

409 Fox Hills Drive N 95 Bloomfield Hills, MI

See Listing Report
inside for details!
MLS# 20261005469

BED
2

BATH (FULL/HALF)
1.1

SQ. FT.
1270

ACREAGE
0.0

COUNTY
Oakland

SCHOOL DISTRICT
Bloomfield Hills

TAXES (WINTER/SUMMER)
(\$519/\$544)

YEAR BUILT
1967

GARAGE
NoGarage, Carport

STYLE
Townhouse

WATER
Public

BASEMENT
Unfinished

HEATING / COOLING
ForcedAir, NaturalGas

CeilingFans, CentralAir

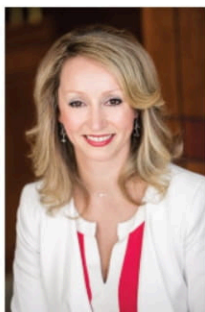


Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT a visit to this delightful 2-bedroom, 1.5-bath townhome style condo nestled in a peaceful Bloomfield Hills community, offering comfort, convenience, and low-maintenance living. Step inside to a bright and spacious living room filled with natural light, seamlessly flowing into the dining area—perfect for everyday living or casual entertaining. The functional kitchen features ample cabinetry and counter space, with all appliances included, making move-in easy. Both bedrooms are generously sized, including a primary bedroom with two closets and a dedicated dressing vanity. The second bedroom offers a wall of step-in closets, providing excellent storage options. Vinyl windows throughout enhance energy efficiency and natural light. The unfinished basement presents endless potential—ideal for storage, a workout area, or future finishing to create additional living space. Major mechanical updates include new central air (2024), new Lennox furnace (2026) for added peace of mind. Washer and dryer are also included. Enjoy the convenience of a covered carport with one assigned space, protecting your vehicle year-round. Ideally located just minutes from shopping, dining, and top-rated schools, this condo is a wonderful opportunity for first-time buyers, downsizers, or anyone seeking a home in such a prime location. HOA covers grounds maintenance, snow removal, sewer, trash, and water. Enjoy access to the community pool and tennis courts during the summer months, and take advantage of the clubhouse, which is available for private events. Conveniently located near I-75 and within the award-winning Bloomfield Hills Schools district



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



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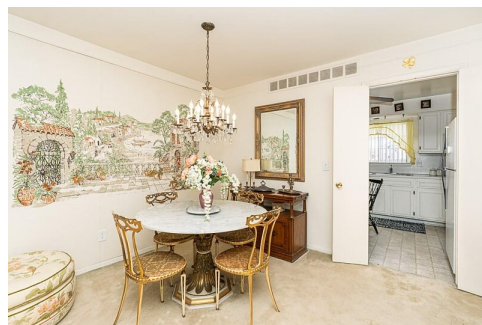
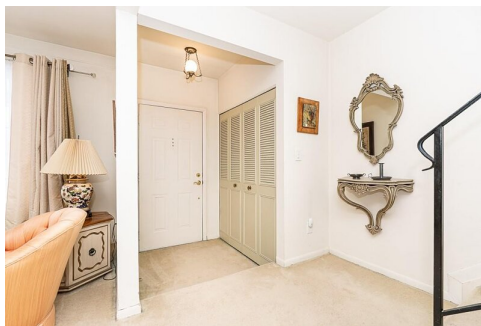
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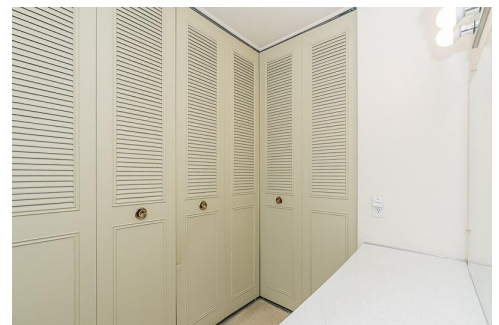
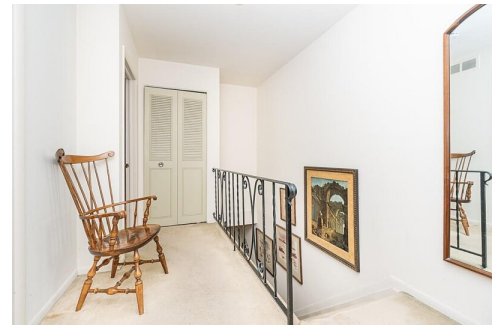
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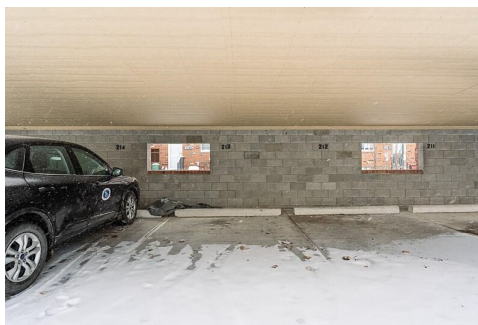
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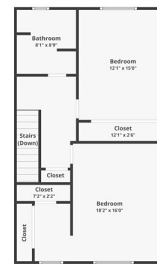


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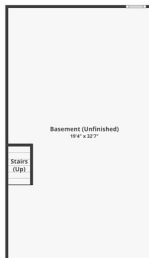
Floor 1

Not available. Contact the agent for more information.



Floor 2

Not available. Contact the agent for more information.



Basement

Not available. Contact the agent for more information.



Floor 3

Not available. Contact the agent for more information.

No photo available
at this time

No photo available
at this time

No photo available
at this time

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at this time



**Caron
Koteles Riha**

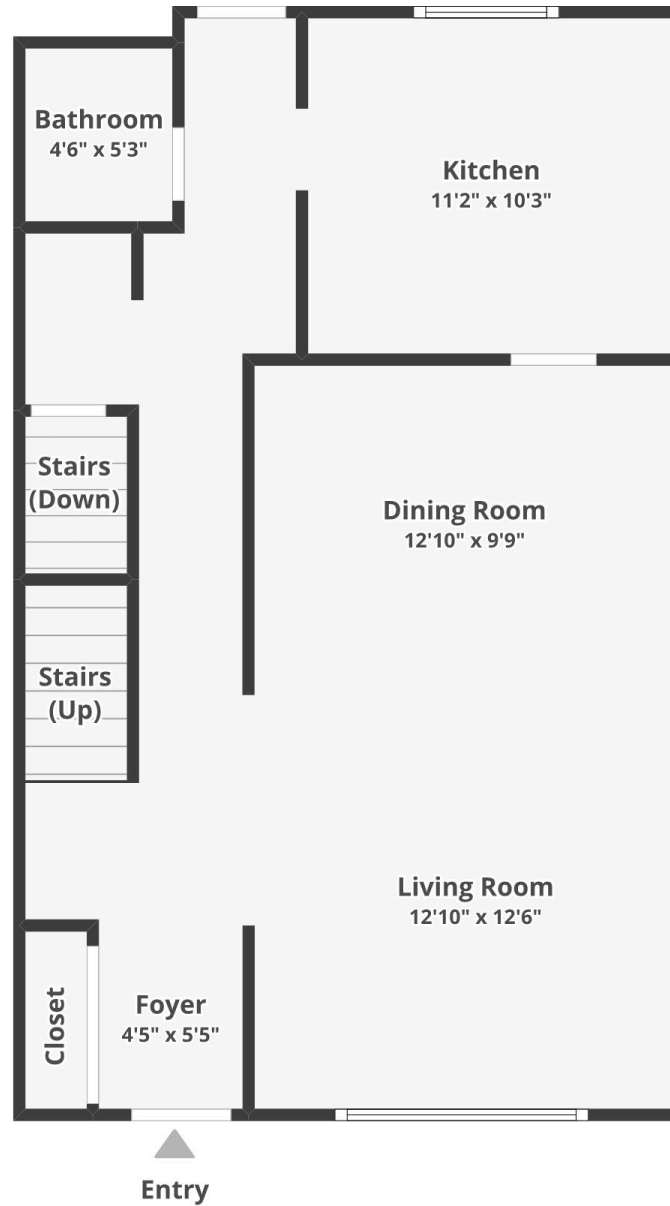
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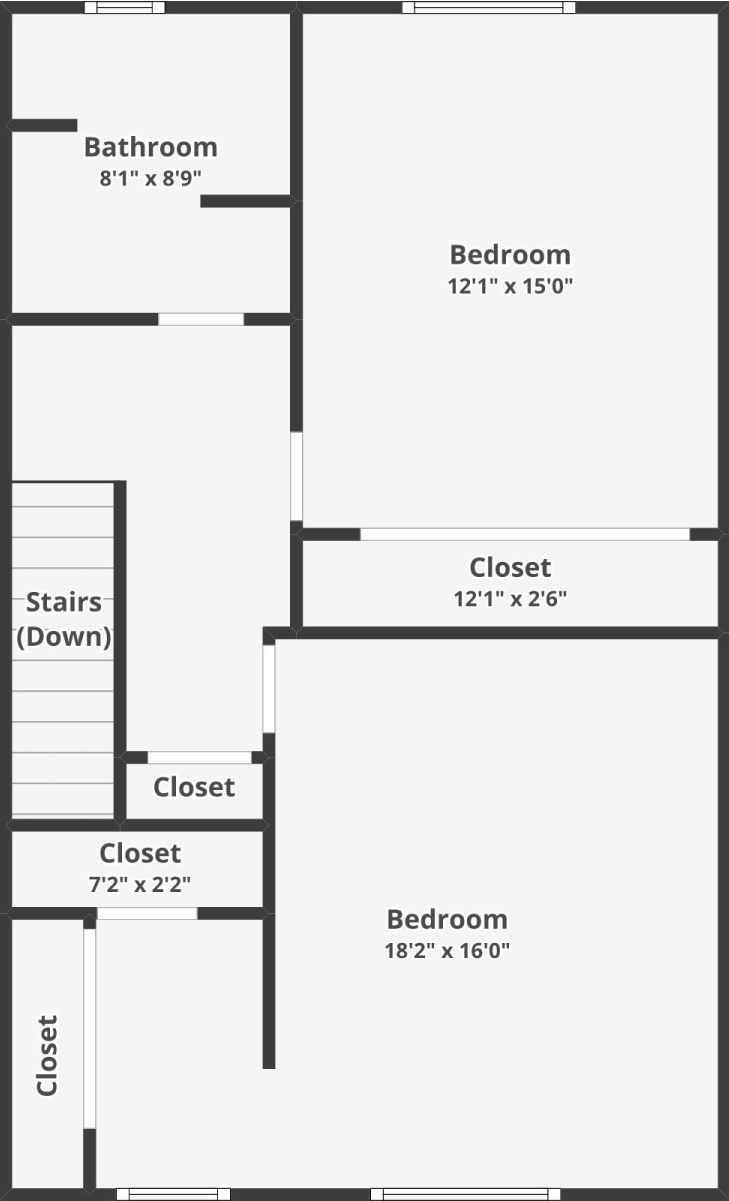


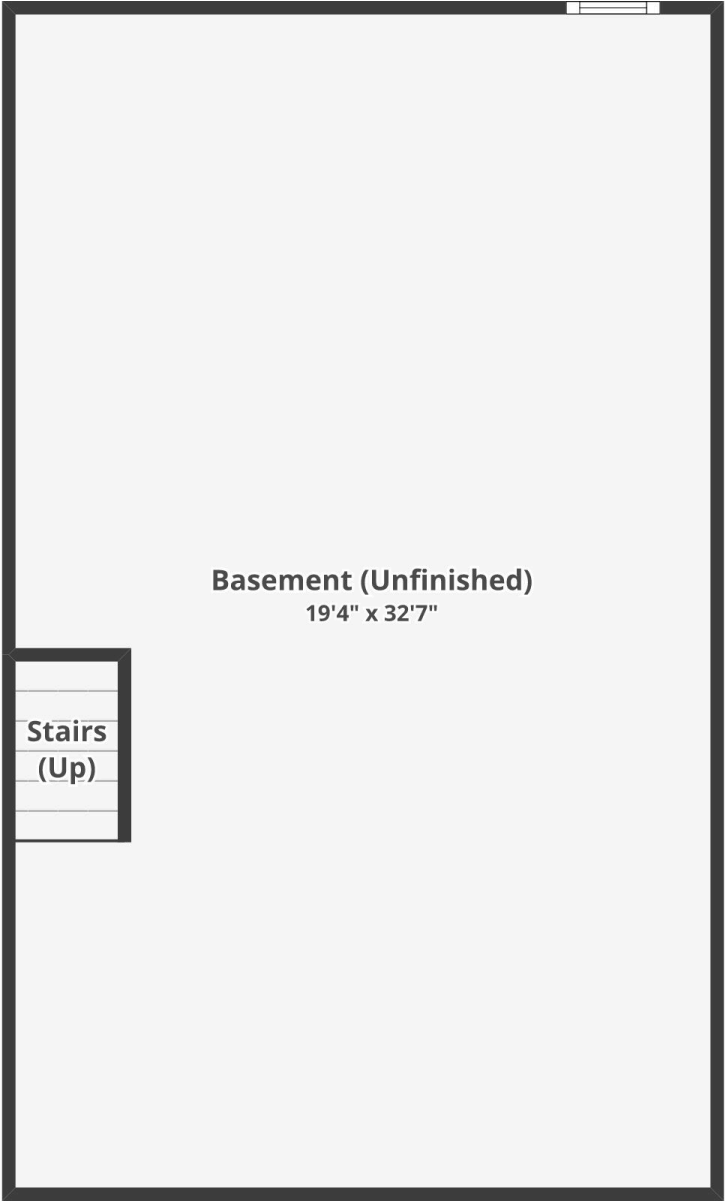
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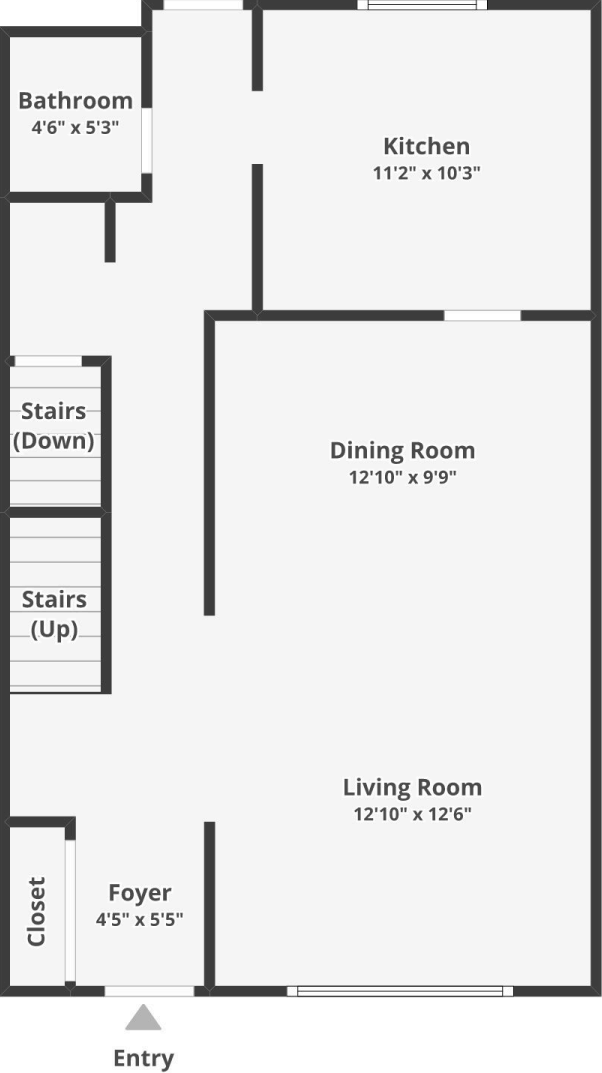


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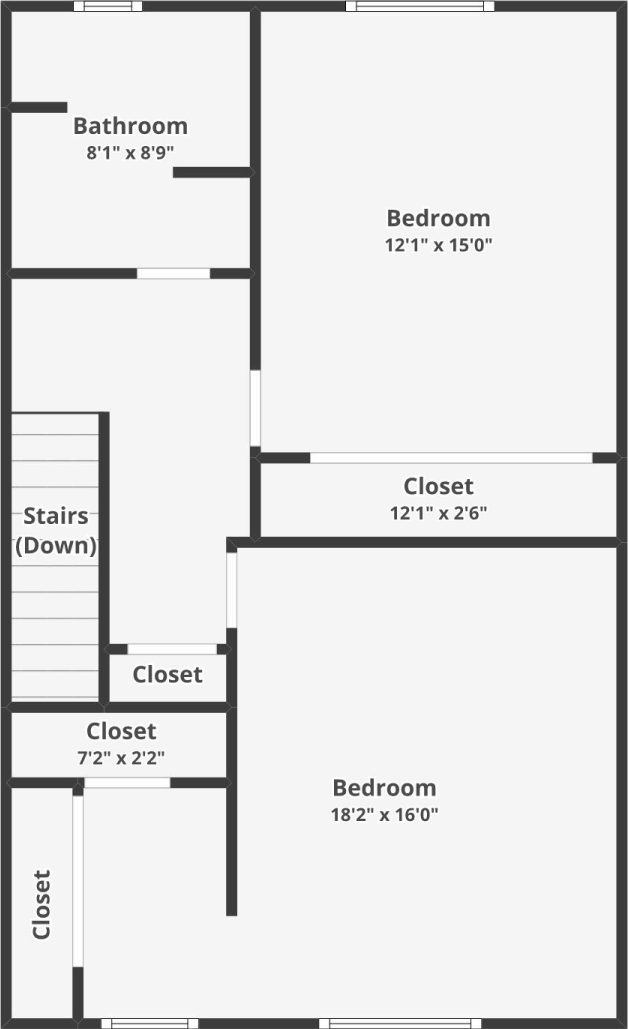




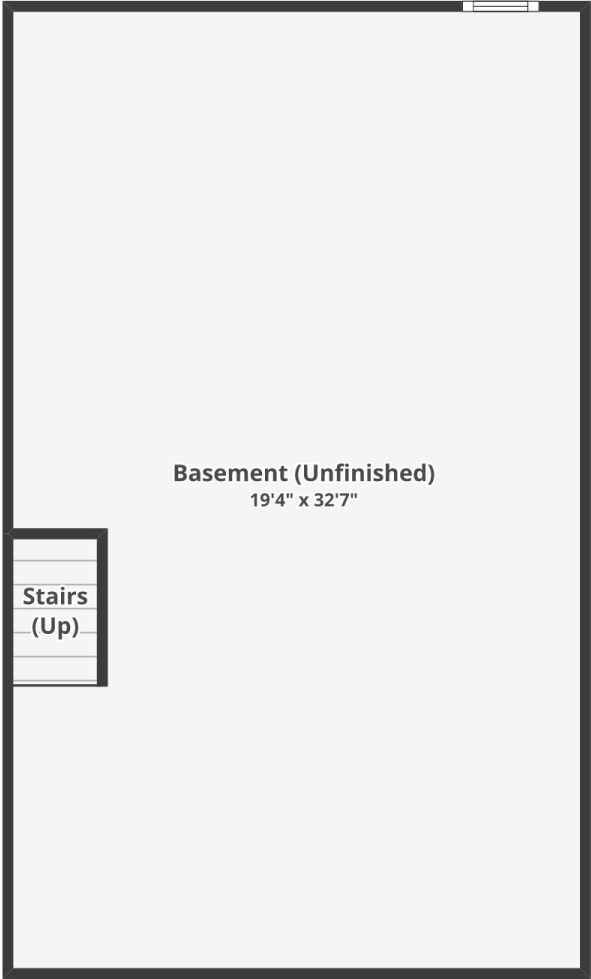




FLOOR 1



FLOOR 2



BASEMENT

409 Fox Hills Drive N Unit#95, Bloomfield Hills 48304-1309

MLS#: **20261005469**
County: **Oakland**
Status: **Active**

Area: **02193 - Bloomfield Twp**
School D: **Bloomfield Hills**

Trans Type: **Sale**

LP: **\$175,000**
OLP: **\$175,000**

Location Information

Prop Type: **Condominium**
City: **Bloomfield Hills**

Garage:

Tot Grg Sp: **0.0**
Grg Sz: **No Garage**

Lot Information

Acreage:
Lot Dim:

Mailing City: **Bloomfield Hills**
Side of Street: **W**
Location: **Square Lake / Opdyke**
Directions: **Off S. Opdyke between S Blvd and Square Lake. Take Fox Hills Drive into complex. Take the first left and go past the first set of buildings on your left. Unit is within the 2nd set of buildings on the left (with carports).**

Square Footage

Est Fin Abv Gr: **1,270**
Est Fin Lower:
Est Tot Lower: **631**
Est Tot Finished: **1,270**

Layout

Rooms: **7**
Beds: **2**
Baths: **1.1**

Rd Front Ft:

Arch Style: **Townhouse**

Arch Level: **2 Story**

Waterfront Information

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

General Information

Year Built: **1967**
Year Remod:
Possession: **Close Plus 30 Days**

Recent CH: **01/29/2026 : New : ->ACTV**

Features

Pets Allowed: **Call**
Foundation: **Basement**
Basement: **Unfinished**
Exterior Feat: **Tennis Court, Club House, Grounds Maintenance, Private Entry, Pool - Community, Pool - Inground**
Exterior: **Aluminum, Brick**
Porch Type:
Appliances: **Dishwasher, Disposal, Dryer, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Washer**
Interior Feat: **Circuit Breakers**
Heat & Fuel: **Natural Gas, Forced Air**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Entry Location: **Ground Level w/Steps**
Fndtn Mtrls: **Block**
Construct Feat:
Roof Mtrls: **Asphalt**
Cooling: **Ceiling Fan(s), Central Air**
Road Frontage: **Paved, Private**
Sewer: **Sewer (Sewer-Sanitary)**

Room Information

| Room | Level | Dimensions | Flooring |
|-------------|-------------|------------|----------|
| Bath - Full | Second | 8 x 8 | Ceramic |
| Bedroom | Second | 11 x 15 | Carpet |
| Dining Room | First/Entry | 10 x 12 | Carpet |
| Kitchen | First/Entry | 11 x 9 | Linoleum |
| Other | Second | 7 x 4 | Carpet |

| Room | Level | Dimensions | Flooring |
|-------------------|-------------|------------|----------|
| Bath - Lav | First/Entry | 4 x 5 | Linoleum |
| Bedroom - Primary | Second | 15 x 12 | Carpet |
| Flex Room | Basement | 19 x 32 | Concrete |
| Living Room | First/Entry | 12 x 13 | Carpet |

Legal/Tax/Financial

Property ID: **1902303095**
Ownership: **Standard (Private)**
Tax Summer: **\$544**
SEV: **83,200.00**
Legal Desc: **T2N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1240 FOX HILLS CONDOMINIUM UNIT 95, BLDG 12 L 21164 P 606 6-24-00 FR 302-196**
Subdivision: **Fox Hills Condo**
Terms Offered: **Cash, Conventional**

Short Sale: **No**
Occupant: **Owner**
Homestead: **Yes**
Existing Lease: **No**
Home Warranty: **No**
Oth/Sp Asmnt:

Subdivision: **Fox Hills Condo**
Terms Offered: **Cash, Conventional**

Homeowner Association Information

Assoc Fee Amt: **365**
Fee Frequency: **Monthly**
Fee Includes: **Snow Removal, Maintenance Grounds, Trash, Water**

Working Capital:
Association Contact\Website: **service@emg.com**
Association Phone\Email: **8886759229**

Listing Office

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

Remarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT a visit to this delightful 2-bedroom, 1.5-bath townhome style condo nestled in a peaceful Bloomfield Hills community, offering comfort, convenience, and low-maintenance living. Step inside to a bright and spacious living room filled with natural light, seamlessly flowing into the dining area—perfect for everyday living or casual entertaining. The functional kitchen features ample cabinetry and counter space, with all appliances included, making move-in easy. Both bedrooms are generously sized, including a primary bedroom with two closets and a dedicated dressing vanity. The second bedroom offers a wall of step-in closets, providing excellent storage options. Vinyl windows throughout enhance energy efficiency and natural light. The unfinished basement presents endless potential—ideal for storage, a workout area, or future finishing to create additional living space. Major mechanical updates include new central air (2024), new Lennox furnace (2026) for added peace of mind. Washer and dryer are also included. Enjoy the convenience of a covered carport with one assigned space, protecting your vehicle year-round. Ideally located just minutes from shopping, dining, and top-rated schools, this condo is a wonderful opportunity for first-time buyers, downsizers, or anyone seeking a home in such a prime location. HOA covers grounds maintenance, snow removal, sewer, trash, and water. Enjoy access to the community pool and tennis courts during the summer months, and take advantage of the clubhouse, which is available for private events. Conveniently located near I-75 and within the award-winning Bloomfield Hills Schools district**

Notices and Disclaimers

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

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

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409 NORTH FOX HILLS DRIVE, BLOOMFIELD HILLS, MI
48304

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.



ATM



CLEANERS



GROCERIES



COFFEE



PHARMACY



0.3
MILES

0.5
MILES

0.6
MILES

0.6
MILES

0.6
MILES



MOVIE THEATER



GYM



MEDICAL



GAS

4.6
MILES

1.6
MILES

1
MILE

0.6
MILES



ListReports

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



409 NORTH FOX HILLS DRIVE, BLOOMFIELD HILLS, MI
48304

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

| | | |
|---|--|---------------------|
|  | GOLF COURSE HEATHERS CLUB OF BLOOMFIELD | 0.8 MILES |
|  | PARK CIVIC CENTER PARK | 4.2 MILES |
|  | LAKE ORCHARD LAKE SCHOOLS | 5.6 MILES |
|  | DOG PARK ORION OAKS DOG PARK | 9.8 MILES |





409 NORTH FOX HILLS DRIVE, BLOOMFIELD HILLS, MI
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FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **108** moderately priced restaurants and has an **above average** variety of cuisines.

125



WITHIN 5 MILES

\$

68

\$\$

40

\$\$\$

8

\$\$\$\$

2

GOOD EATS BY CATEGORY

| | |
|---------------------|----|
| AMERICAN | 32 |
| FAST FOOD | 17 |
| MEXICAN | 15 |
| PIZZA | 12 |
| INTERNATIONAL | 7 |
| ASIAN | 7 |
| BARS | 5 |
| CHINESE | 5 |
| THAI | 3 |
| OTHER | 12 |



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409 NORTH FOX HILLS DRIVE, BLOOMFIELD HILLS, MI
48304

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **10** private schools and **8** charter schools within **5** miles.

PK-

BLOOMIN' PRESCHOOL
ASSIGNED

K-5

EASTOVER ELEMENTARY
SCHOOL
ASSIGNED

9-12

BLOOMFIELD HILLS
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.

Oakland County Public Records - Full Detail Report

Location & Ownership

| | | | |
|--------------------|---|--------------------|--|
| Property Address: | 409 Fox Hills Drive N | Property ID: | 1902303095 |
| City/State/Zip: | Bloomfield Hills, Michigan, 48304-1309 | | |
| Owner Name: | Jeanine Anderson | Lat/Long: | 42.608965 / -83.245572 |
| Taxpayer Address: | 409 Fox Hills Drive N | Census Tract: | 1500 |
| City/State/Zip: | Bloomfield Hills, Michigan, 48304-1309 | Block Group: | 2 |
| City/Village/Town: | Bloomfield Twp | School District: | Bloomfield Hills |
| Subdivision: | FOX HILLS CONDO | Property Category: | Residential |
| MLS Area: | 02193 - Bloomfield Twp | Land Use: | 407 - RESIDENTIAL - CONDOMINIUM |
| Legal Description: | T2N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1240 FOX HILLS CONDOMINIUM UNIT 95, BLDG 12 L 21164 P 606 6-24-00 FR 302-196 | | |

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 | W | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$536.32 |
| 2024 | S | \$544.60 | \$0.00 | \$0.00 | \$0.00 | \$544.60 |
| 2023 | W | \$519.05 | \$0.00 | \$0.00 | \$0.00 | \$519.05 |
| 2023 | S | \$527.08 | \$0.00 | \$0.00 | \$0.00 | \$527.08 |
| 2022 | W | \$483.95 | \$0.00 | \$0.00 | \$0.00 | \$483.95 |
| 2022 | S | \$506.76 | \$0.00 | \$0.00 | \$0.00 | \$506.76 |
| 2021 | W | \$480.07 | \$0.00 | \$0.00 | \$0.00 | \$480.07 |
| 2021 | S | \$503.85 | \$0.00 | \$0.00 | \$0.00 | \$503.85 |
| 2020 | W | \$514.69 | \$0.00 | \$0.00 | \$0.00 | \$514.69 |
| 2020 | S | \$482.41 | \$0.00 | \$0.00 | \$0.00 | \$482.41 |

Assessments

| <u>Year</u> | <u>Taxable Val</u> | <u>State Eq Val</u> | <u>Hmstd %</u> | <u>Ttl Taxes</u> |
|-------------|--------------------|---------------------|----------------|------------------|
| 2025 | \$0 | \$83,200 | 100 | |
| 2024 | \$29,260 | \$83,200 | 100 | \$1,080.92 |
| 2023 | \$27,870 | \$76,730 | 100 | \$1,046.13 |
| 2022 | \$26,550 | \$75,270 | 100 | \$990.71 |
| 2021 | \$25,710 | \$62,050 | 100 | \$983.92 |

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> |
|----------------------|--------------------|--------------------|------------------|-------------------|------------------|-------------------|
| FOX HILLS ASSOCIATES | ANDERSON JEANINE F | 07/27/2000 | 07/11/2000 | \$137,700 | DEED | 00000/0000 |

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> |
|--------------------|--------------------|--------------------|-----------------|---------------|-----------------|-------------------|
| BANK OF AMERICA NA | ANDERSON JEANINE F | 05/12/2022 | 04/19/2022 | \$100,000 | MTG | 57768/0384 |

Characteristics

| | | | |
|----------------------|------------------------|--------------------|-------------|
| Living Area SF: | 1270 | Bedrooms: | 2 |
| Basement Sqft: | 631 | Bathrooms: | 1.1 |
| Year Built: | 1967 | Pool: | |
| Exterior: | Aluminum, Vinyl | Garage Features: | |
| Architecture Level: | 2 Story | Garage Year Built: | |
| Style: | Colonial | Garage Sqft: | |
| Basement: | Basement, Slab | Garage Width: | |
| Heating: | Forced Air | Gas Service: | |
| Heat Fuel: | Natural Gas | Sewer: | |
| Central Air: | Yes | Well: | |
| #1 Porch/Dimensions: | / | Storm Sewer: | |
| Irregular: | | Acres: | 1.00 |

Search for MLS Listings



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 409 Fox Hills Dr N Bloomfield Hills 48304
(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.)**
☐ 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 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.**

PURCHASER'S ACKNOWLEDGEMENT

4. **Purchaser has received copies of all information listed above and the attached** _____
5. **Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.**
6. **As set forth in the Sales Contract, Purchaser has (Check the appropriate box below):**
☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

REALTOR® ACKNOWLEDGEMENT

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

CERTIFICATION OF ACCURACY

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

| | | | |
|------------------------------------|-------------------------|-------------------|--------------|
| (SELLER) <u>Jeanine Anderson</u> | (DATE) <u>1/26/2020</u> | (PURCHASER) _____ | (DATE) _____ |
| (SELLER) <u>Caron Koteles Riha</u> | (DATE) <u>1/26/2020</u> | (PURCHASER) _____ | (DATE) _____ |
| (AGENT) <u>Caron Koteles Riha</u> | (DATE) _____ | (AGENT) _____ | (DATE) _____ |

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 JFA / _____

(Initials) Purchaser _____ / _____



Seller's Disclosure Statement

H

Property Address: 409 Fox Hills Dr N Bloomfield 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 | | | | <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 | | | | | 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 | <u>COMMON - TENNIS COURTS</u> | | | | 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? yes _____ no ☒
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no ☒
- Roof:** Leaks? yes _____ no ☒
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: N/A

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS JFR

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

Fox Hills N, 409 -

Seller's Disclosure Statement

Property Address: 409 Fox Hills Dr N Bloomfield Hills MICHIGAN
Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
6. **Heating system:** Type/approximate age: 3 DAYS OLD 2026
7. **Plumbing system:** Type: copper ☒ galvanized ☐ other ☐
 Any known problems? NO
8. **Electrical system:** Any known problems? NO NEW PANEL
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: _____

The Seller has lived in the residence on the property from 1972 (date) to PRESENT (date).
 The Seller has owned the property since 1972 (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: 1/26/2026
 Seller _____ Date: _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time: _____
 Buyer _____ Date: _____ Time: _____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.

