

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
DirectAccess, Driveway,
ElectricityinGarage,
GarageDoorOpener,
STYLE

Contemporary

WATER
Community

BASEMENT

HEATING / COOLING
ForcedAir, NaturalGas

CeilingFans, CentralAir



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.



**Caron
Koteles Riha**

248-379-6651



caron@caronkoteles.com



www.caronkoteles.com



Leading
REAL ESTATE COMPANIES
OF THE WORLD

1217 Eagle Nest Drive
Rochester, MI

BED **BATH (FULL/HALF)**
4 2.1

SQ. FT. **ACREAGE**
2459 0.43

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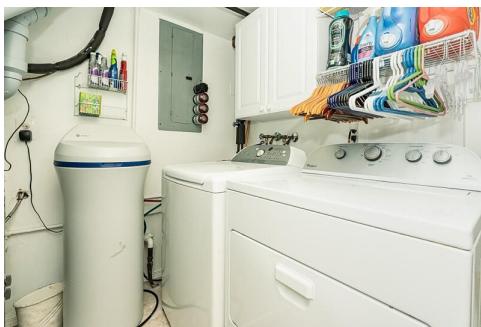
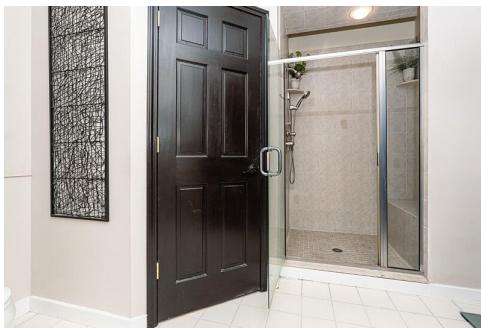
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1217 Eagle Nest Dr., Rochester, MI 48306
Floor 1
Floor plan shown for building design purposes. Size and dimensions are approximate.



1217 Eagle Nest Dr., Rochester, MI 48306
Floor 2
Floor plan shown for building design purposes. Size and dimensions are approximate.



1217 Eagle Nest Dr., Rochester, MI 48306
Floor 3
Floor plan shown for building design purposes. Size and dimensions are approximate.



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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

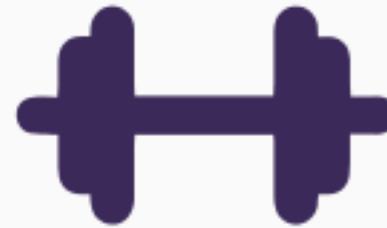
2.8
MILES

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 |

WITHIN
10 MILES

2
DOG
PARKS

6
PARKS

2
LAKES



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FOOD REPORT



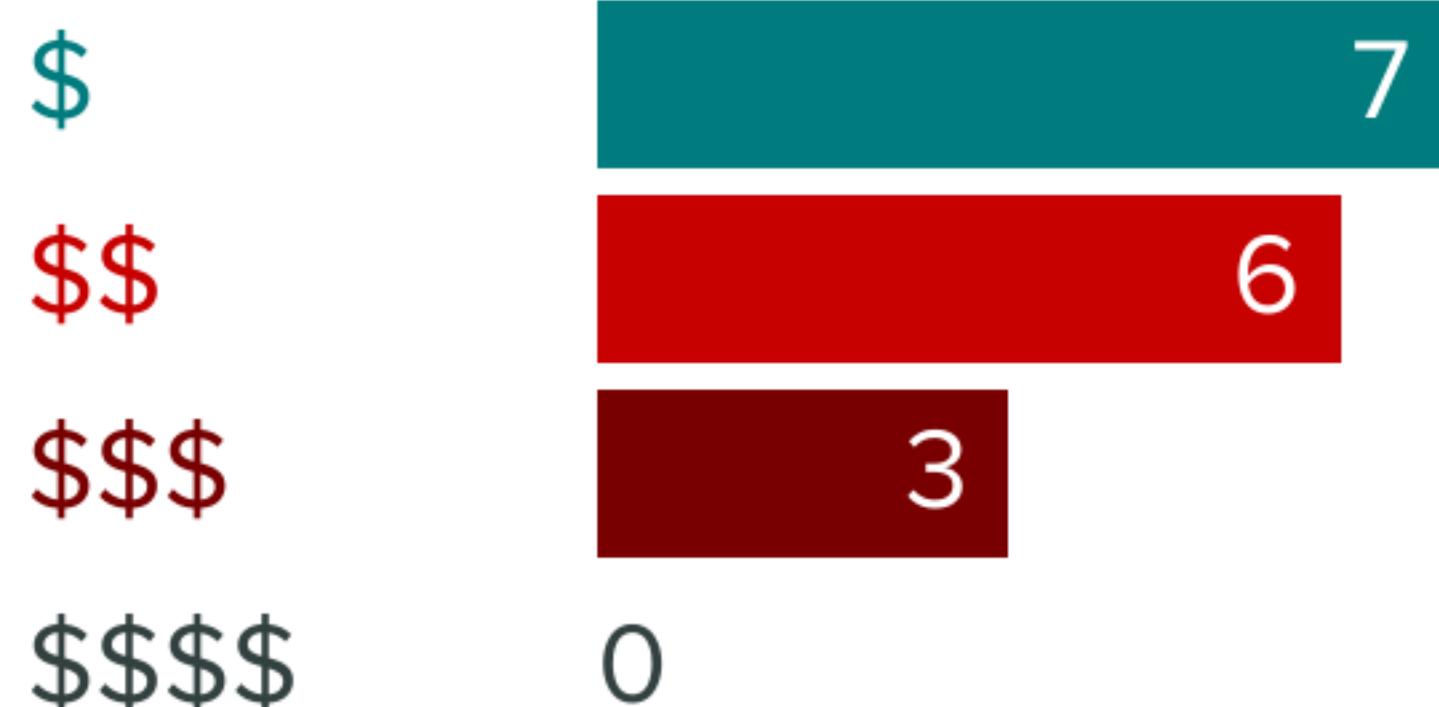
NEIGHBORHOOD EATS

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

16



WITHIN 5 MILES



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



1217 Eagle Nest Drive, Oakland Twp 48306-1217

MLS#: 20261002191
Area: 02101 - Oakland Twp
County: Oakland
Status: Active

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
Location: Rochester Road / E. Buell
Directions: 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

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

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

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:

| | | Features | | |
|----------------|---|------------------|--|--|
| 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: | Free-Standing Refrigerator, Microwave, Stainless Steel Appliance(s), Washer | |
| Appliances: | Dishwasher, Disposal, Dryer, Free-Standing Electric Oven, Smoke Alarm, Circuit Breakers, Entrance Foyer, High Spd Internet Avail, Programmable Thermostat, Furnished - No | Road Frontage: | Natural Gas, Forced Air | |
| Interior Feat: | | Sewer: | Ceiling Fan(s), Central Air | |
| Heat & Fuel: | | Room Information | | |
| Wtr Htr Fuel: | | | | |
| Water Source: | Community | | | |

| 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: |
| Ownership: | Standard (Private) | Occupant: | Owner | No |
| Tax Summer: | \$1,615 | Tax Winter: | \$807 | Oth/Sp Asmnt: |
| SEV: | 211,660.00 | Taxable Value: | 103,590.00 | |
| Legal Desc: | T4N, R11E, SEC 13 KNOTTWOOD KNOLLS LOT 44 | Homestead: | Yes | |
| Subdivision: | Knottwood Knolls | Existing Lease: | No | |
| Terms Offered: | Cash, Conventional, FHA, VA | | | Listing Exemptions: |

Listing Office

List Office: Real Estate One-Rochester

Remarks

Pub Rmks: DON'T MAKE A MOVE WITHOUT discovering this spacious 4-bedroom, 2.1-bath contemporary in the desirable Knottwood 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 ceiling, 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.

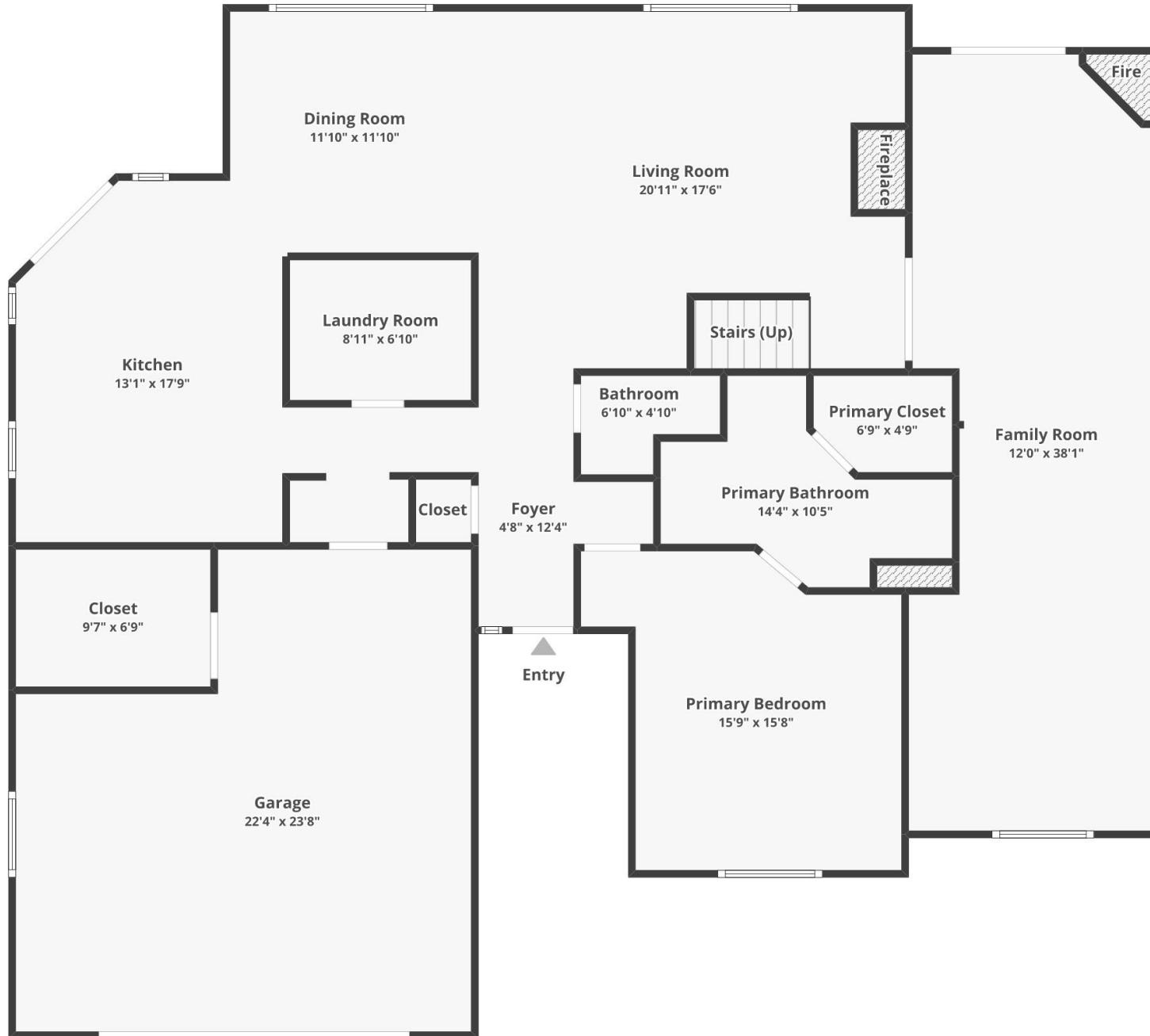
Notices and Disclaimers

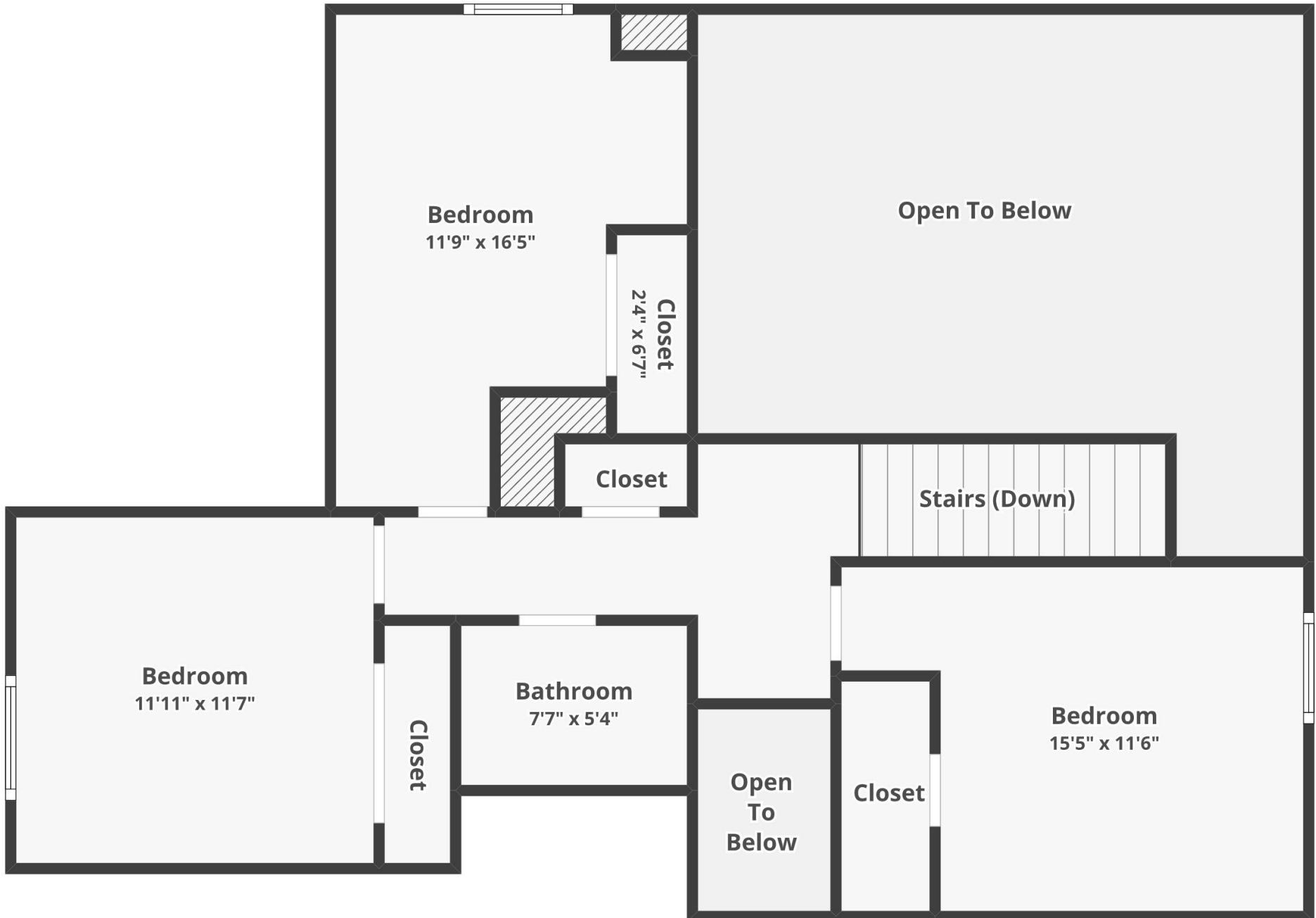
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3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.

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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 KNOTTS | Property Category: | Residential |
| MLS Area: | 02101 - Oakland Twp | Land Use: | 401 - RESIDENTIAL, IMPROVED |
| Legal Description: | T4N, R11E, SEC 13 KNORRWOOD KNOTTS LOT 44 | | |

Taxes

| Year | Season | Total Ad Val | Admin Fee | Asmnt | CVT | Ttl Seasonal |
|-------------|---------------|---------------------|------------------|--------------|------------|---------------------|
| 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 | \$.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 | \$.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

| Year | Taxable Val | State Eq Val | Hmstd % | Ttl Taxes |
|-------------|--------------------|---------------------|----------------|------------------|
| 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

| Grantor | Grantee | Record Date | Deed Date | Sale Price | Deed Type | Liber/Page |
|----------------|----------------|--------------------|------------------|-------------------|------------------|-------------------|
|----------------|----------------|--------------------|------------------|-------------------|------------------|-------------------|

Other Recordings

| Obligee | Obligor | Record Date | Doc Date | Amount | Doc Type | Liber/Page |
|--------------------------|--------------------|--------------------|-----------------|---------------|-----------------|-------------------|
| THE HUNTINGTON NATIONALA | RANDALL JOHN | 02/12/2025 | 02/07/2025 | \$75,000 | DIS | 59987/0214 |
| THE HUNTINGTON NATIONALA | RANDALL JOHN | 02/10/2025 | 02/06/2025 | \$164,889 | DIS | 59984/0217 |
| THE HUNTINGTON NATIONALA | JOHN RANDALL | 01/27/2025 | 01/15/2025 | \$190,500 | MTG | 59956/0510 |
| THE HUNTINGTON NATIONALA | RANDALL JOHN | 07/14/2021 | 06/19/2021 | \$75,000 | MTG | 56544/0191 |
| THE HUNTINGTON NATIONALA | RANDALL JOHN | 07/02/2021 | 06/05/2021 | \$164,889 | MTG | 56495/0698 |
| THE HUNTINGTON NATIONALA | 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: | 1987 | Bathrooms: | 2.1 |
| Year Built: | 1994 | 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

Property Address: _____

1217 Eagle Nest Drive

Street

Rochester

City

MICHIGAN

H

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 | X | | | | Lawn sprinkler system | X | | | |
| Dishwasher | X | | | | Water heater | X | | | |
| Refrigerator | X | | | | Plumbing system | X | | | |
| Hood/fan | X | | | | Water softener/ | | | | |
| Disposal | X | | | | conditioner | | | | |
| TV antenna, TV rotor & controls | X | | | | Well & pump | X | | | |
| Electric System | X | | | | Septic tank & drain field | X | | | |
| Garage door opener & remote control | X | | | | Sump pump | | | | X |
| Alarm system | X | | | | City water system | | | | |
| Intercom | | | | | City sewer system | | | | |
| Central vacuum | | | | | Central air conditioning | X | | | |
| Attic fan | | | | | Central heating system | X | | | |
| Pool heater, wall liner & equipment | | | | | Wall furnace | | | | |
| Microwave | | | | | Humidifier | | | | |
| Trash compactor | | | | | Electronic air filter | | | | |
| Ceiling fan | X | | | | Solar heating system | | | | |
| Sauna/hot tub | X | | | | Fireplace & chimney | X | | | |
| Washer | 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:

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

Street

Rochester

MICHIGAN

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 _____ 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: DEFINITION #8 - SHOOTING RANGE

The Seller has lived in the residence on the property from Nov. 7, 2005 (date) to PRESENT (date).
The Seller has owned the property since Nov. 7, 2005 (date) to PRESENT (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

Leigh Date: 12/17/25

Seller

Kimberly Randall 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
(Street)

Rochester
(City)

48306
(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.

| | | | |
|--|--------------------------------------|-------------|--------|
| <i>John Randall</i> (SELLER) John Randall Signed by: <i>John Randall</i> | (DATE) 12/11/2025 17:03 EST | (PURCHASER) | (DATE) |
| <i>Kimberly Randall</i> (SELLER) Kimberly Randall Signed by: <i>Kimberly Randall</i> | (DATE) 12/11/2025 16:45 EST | (PURCHASER) | (DATE) |
| <i>Caron Koteles Riha</i> (AGENT) Caron Koteles Riha Signed by: <i>Caron Koteles Riha</i> | (DATE) 12/8/2025 12:09 EST | (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  / 

(Initials) Purchaser /

