 EAGLE NEST DR, OAKLAND TOWNSHIP, MI 48306

AREA REPORT



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



ATM



COFFEE



GROCERIES



GAS



MEDICAL



1.6
MILES

2.8
MILES

2.8
MILES

2.9
MILES

4.3
MILES



MOVIE THEATER



GYM



CLEANERS



PHARMACY

5.4
MILES

4.6
MILES

4.4
MILES

4.3
MILES



1217 EAGLE NEST DR, OAKLAND TOWNSHIP, MI 48306





OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE TWIN LAKES GOLF COURSE	0.8 MILES
	LAKE UPPER LAKEVILLE LAKE	4.7 MILES
	DOG PARK ELIZABETH PARK	5.5 MILES
	PARK ROCHESTER PLAY	5.5 MILES





1217 EAGLE NEST DR, OAKLAND TOWNSHIP, MI 48306

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **13** moderately priced restaurants and has an **average** variety of cuisines.

16



WITHIN 5 MILES

\$

7

\$\$

6

\$\$\$

3

\$\$\$\$

0

GOOD EATS BY CATEGORY

AMERICAN	4
PIZZA	4
MEXICAN	2
ASIAN	2
ITALIAN	1
INTERNATIONAL	1
BARS	1
FAST FOOD	1



1217 EAGLE NEST DR, OAKLAND TOWNSHIP, MI 48306

SCHOOL REPORT



SCHOOLS IN YOUR AREA

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

PK-5

BALDWIN ELEMENTARY
SCHOOL
ASSIGNED

6-8

HART MIDDLE SCHOOL
ASSIGNED

9-12

STONEY CREEK HIGH
SCHOOL
ASSIGNED



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.

1217 Eagle Nest Drive, Oakland Twp 48306-1217

MLS#: **20261002191**
County: **Oakland**
Status: **Active**

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

Trans Type: **Sale**

LP: **\$512,000**
OLP: **\$512,000**

Location Information

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

Garage:

Yes
Tot Grg Sp: **2.5**
Grg Sz: **2.5 Car**
Grg Dim: **21 x 24**
Grg Feat: **Direct Access, Electricity, Door Opener, Workshop, Attached, Driveway, Garage Faces Front**

Lot Information

Acreage: **0.43**
Lot Dim: **177 x 169 x 91 x 107**
Rd Front Ft: **177**

Location:
Directions:

Rochester Road / E. Buell
Take Rochester road to E. Buell, head east to Hadden, turn left (north) Enter into the 2nd Eagle Nest entrance located on the right. Home is 2nd house on the right, on the corner or Partridge.

Square Footage

Est Fin Abv Gr: **2,459**
Est Fin Lower:
Est Tot Lower:
Est Tot Finished: **2,459**

Layout

Rooms: **10**
Beds: **4**
Baths: **2.1**

Arch Style: **Contemporary**

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

Waterfront Information

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

General Information

Year Built: **1987**
Year Remod: **1994**
Possession: **Negotiable**

Recent CH: **02/02/2026 : New : ->ACTV**

Includes:

Pets Allowed: Yes	Entry Location: Ground Level w/Steps
Foundation: Slab	Fndtn Mtrls:
Out Buildings: Shed	Fencing:
Site Desc: Irregular, Sprinkler(s)	Roof Mtrls: Asphalt
Porch Type: Patio	Fireplace Loc: Great Room, Library
Fireplc Fuel: Gas, Natural	Cooling: Ceiling Fan(s), Central Air
Appliances: Dishwasher, Disposal, Dryer, Free-Standing Electric Oven, Free-Standing Refrigerator, Microwave, Stainless Steel Appliance(s), Washer	Road Frontage: Paved
Interior Feat: Smoke Alarm, Circuit Breakers, Entrance Foyer, High Spd Internet Avail, Programmable Thermostat, Furnished - No	Sewer: Septic Tank (Existing)
Heat & Fuel: Natural Gas, Forced Air	
Wtr Htr Fuel: Natural Gas	
Water Source: Community	

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second	5 x 7	Laminate	Bath - Lav	First/Entry	4 x 6	Ceramic
Bath - Primary	First/Entry	14 x 10	Ceramic	Bedroom	Second	15 x 11	Carpet
Bedroom	Second	11 x 11	Carpet	Bedroom	Second	11 x 7	Carpet
Bedroom - Primary	First/Entry	15 x 13	Carpet	Dining Room	First/Entry	11 x 11	Carpet
Family Room	First/Entry	11 x 15	Carpet	Great Room	First/Entry	17 x 20	Carpet
Kitchen	First/Entry	17 x 12	Wood	Laundry Area/Room	First/Entry	8 x 6	Laminate
Library (Study)	First/Entry	11 x 22	Carpet				

Legal/Tax/Financial

Property ID: 1013302018	Short Sale: No	Home Warranty: No
Ownership: Standard (Private)	Occupant: Owner	
Tax Summer: \$1,615	Homestead: Yes	Oth/Sp Asmnt:
SEV: 211,660.00	Existing Lease: No	
Legal Desc: T4N, R11E, SEC 13 KNORRWOOD KNOLLS LOT 44		
Subdivision: Knorrwood Knolls		
Terms Offered: Cash, Conventional, FHA, VA		Listing Exemptions:

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

Listing OfficeRemarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT discovering this spacious 4-bedroom, 2.1-bath contemporary in the desirable Knorrwood Knolls sub. Offering 2,450+ sq ft of well-designed living space on a generous 1/2 acre lot including 2x6 solid construction, this home delivers a functional two-story layout ideal for everyday living and entertaining. The heart of the home is the inviting kitchen, featuring stainless steel appliances beautiful inlaid wood flooring, pan and vaulted ceilings, bar-stool island with butcher block top, ceramic tile backsplash, leaded glass accent door, and a dedicated coffee bar area. A door wall leads to the paver patio. Spacious dining room just off the kitchen and nook area showcases a pan ceiling, is perfectly sized for gatherings yet open enough to the great room offering warmth and character with a vaulted ceilings, a natural fireplace, wood nook, and built-ins. The study/flex room features a gorgeous picture window, built-in desk, gas fireplace, and door wall to the patio. The first-floor primary provides a private retreat with a wall of custom built-ins, walk-in closet, and ensuite bath featuring a ceramic tile shower. Upstairs, three generously sized bedrooms each with ceiling fans and large closets, share a full bath with shower/tub combo. One bedroom currently used as an office with lighted desk nook and vaulted ceiling. Outdoor living is exceptional with privacy panels surrounding the brick paver patio and fire pit, and shed for added storage. The oversized attached 2-car garage is amazing for the hobbyist a separate workshop room with built-ins & shelving. Herringbone brick paved front walk and porch, paired with easy-care landscaping, enhance the home's curb appeal. Amazing location near parks, shopping, dining, and top-tier schools. Solid construction, timeless appeal, and great location. Generator hook up, electrical circuit panel surge protector, inground irrigation system, HVAC and roof all updated, fresh home ready for new owners.**

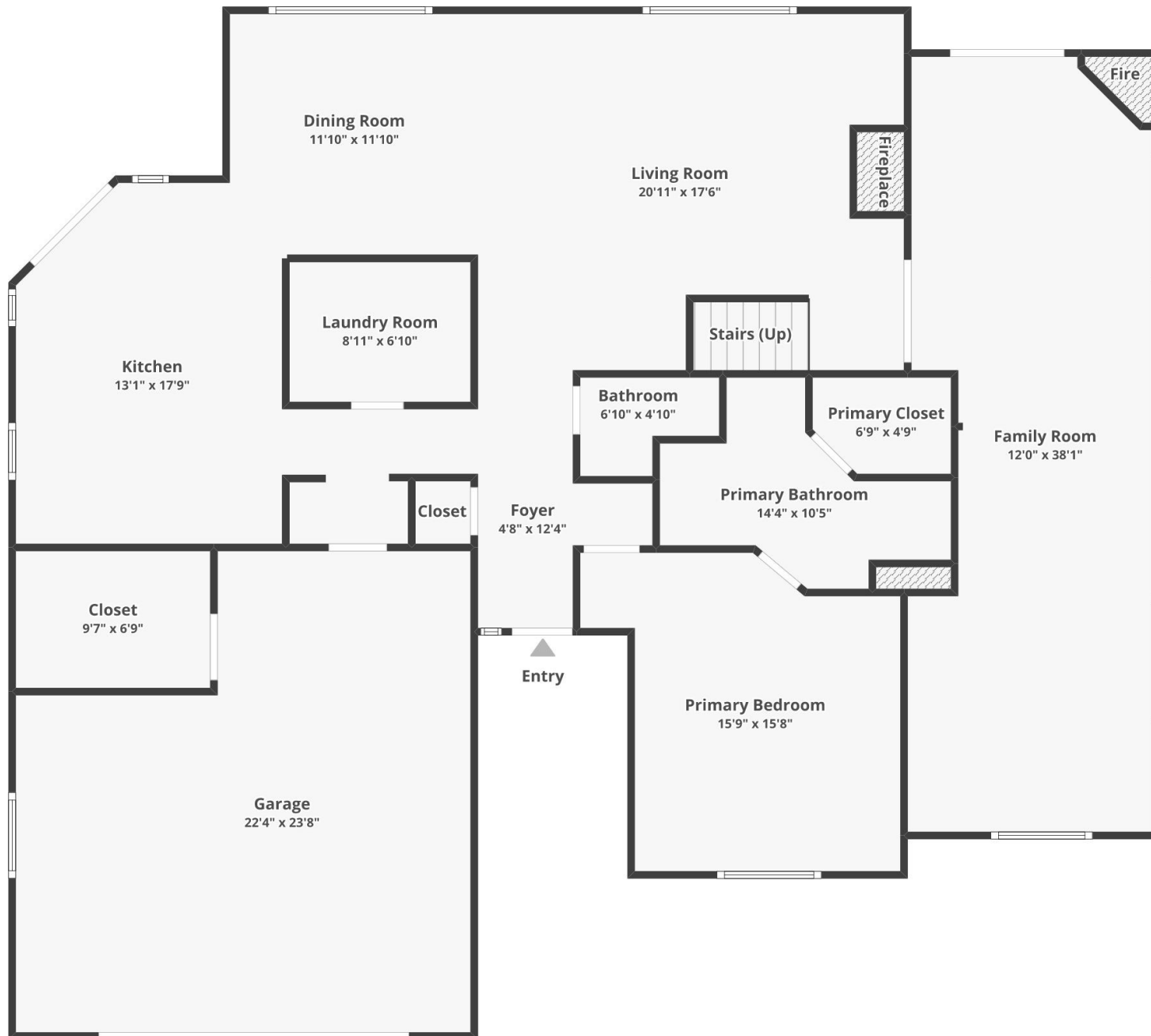
Notices and Disclaimers

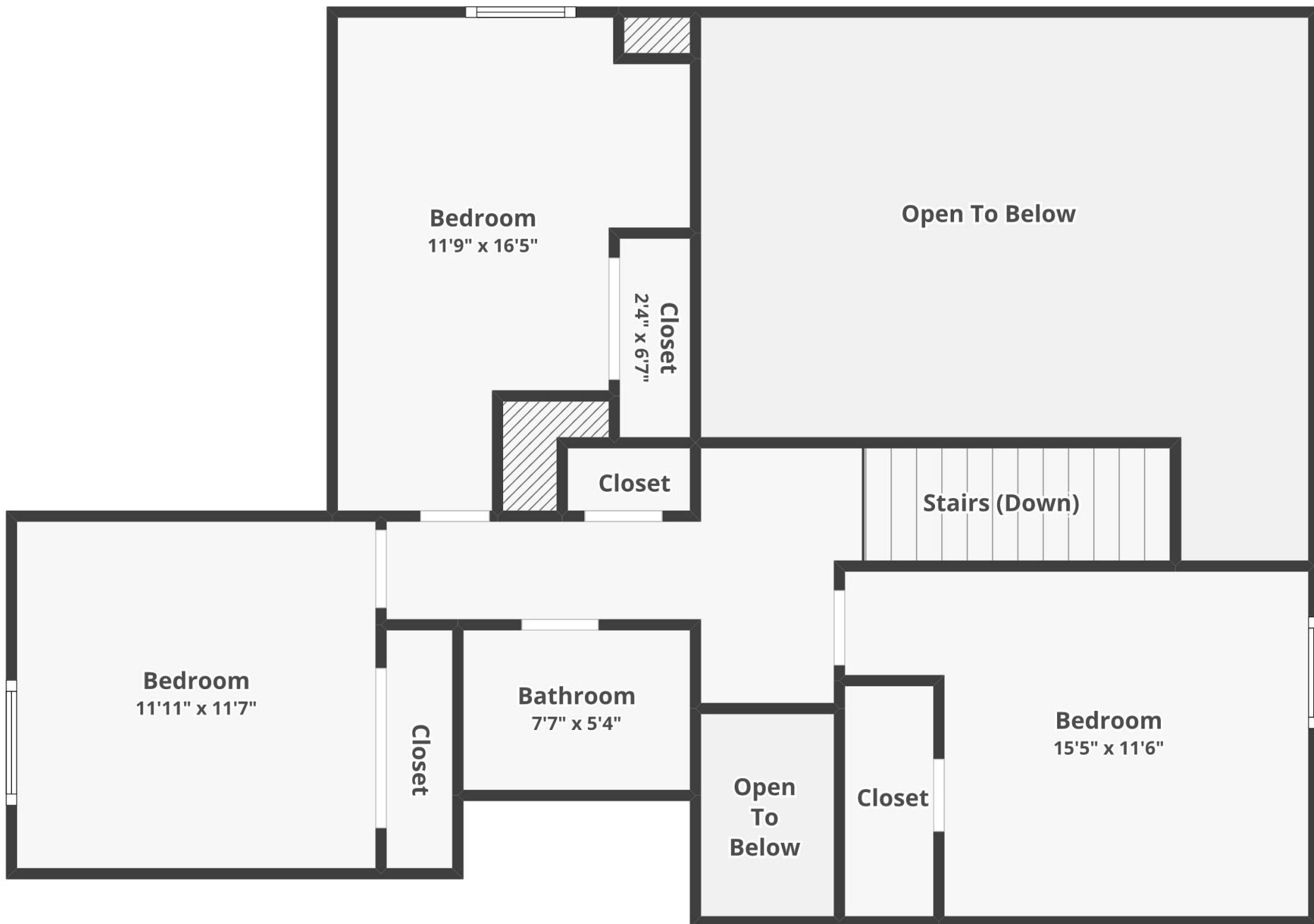
1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.

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.

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FLOOR 1



FLOOR 2

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	1217 Eagle Nest Drive	Property ID:	1013302018
City/State/Zip:	Rochester, Michigan, 48306-1217		
Owner Name:	John Randall/Kimberly Randall	Lat/Long:	42.760916 / -83.116419
Taxpayer Address:	1217 Eagle Nest Drive	Census Tract:	1902
City/State/Zip:	Rochester, Michigan, 48306-1217	Block Group:	3
City/Village/Town:	Oakland Twp	School District:	Rochester
Subdivision:	KNORRWOOD KNOLLS	Property Category:	Residential
MLS Area:	02101 - Oakland Twp	Land Use:	401 - RESIDENTIAL, IMPROVED
Legal Description:	T4N, R11E, SEC 13 KNORRWOOD KNOLLS LOT 44		

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	\$1,615.65	\$0.00	\$0.00	\$0.00	\$1,615.65
2023	W	\$805.34	\$0.00	\$1.35	\$0.00	\$806.69
2023	S	\$1,553.66	\$0.00	\$0.00	\$0.00	\$1,553.66
2022	W	\$820.84	\$0.00	\$0.32	\$0.00	\$821.16
2022	S	\$1,479.79	\$0.00	\$0.00	\$0.00	\$1,479.79
2021	W	\$708.72	\$0.00	\$0.03	\$0.00	\$708.75
2021	S	\$1,436.23	\$0.00	\$0.00	\$0.00	\$1,436.23
2020	W	\$787.81	\$0.00	\$0.00	\$0.00	\$787.81
2020	S	\$1,501.26	\$0.00	\$0.00	\$0.00	\$1,501.26

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$100,480	\$210,920	100	\$1,615.65
2023	\$95,700	\$183,810	100	\$2,360.35
2022	\$91,150	\$158,670	100	\$2,300.95
2021	\$88,240	\$151,070	100	\$2,144.98
2020	\$87,030	\$144,270	100	\$2,289.07

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>
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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>
THE HUNTINGTON NATIONA	RANDALL JOHN	02/12/2025	02/07/2025	\$75,000	DIS	59987/0214
THE HUNTINGTON NATIONA	RANDALL JOHN	02/10/2025	02/06/2025	\$164,889	DIS	59984/0217
THE HUNTINGTON NATIONA	JOHN RANDALL	01/27/2025	01/15/2025	\$190,500	MTG	59956/0510
THE HUNTINGTON NATIONA	RANDALL JOHN	07/14/2021	06/19/2021	\$75,000	MTG	56544/0191
THE HUNTINGTON NATIONA	RANDALL JOHN	07/02/2021	06/05/2021	\$164,889	MTG	56495/0698
THE HUNTINGTON NATIONA	RANDALL KIMBERLY S	06/05/2015	05/22/2015	\$56,650	MTG	48255/0607
RBS CITIZENS NA	RANDALL JOHN	05/14/2013	05/09/2013	\$168,750	MTG	45791/0262
CHARTER ONE BANK NA	RANDALL JOHN P	08/16/2005	03/15/2005	\$223,550	MTG	36070/0214
CHARTER ONE BANK NA	RANDALL JOHN	01/30/2004	12/24/2003	\$70,400	MTG	32050/0877

Characteristics

Living Area SF:	2459	Bedrooms:	4
Basement Sqft:		Bathrooms:	2.1
Year Built:	1987	Pool:	
Year Remodeled:	1994	Fireplace:	
Exterior:	Aluminum, Vinyl	Garage Features:	
Architecture Level:	1 1/4 Story	Garage Year Built:	
Style:	Contemporary	Garage Sqft:	578
Basement:	Slab	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:	18731
Irregular:		Acres:	0.43

Search for MLS Listings



Seller's Disclosure Statement

H

Property Address: 1217 Eagle Nest Drive Rochester 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	<input checked="" type="checkbox"/>			
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				<input checked="" type="checkbox"/>	City sewer system				<input checked="" type="checkbox"/>
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			
Attic fan				<input checked="" type="checkbox"/>	Wall furnace	<input checked="" type="checkbox"/>			
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier				<input checked="" type="checkbox"/>
Microwave				<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"/>			
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? If yes, please explain: yes _____ no ☒
- Insulation:** Describe, if known: yes _____ no _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? yes _____ no _____
- Roof:** Leaks? yes _____ no _____
Approximate age, if known: yes ☒ no ☒
- Well:** Type of well (depth/diameter, age and repair history, if known): yes _____ no _____
Has the water been tested? yes _____ no _____
If yes, date of last report/results: yes _____ no _____

PAGE 1 OF 2

BUYER'S INITIALS

SELLER'S INITIALS

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

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

1217 Eagle Nest

Seller's Disclosure Statement

Property Address: 1217 Eagle Nest Drive Rochester MICHIGAN
 Street City

5. **Septic tanks/drain fields:** Condition, if known: GOOD
 6. **Heating system:** Type/approximate age: GAS, FORCED AIR,
 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.) 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.

- If yes, please explain: _____ unknown _____ yes _____ no X
 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 X 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 X no _____
 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: QUESTION #8 - SHOOTING RANGE WITHIN 2 MILES.
 The Seller has lived in the residence on the property from Nov. 2001 (date) to PRESENT (date).
 The Seller has owned the property since Nov. 2001 (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: 12/17/25
 Seller [Signature] Date: 12/17/25

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 **1217 Eagle Nest Drive** **Rochester** **48306**
(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, print 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>John Randall</u>	12/11/2025 17:03 EST		
(SELLER) John Randall	(DATE)	(PURCHASER)	(DATE)
Signed by: <u>Kimberly Randall</u>	12/11/2025 16:45 EST		
(SELLER) Kimberly Randall	(DATE)	(PURCHASER)	(DATE)
Signed by: <u>Caron Koteles Riha</u>	12/8/2025 12:09 EST		
(AGENT) Caron Koteles Riha	(DATE)	(AGENT)	(DATE)

RE: THE PROPERTY KNOWN AS **1217 Eagle Nest Drive**
(Street)**Rochester**
(City)**48306**
(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
JK / Initial
KL

(Initials) Purchaser _____ / _____

