

35510 Jeffers Court Harrison Township, MI

See Listing Report
inside for details!
MLS# 20251051145

BED
3

BATH (FULL/HALF)
2.0

SQ. FT.
2121

ACREAGE
0.16

COUNTY
Macomb

SCHOOL DISTRICT
L'anse Creuse

TAXES (WINTER/SUMMER)
(\$2,256/\$4,811)

YEAR BUILT
1973

GARAGE

STYLE
A-Frame

WATER
Public (Municipal)

BASEMENT

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT stepping through the gate — you'll instantly know you're somewhere truly special. Imagine coming home after a long day to your own private chalet right on beautiful Lake St. Clair. This charming A-frame waterfront home blends character, luxury, and upscale cottage vibe living. The exterior features multiple stone fountains, paver patio, brick firepit, dock, boat hoist, hot tub, in-ground heated pool, and whimsical gardens — all set against breathtaking Lake St. Clair views. Step inside and be welcomed by soaring cathedral ceilings, a two-story natural stone fireplace, leaded glass window, and an abundance of natural light. The gourmet kitchen will delight any chef, featuring ceramic floors, recessed lighting, large tile counters, custom cabinetry, and high-end stainless steel appliances — including Amana refrigerator, Bosch dishwasher, Jenn-Air microwave, and a nearly new Frigidaire Gallery stove. The dining area is surrounded by windows showcasing serene garden views. The main level offers two bedrooms, a full ceramic bath with a glass shower, elegant vanity, and recessed lighting. Upstairs, the primary suite is a private retreat complete with wood floors, vaulted ceilings, and a luxurious primary bath featuring a jetted tub, oversized glass shower, and exquisite tilework. Additional highlights include a spa room, laundry area with electric panel, newer roof, and thoughtful details throughout — from ceiling fans and recessed lighting to extensive custom tile and craftsmanship. With 3 bedrooms, 2 full baths, and 2,121 sq ft of beautifully designed light filled living space, this home offers the perfect blend of relaxation and sophistication — ideal for everyday living or entertaining on the water. Minutes by car or boat to some great lakeside restaurants. Come experience the magic of L'anse Creuse Bay on Lake St. Clair where you could enjoy lakefront living — your private lakeside escape awaits!



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



✉ caron@caronkoteles.com



🌐 www.caronkoteles.com



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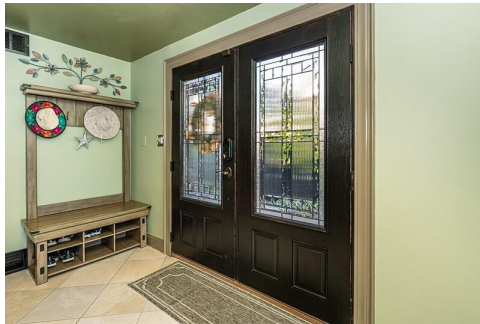
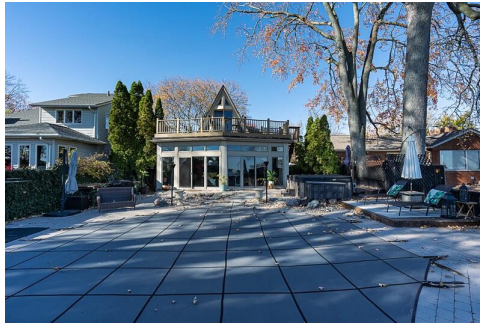
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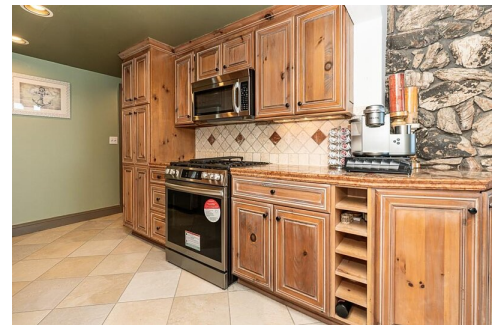
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35510 Jeffers Court, Harrison Twp 48045-3226MLS#: **20251051145**
County: **Macomb**
Status: **Active**Area: **03121 - Harrison Twp**
School D: **Lanse Creuse**Trans Type: **Sale**LP: **\$600,000**
OLP: **\$600,000**Location InformationProp Type: **Residential**
Township: **Harrison Twp**
Mailing City: **Harrison Towns**
Side of Street: **E**
Location: **15 Mile / Jefferson**
Directions: **Enter Jeffers off of Jefferson**Garage:No
Tot Grg Sp: **0.0**
Grg Sz: **No Garage**
Grg Dim:
Grg Feat: Lot InformationAcreage: **0.16**
Lot Dim: **51 X 135**
Rd Front Ft: **51**Square FootageEst Fin Abv Gr: **2,121**
Est Fin Lower:
Est Tot Lower:
Est Tot Finished: **2,121**LayoutRooms: **7**
Beds: **3**
Baths: **2.0**Arch Style: **A-Frame**Arch Level: **1 1/2 Story**Waterfront InformationWater Name: **Lanse Creuse Bay / Lake St. Clair**
Water Facilities: **Direct Water Frontage, Lake Front**
Water Features: **All Sports Lake, Boat Facilities, Dock Facilities, Sea Wall,**
Water Front Feet: **51**General InformationYear Built: **1973**
Year Remod:
Possession: **Negotiable**Recent CH: **11/07/2025 : New : CS->ACTV**

Includes:

Pets Allowed: Yes	Entry Location: Ground Level w/Steps
Foundation: Crawl	Fndtn Mtrls:
Exterior Feat: Lighting, Fenced, Pool - Inground	
Exterior: Cedar, Stone	Construct Feat:
Out Buildings: Shed	Fencing: Back Yard, Fenced, Fencing Required with Pool
Site Desc: Dead End Street, Water View	
Porch Type: Deck, Patio	Roof Mtrls: Asphalt
Fireplc Fuel: Natural	Fireplace Loc: Great Room
Appliances: Dishwasher, Disposal, Dryer, Free-Standing Gas Range, Free-Standing Refrigerator, Microwave, Stainless Steel Appliance(s), Washer	
Interior Feat: Cable Available, Circuit Breakers, High Spd Internet Avail, Programmable Thermostat, Furnished - No	Cooling: Ceiling Fan(s), Central Air
Heat & Fuel: Natural Gas, Forced Air	Road Frontage: Paved
Wtr Htr Fuel: Natural Gas	Sewer: Sewer (Sewer-Sanitary)
Water Source: Public (Municipal)	

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	11 x 5	Ceramic	Bath - Primary	Second	15 x 8	Ceramic
Bedroom	First/Entry	12 x 10	Ceramic	Bedroom	First/Entry	12 x 10	
Bedroom - Primary	Second	14 x 12	Wood	Dining Room	First/Entry	8 x 8	Ceramic
Flex Room	Second	11 x 6	Other	Great Room	First/Entry	33 x 28	Ceramic
Kitchen	First/Entry	16 x 9	Ceramic				

Legal/Tax/Financial

Property ID: 1231103011	Short Sale: No	Home Warranty: No
Ownership: Standard (Private)	Occupant: Owner	
Tax Summer: \$4,812	Homestead: Yes	Oth/Sp Asmnt:
SEV: 236,500.00	Existing Lease: No	
Legal Desc: LAKE ST CLAIR LAND CO'S SUB LOT 4		
Subdivision: Lake St Clair Land Cos		
Terms Offered: Cash, Conventional, FHA, VA		Listing Exemptions:

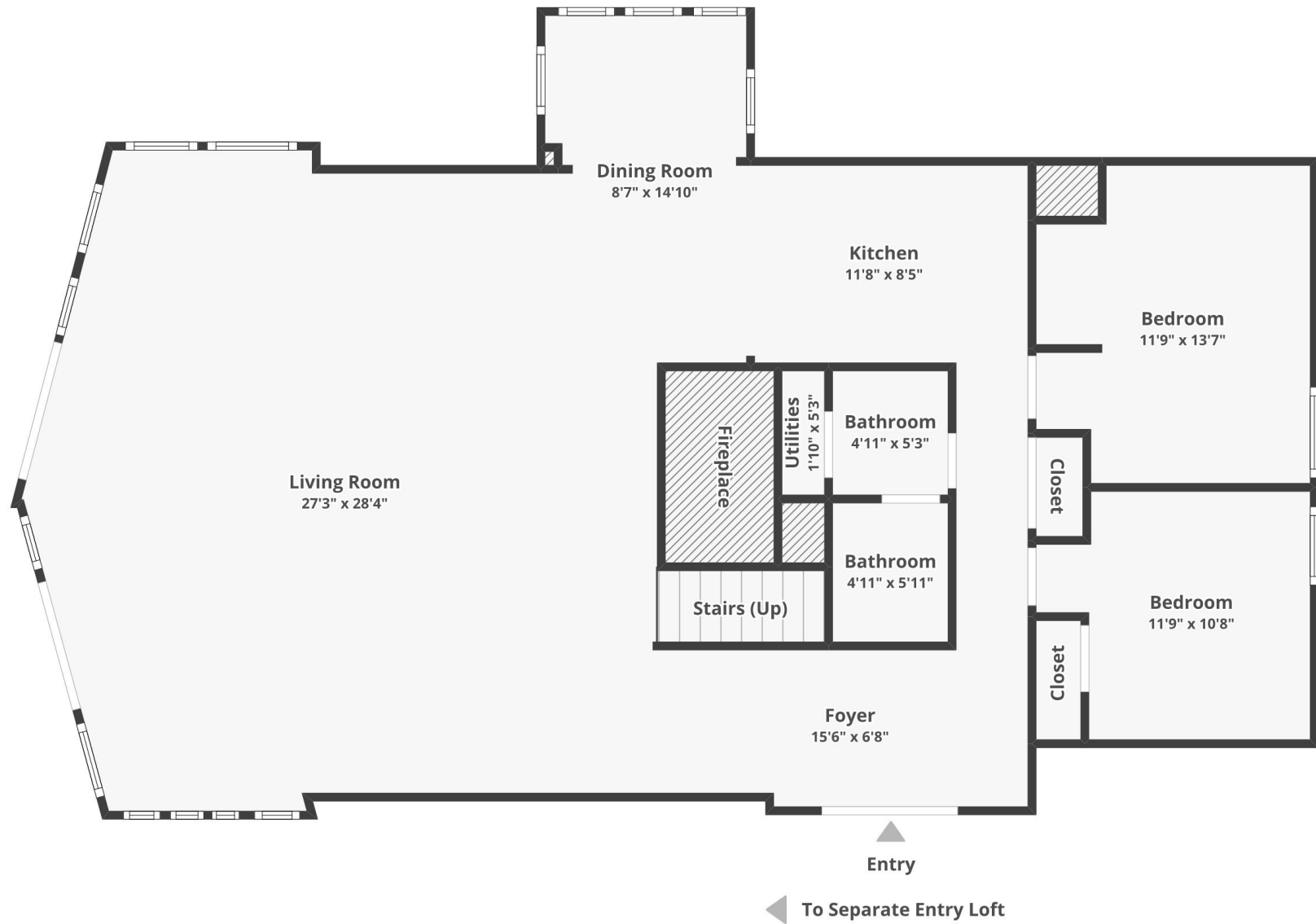
Listing OfficeList Office: **Real Estate One-Rochester**RemarksPub Rmks: **DON'T MAKE A MOVE WITHOUT stepping through the gate — you'll instantly know you're somewhere truly special. Imagine coming home after a long day to your own private chalet right on beautiful Lake St. Clair. This charming A-frame waterfront home blends character, luxury, and upscale cottage vibe living. The exterior features multiple stone fountains, paver patio, brick firepit, dock, boat hoist, hot tub, in-ground heated pool, and whimsical gardens — all set against breathtaking Lake St. Clair views. Step inside and be welcomed by soaring cathedral ceilings, a two-story natural stone fireplace, leaded glass window, and an abundance of natural light. The gourmet kitchen will delight any chef, featuring ceramic floors, recessed lighting, large tile counters, custom cabinetry, and high-end stainless steel appliances — including Amana refrigerator, Bosch dishwasher, Jenn-Air microwave, and a nearly new Frigidaire Gallery stove. The dining area is surrounded by windows showcasing serene garden views. The main level offers two bedrooms, a full ceramic bath with a glass shower, elegant vanity, and recessed lighting. Upstairs, the primary suite is a private retreat complete with wood floors, vaulted ceilings, and a luxurious primary bath featuring a jetted tub, oversized glass shower, and exquisite tilework. Additional highlights include a spa room, laundry area with electric panel, newer roof, and thoughtful details throughout — from ceiling fans and recessed lighting to extensive custom tile and craftsmanship. With 3 bedrooms, 2 full baths, and 2,121 sq ft of beautifully designed light filled living space, this home offers the perfect blend of relaxation and sophistication — ideal for everyday living or entertaining on the water. Minutes by car or boat to some great lakeside restaurants. Come experience the magic of L'anse Creuse Bay on Lake St. Clair where you could enjoy lakefront living — your private lakeside escape awaits!**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.

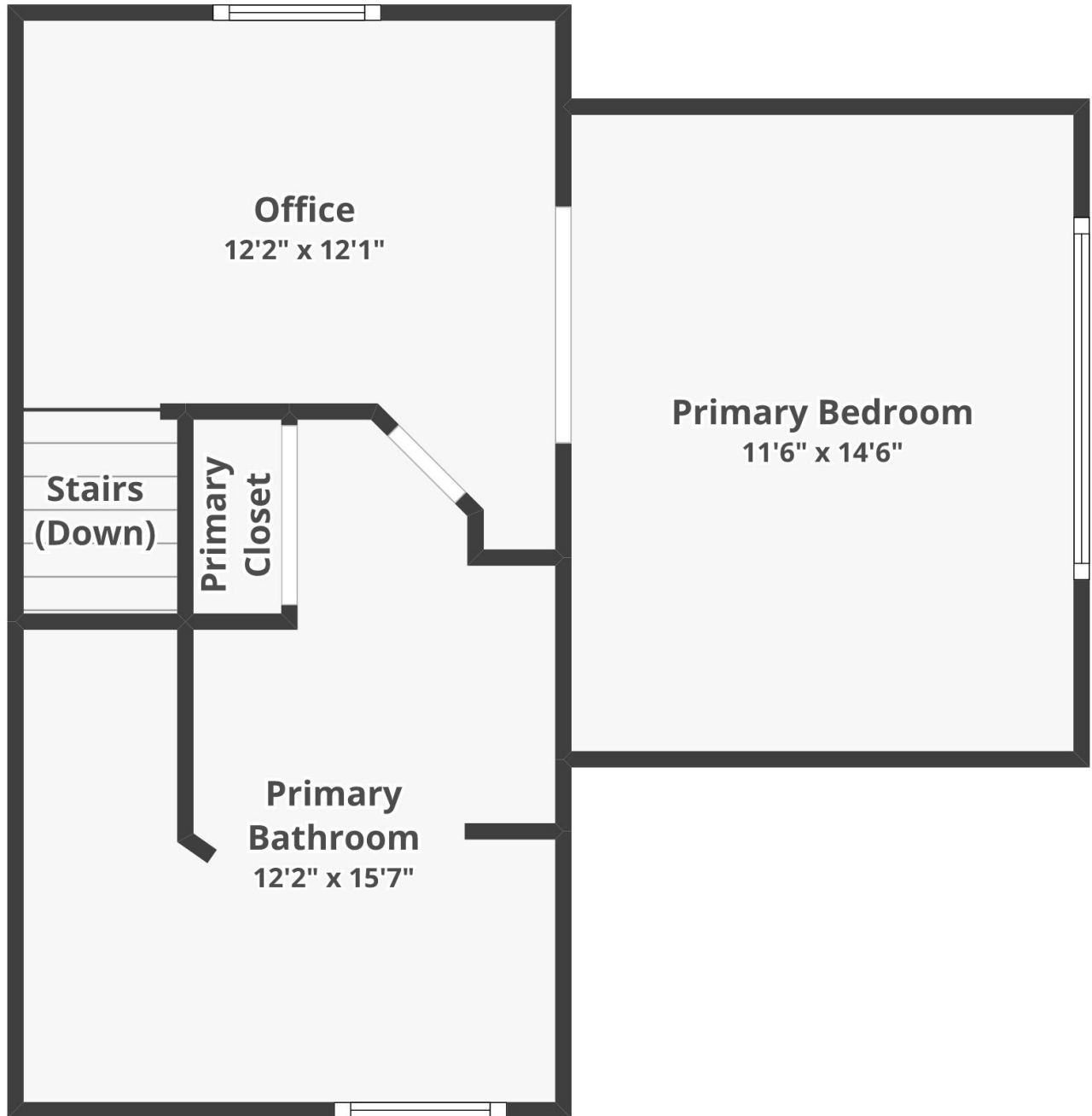
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Floor 1

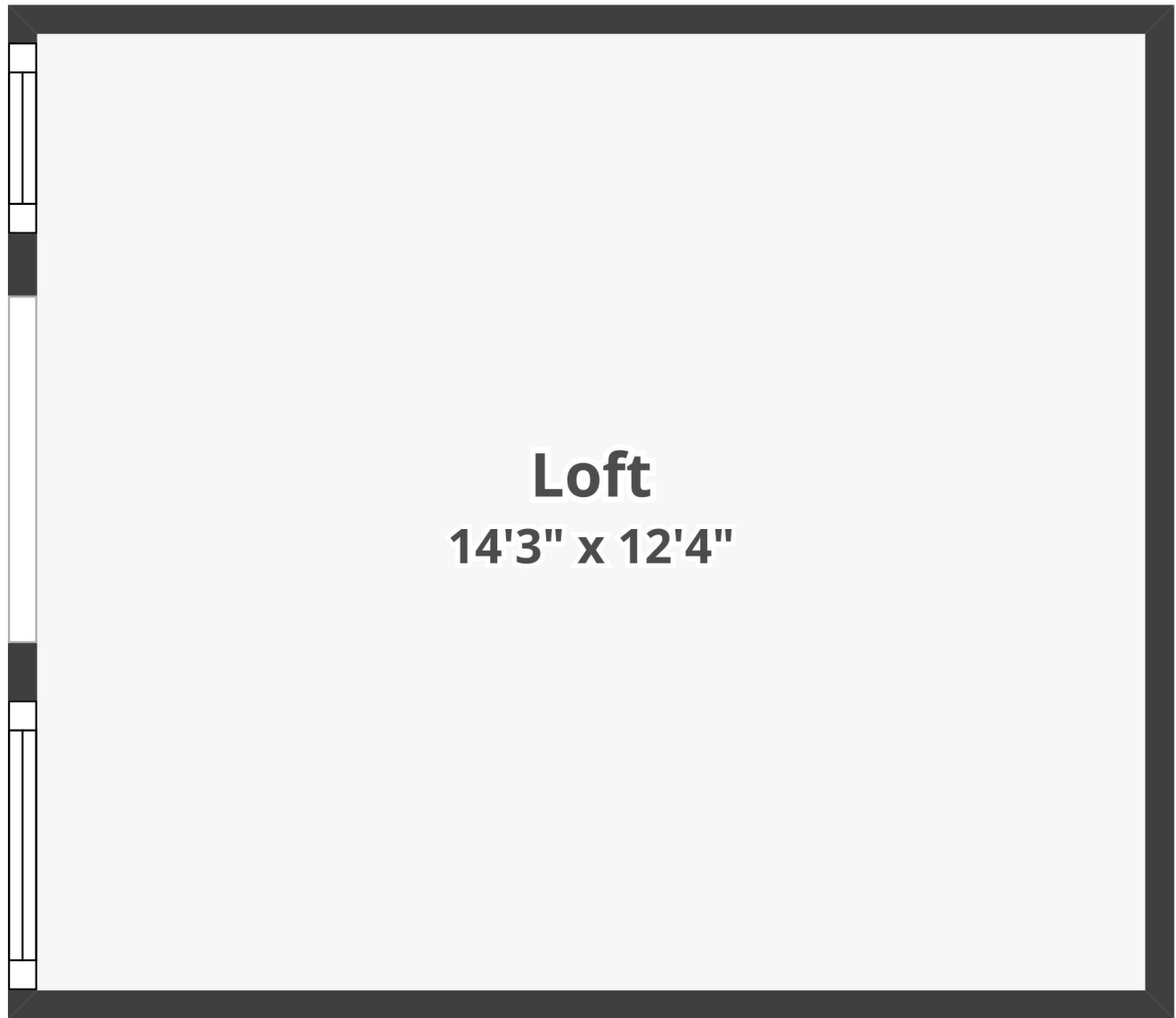
Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



To Home



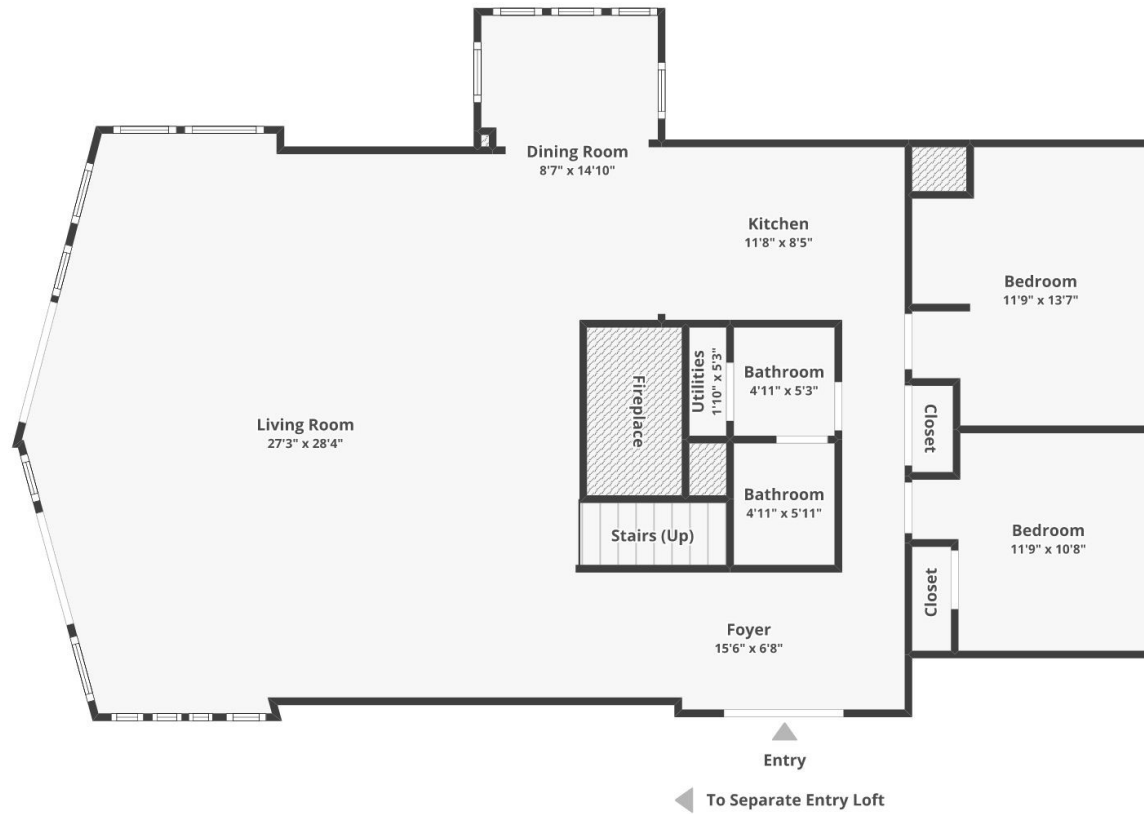
Loft
14'3" x 12'4"



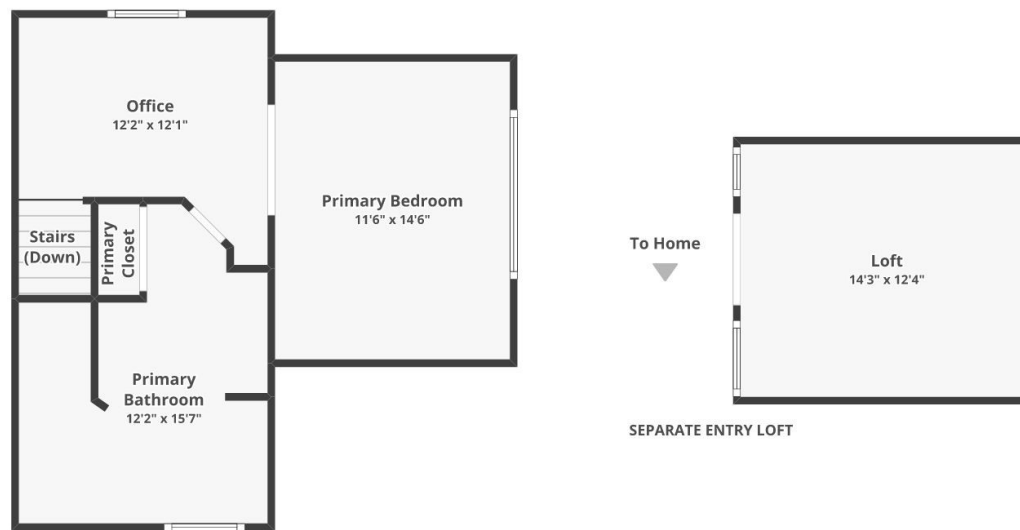
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Separate Entry Loft

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



FLOOR 1



FLOOR 2



35510 JEFFERS COURT, HARRISON TOWNSHIP, MI 48045

AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **2** miles.



ATM



GAS



COFFEE



GROCERIES



MEDICAL



0.2
MILES

0.2
MILES

1.1
MILES

1.1
MILES

1.1
MILES



MOVIE THEATER



GYM



PHARMACY



CLEANERS

2.6
MILES

1.2
MILES

1.2
MILES

1.1
MILES



35510 JEFFERS COURT, HARRISON TOWNSHIP, MI 48045

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE
GOWANIE GOLF CLUB

2.6
MILES



DOG PARK
BEHNKE MEMORIAL DOG PARK

4.5
MILES



PARK
GAFFKE PARK

4.6
MILES



WITHIN
10 MILES

21

GOLF
COURSES

5

DOG
PARKS

3

PARKS



ListReports

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



35510 JEFFERS COURT, HARRISON TOWNSHIP, MI 48045

FOOD REPORT



NEIGHBORHOOD EATS

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

75



WITHIN 5 MILES

\$

60

\$\$

14

\$\$\$

0

\$\$\$\$

0

GOOD EATS BY CATEGORY

AMERICAN	19
FAST FOOD	16
PIZZA	12
DELIS	4
ASIAN	3
ITALIAN	3
MEXICAN	3
INTERNATIONAL	3
THAI	2
OTHER	7



35510 JEFFERS COURT, HARRISON TOWNSHIP, MI 48045

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **4** private schools and **2** charter schools within **5** miles.

K-5

TENNISWOOD
ELEMENTARY SCHOOL
ASSIGNED

5
RATING

6-8

LANSE CREUSE MIDDLE
SCHOOL SOUTH
ASSIGNED

5
RATING

9-12

LANSE CREUSE HIGH
SCHOOL
ASSIGNED

8
RATING





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 35510 Jeffers Ct **Harrison Township** **48045**
(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

BBG B 1.
(Seller must initial)

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.)*

BBG B 2.
(Seller must initial)

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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.)*

BBG B 3.
(Seller must initial)

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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** _____
(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

LEK 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.

<u>Brian Bealer</u> (SELLER) Brian Bealer	10/24/2025 09:57 EDT (DATE)		
<u>Giocondi Bealer</u> (SELLER) Giocondi Bealer	10/24/2025 10:01 EDT (DATE)		
<u>Caron Koteles Riha</u> (AGENT) Caron Koteles Riha	10/24/2025 09:51 EDT (DATE)		

RE: THE PROPERTY KNOWN AS **35510 Jeffers Ct**
(Street)**Harrison Township**
(City)**48045**
(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 BB / GB

(Initials) Purchaser _____ / _____



Seller's Disclosure Statement

H

Property Address: 35510 Jeffers Ct Harrison Township 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	☒				Lawn sprinkler system				☒
Dishwasher	☒				Water heater	☒			
Refrigerator	☒				Plumbing system	☒			
Hood/fan				☒	Water softener/conditioner				☒
Disposal	☒				Well & pump				☒
TV antenna, TV rotor & controls				☒	Septic tank & drain field				☒
Electric System	☒			☒	Sump pump	☒			
Garage door opener & remote control				☒	City water system	☒			
Alarm system				☒	City sewer system	☒			
Intercom				☒	Central air conditioning	☒			
Central vacuum				☒	Central heating system	☒			
Attic fan				☒	Wall furnace				☒
Pool heater, wall liner & equipment				☒	Humidifier				☒
Microwave	☒				Electronic air filter				☒
Trash compactor				☒	Solar heating system				☒
Ceiling fan	☒				Fireplace & chimney	☒			
Sauna/hot tub	☒				Wood burning system				☒
Washer	☒				Dryer	☒			

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no ☒
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ☒ yes _____ no _____
- Roof:** Leaks? _____
Approximate age, if known: 6 Years
yes _____ no ☒
- Well:** Type of well (depth/diameter, age and repair history, if known): NO well
Has the water been tested? yes _____ no _____
If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS BB

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

35510 Jeffers

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

Seller's Disclosure Statement

Property Address: 35510 Jeffers Ct Harrison Township MICHIGAN
Street City

1. Septic tank/drain fields: Condition, if known: NONE
2. Heating system: Type/approximate age: 6 YEARS
3. Plumbing system: Type: copper galvanized other NO idea what kind
4. Any known problems? NONE
5. Electrical system: Any known problems? NONE
6. History of infestation, if any: (termites, carpenter ants, etc.) NONE
7. 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 X
8. If yes, please explain: _____
9. Flood Insurance: Do you have flood insurance on the property? unknown yes no X
10. 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 X yes no
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown X 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 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: _____

The Seller has lived in the residence on the property from 12-6-2018 (date) to current (date).
 The Seller has owned the property since 12-6-2018 (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 Brian Bealer Date: 11-04-2025
 Seller Grover Bealer Date: 11-04-2025

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.

Macomb County Public Records - Full Detail Report

Location & Ownership

Property Address:	35510 Jeffers Court	Property ID:	1231103011
City/State/Zip:	Harrison Twp, Michigan, 48045-3226		
Owner Name:	Brian Bealer/Giocondi Bealer	Lat/Long:	42.554064 / -82.849773
Taxpayer Address:	35510 Jeffers Court	Census Tract:	2476.02
City/State/Zip:	Harrison Twp, Michigan, 48045-3226	Block Group:	1
City/Village/Town:	Harrison Twp	School District:	Lanse Creuse
Subdivision:	LAKE ST CLAIR LAND CO'S	Property Category:	Residential
MLS Area:	03121 - Harrison Twp	Land Use:	401 - RESIDENTIAL IMPROVED
Legal Description:	LAKE ST CLAIR LAND CO'S SUB LOT 4		

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	\$2,256.57
2024	S	\$4,811.61	\$0.00	\$0.00	\$0.00	\$4,811.61
2023	W	\$2,167.48	\$0.00	\$0.00	\$0.00	\$2,167.48
2023	S	\$4,562.72	\$0.00	\$0.00	\$0.00	\$4,562.72
2022	W	\$2,048.69	\$0.00	\$0.00	\$0.00	\$2,048.69
2022	S	\$4,345.45	\$0.00	\$0.00	\$0.00	\$4,345.45
2021	W	\$1,915.62	\$0.00	\$0.00	\$0.00	\$1,915.62
2021	S	\$4,228.89	\$0.00	\$0.00	\$0.00	\$4,228.89
2020	W	\$1,920.02	\$0.00	\$0.00	\$0.00	\$1,920.02
2020	S	\$4,188.62	\$0.00	\$0.00	\$0.00	\$4,188.62

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2025	\$0	\$236,500	100	
2024	\$205,109	\$232,500	100	\$7,068.18
2023	\$195,342	\$223,300	100	\$6,730.20
2022	\$186,040	\$211,400	100	\$6,394.14
2021	\$180,097	\$212,200	100	\$6,144.51

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>
BEALER BRIAN	GIOCONDI BEALER BRIAN	01/22/2019	01/03/2019		DEED	25777/0233
SERRA WENDILEE P	BEALER BRIAN	12/10/2018	12/10/2018	\$499,000	WAR/DEED	25719/0076
BARKLAY WENDILEE	SERRA WENDILEE P	09/24/2015	09/17/2015	\$116	QCD	23634/0264
MAHER OWEN R	SERRA ANTHONY	02/02/2007	01/12/2007	\$415,000	WAR/DEED	18480/0851
HANRAHAN BLAKE	MAHER OWEN R	11/20/2003	08/04/2003	\$393,000	WAR/DEED	14675/0615

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>
MICHIGAN SCHOOLS & GOV	BEALER BRIAN	06/22/2020	06/12/2020	\$396,000	MTG	26781/0187
COLDWELL BANKER MORTG	SERRA ANTHONY	01/22/2007	01/12/2007	\$332,000	MTG	18452/0687
COLDWELL BANKER MORTG	SERRA ANTHONY	01/22/2007	01/12/2007	\$83,000	MTG	18452/0706
FIFTH THIRD BANK	KELLY FRASER LLC	10/05/2005	08/19/2005	\$1,312,500	MTG	17198/0846
THE PRIVATEBANK	MAHER OWEN R	07/25/2005	06/11/2005	\$90,000	MTG	16939/0178
THE PRIVATE BANK MORTGA	MAHER OWEN R	10/24/2003	08/04/2003	\$320,000	MTG	14489/0217

Characteristics

Living Area SF:	1785	Bedrooms:	
Basement Sqft:		Bathrooms:	2.0
Year Built:	1973	Pool:	
Year Remodeled:		Fireplace:	Yes
Architecture Level:	2 Story	Garage Year Built:	
Heating:	Forced Air	Gas Service:	
Central Air:	Yes	Well:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	51.00X135.00
Topography:		Land Sqft:	6882
Irregular:		Acres:	0.16

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