

316 N Edgeworth Avenue Royal Oak, MI

See Listing Report inside for details!

MLS# 20251034534

BED
3

BATH (FULL/HALF)
2.0

SQ. FT.
1372

ACREAGE
0.14

COUNTY
Oakland

SCHOOL DISTRICT
Royal Oak

TAXES (WINTER/SUMMER)
(\$1,400/\$4,462)

YEAR BUILT
1949

GARAGE
Detached, Door Opener, Electricity

STYLE
Bungalow

WATER
Public (Municipal)

BASEMENT
Partially Finished

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT seeing this fully renovated & expanded 3 bedroom, 2 full bath bungalow in highly desired Howarth Gardens, minutes to downtown Royal Oak & easy expressway access! From the curb you'll notice the classic bungalow style with newer roof and 2-car detached garage. Step inside to a spacious living room with refinished hardwood floors, coved ceilings, ceiling fan, and abundant natural light. Continue into the renovated kitchen with oversized island and beverage cooler, granite countertops, added square footage, ample cabinetry, and Samsung stainless steel appliances. A patio door opens to the Trex deck and fenced yard. The main floor also offers two bedrooms with hardwood floors, generous closets, and an updated full bath. Upstairs, the expanded primary suite spans the entire level with built-in dressers, custom closets, ceiling fans, and a luxury bath with granite, dbl. sinks, and tiled dbl. head shower. The suite also has newer carpet, vanity, lighting, and fresh paint. The waterproofed basement with transferable lifetime warranty provides clean storage, laundry, and updated mechanicals including furnace, A/C, plumbing, HVAC, water heater, and sump pump. All windows were replaced with a transferable 35-year warranty. Outside, enjoy a private yard with wood privacy fence, ideal for relaxing or entertaining. Major updates include: roof, primary bath, added kitchen square footage, Samsung appliances, beverage refrigerator, wood privacy fence, Trex deck, windows with warranty, basement waterproofing with warranty, HVAC, A/C, and electrical panel in 2015. Primary bedroom carpeting in 2018. Main floor repainted with new lighting in 2023. Entire upstairs repainted with new primary vanity and lights in 2025. Every detail has been updated, making this a true move-in ready home. All of this in Royal Oak, known for its vibrant downtown, award-winning restaurants, coffee shops, breweries, boutique shopping, nightlife, parks, and year-round events.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



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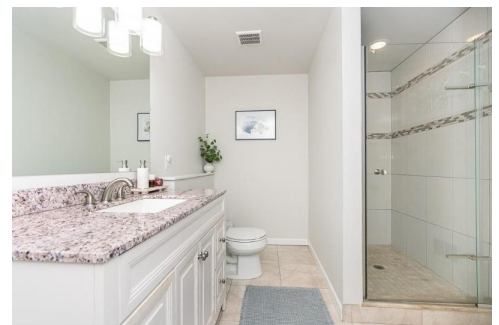
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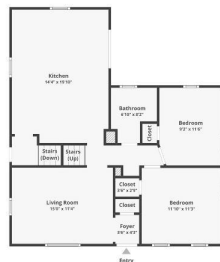
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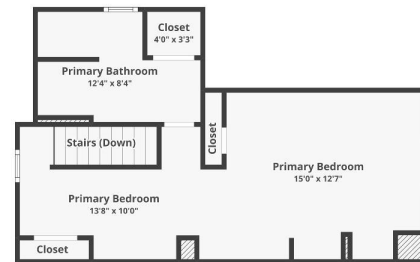
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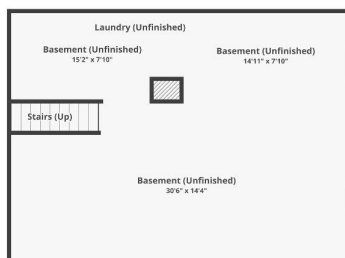
316 N Edgeworth Ave, Royal Oak, MI 48067
Floor 1

Area shown is not to scale and is for informational purposes only. Dimensions are approximate.



316 N Edgeworth Ave, Royal Oak, MI 48067
Floor 2

Area shown is not to scale and is for informational purposes only. Dimensions are approximate.



316 N Edgeworth Ave, Royal Oak, MI 48067
Basement

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316 N Edgeworth Ave, Royal Oak, MI 48067
Floor 3

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No photo available
at this time

No photo available
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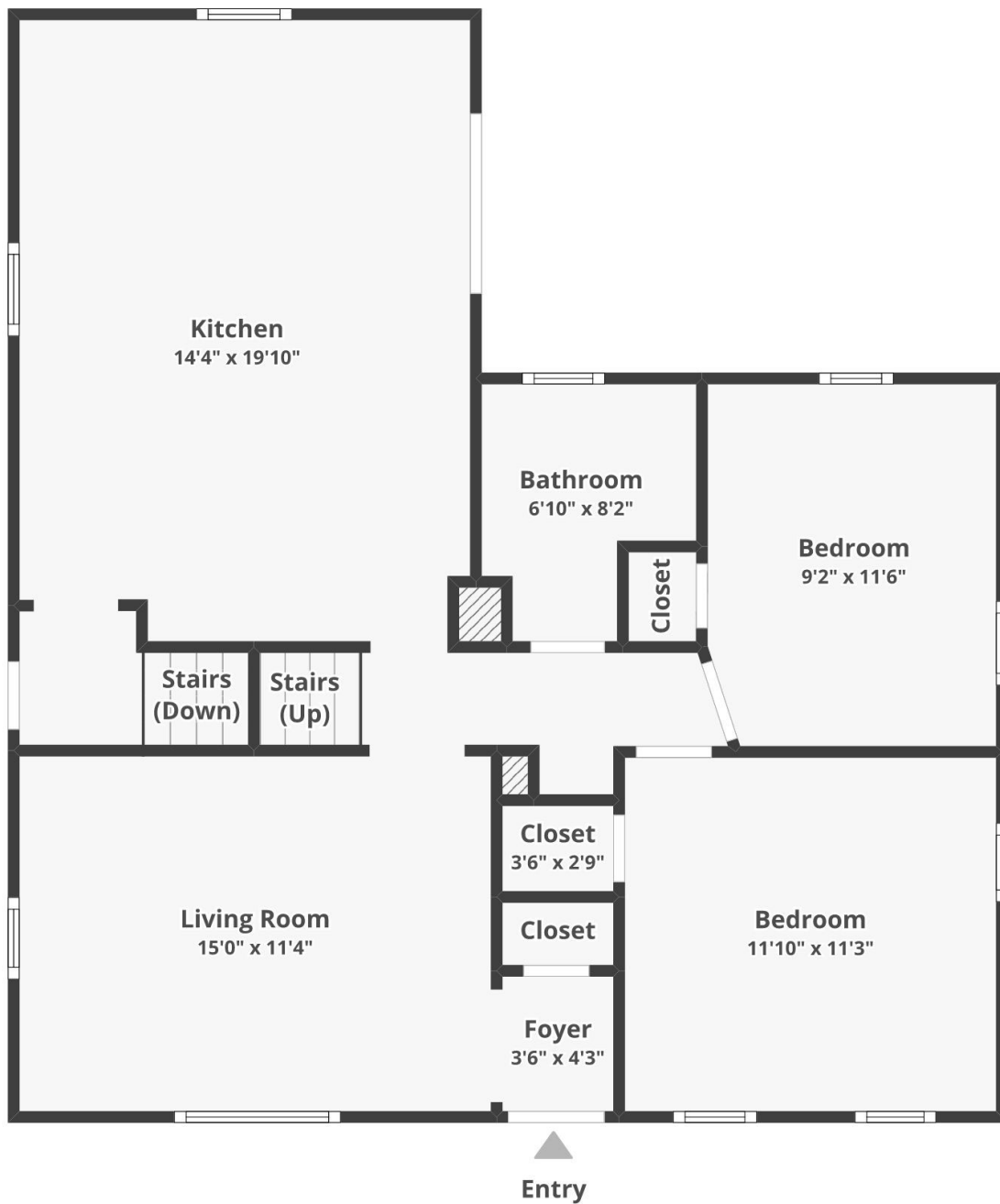
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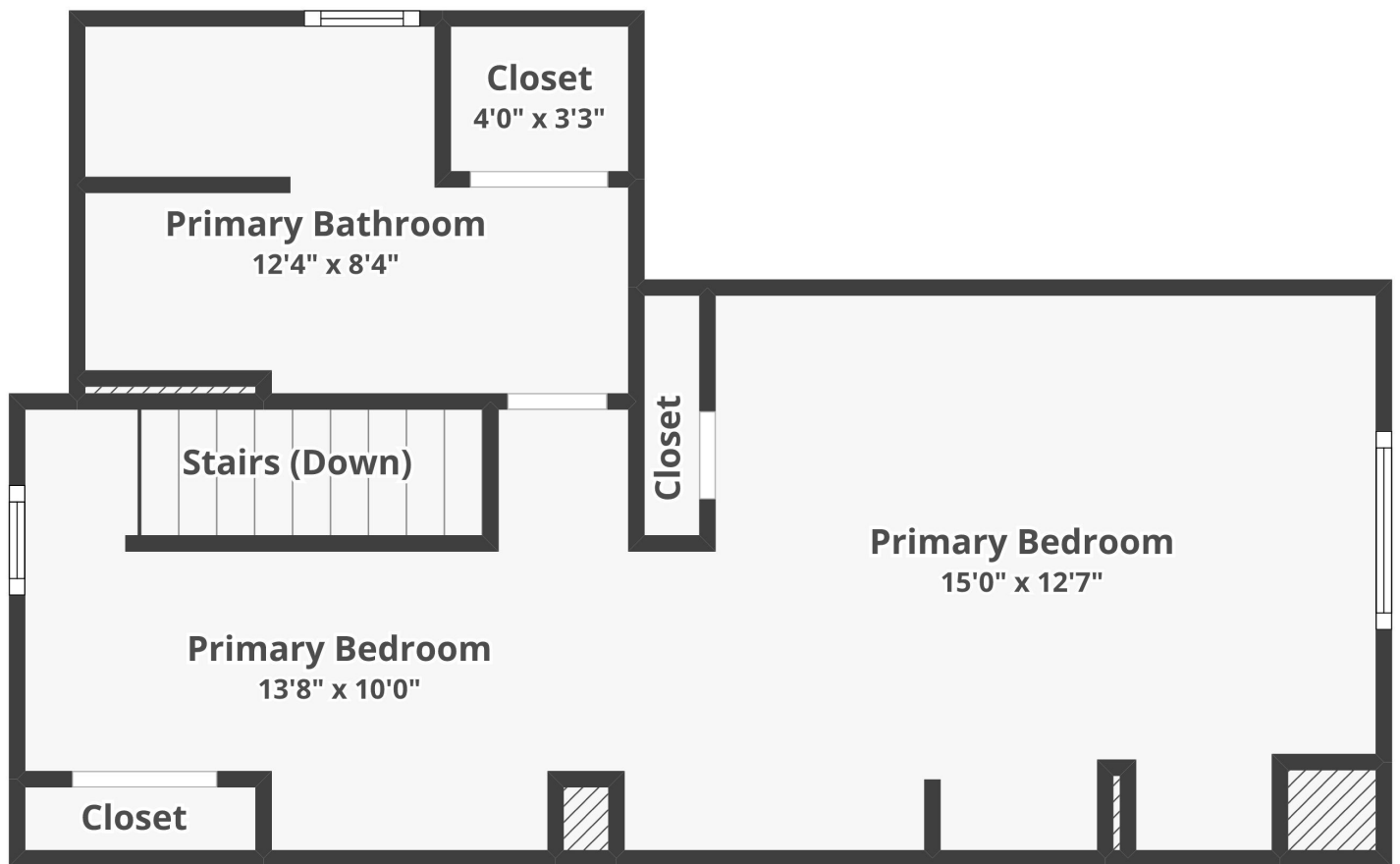


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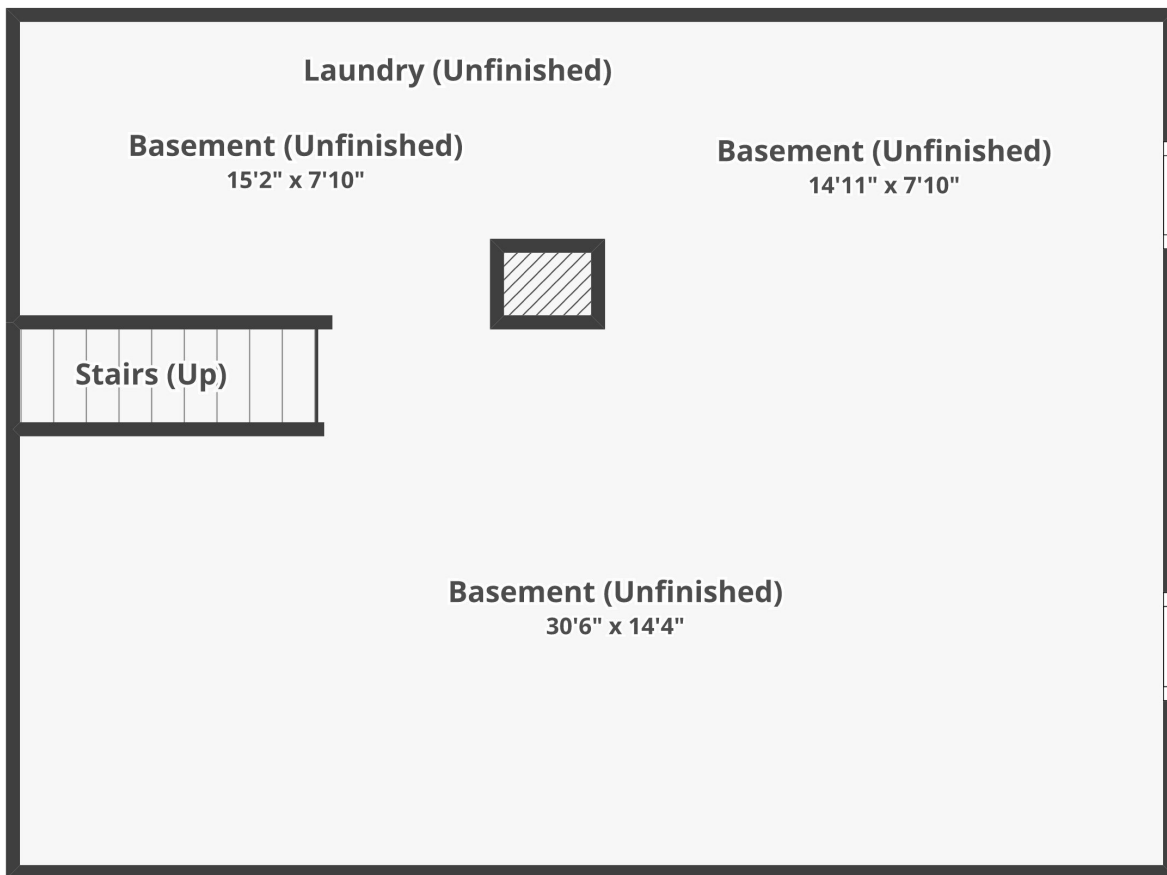




316 N Edgeworth Ave, Royal Oak, MI 48067

Floor 2

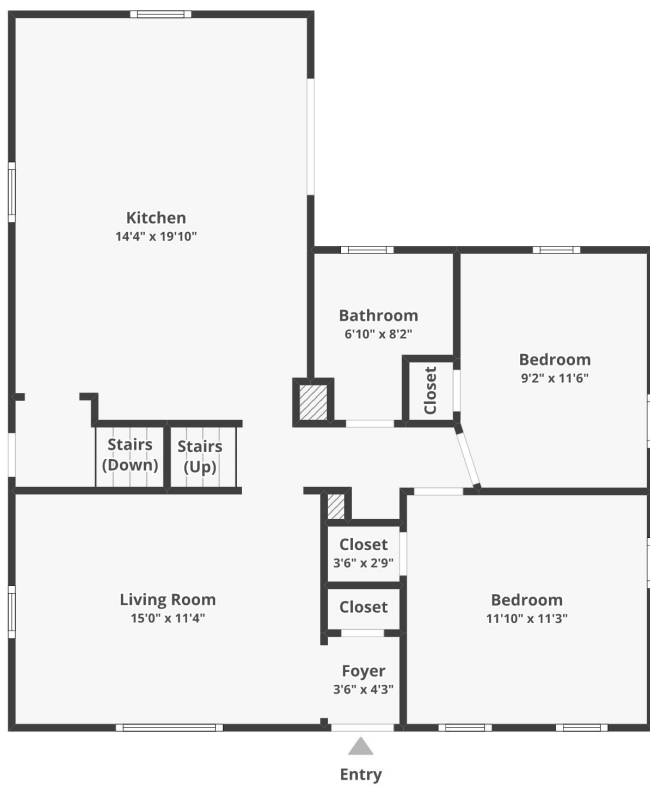
Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



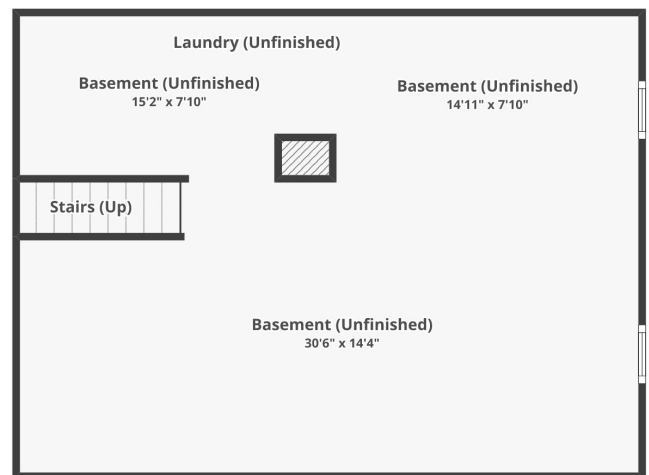
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Basement

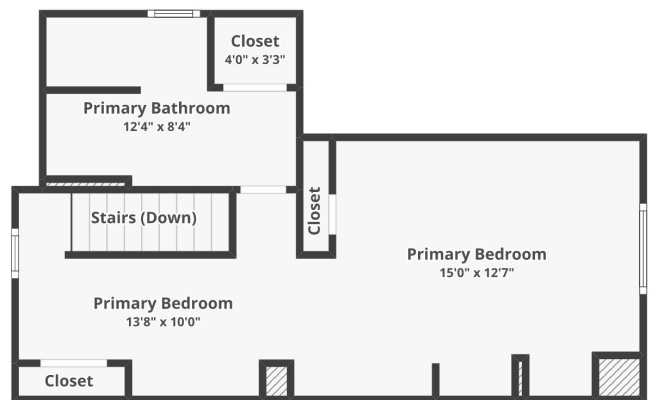
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FLOOR 1



BASEMENT



FLOOR 2

316 N Edgeworth Avenue, Royal Oak 48067-2366

MLS#: **20251034534**
County: **Oakland**
Status: **Active**

Area: **02251 - Royal Oak**
School D: **Royal Oak**

Trans Type: **Sale**

LP: **\$400,000**
OLP: **\$400,000**



Location Information

Prop Type: **Residential**
City: **Royal Oak**
Mailing City: **Royal Oak**
Side of Street:
Location: **11 Mile and Campbell**
Directions: **Taking 11 Mile road just east of N. Campbell, turn on N. Edgeworth Ave. House is on the corner of N. Edgeworth and E. University Ave.**

Garage:

Yes
Tot Grg Sp: **2.0**
Grg Sz: **2 Car**
Grg Dim: **21 x 19**
Grg Feat: **Electricity, Door Opener, Detached**

Lot Information

Acreage: **0.14**
Lot Dim: **50X124.3**
Rd Front Ft: **50**

Square Footage

Est Fin Abv Gr: **1,372**
Est Fin Lower: **550**
Est Tot Lower: **782**
Est Tot Finished: **1,922**

Layout

Rooms: **6**
Beds: **3**
Baths: **2.0**
Arch Style: **Bungalow**
Arch Level: **1 1/2 Story**

Waterfront Information

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

General Information

Year Built: **1949**
Year Remod: **2015**
Possession: **Negotiable**

Recent CH: **09/10/2025 : New : ->ACTV**

Upcoming OH: **Public: Sun Sep 14, 12:00PM-2:00PM**

Includes:

Pets Allowed: **Yes**
Foundation: **Basement**
Foundation Feat: **Sealed Foundation, Sump Pump**
Basement: **Partially Finished**
Exterior Feat: **Fenced**
Exterior: **Aluminum**
Out Buildings:
Site Desc: **Corner Lot**
Porch Type: **Deck**
Appliances: **Dishwasher, Disposal, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Ice Maker, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Bar Fridge**
Interior Feat: **Cable Available, Circuit Breakers, High Spd Internet Avail, Programmable Thermostat, Furnished - No**
Heat & Fuel: **Natural Gas, Forced Air**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Features

Entry Location: **Ground Level w/Steps**
Fndtn Mtrls: **Block**
Construct Feat:
Fencing: **Back Yard, Fenced, Fence Allowed**
Roof Mtrls: **Asphalt**
Cooling: **Ceiling Fan(s), Central Air**
Road Frontage: **Paved, Pub. Sidewalk**
Sewer: **Sewer (Sewer-Sanitary)**

Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	6 x 8	Ceramic
Bedroom	First/Entry	11 x 9	Wood
Bedroom - Primary	Second	15 x 10	Carpet
Flex Room	Basement	22 x 30	Concrete

Room Information

Room	Level	Dimensions	Flooring
Bath - Primary	Second	12 x 8	Ceramic
Bedroom	First/Entry	12 x 11	Wood
Family Room	First/Entry	15 x 11	Wood
Kitchen	First/Entry	20 x 14	Wood

Legal/Tax/Financial

Property ID: **2514377001**
Ownership: **Standard (Private)**
Tax Summer: **\$4,462**
SEV: **164,200.00**
Legal Desc: **T1N, R11E, SEC 14 HOWARTH GARDENS LOT 92**
Subdivision: **Howarth Gardens**
Terms Offered: **Cash, Conventional**

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

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

Listing Office

Listing Exemptions:

Pub Rmks: **DON'T MAKE A MOVE WITHOUT seeing this fully renovated & expanded 3 bedroom, 2 full bath bungalow in highly desired Howarth Gardens, minutes to downtown Royal Oak & easy expressway access! From the curb you'll notice the classic bungalow style with newer roof and 2-car detached garage. Step inside to a spacious living room with refinished hardwood floors, coved ceilings, ceiling fan, and abundant natural light. Continue into the renovated kitchen with oversized island and beverage cooler, granite countertops, added square footage, ample cabinetry, and Samsung stainless steel appliances. A patio door opens to the Trex deck and fenced yard. The main floor also offers two bedrooms with hardwood floors, generous closets, and an updated full bath. Upstairs, the expanded primary suite spans the entire level with built-in dressers, custom closets, ceiling fans, and a luxury bath with granite, dbl. sinks, and tiled dbl. head shower. The suite also has newer carpet, vanity, lighting, and fresh paint. The waterproofed basement with transferable lifetime warranty provides clean storage, laundry, and updated mechanicals including furnace, A/C, plumbing, HVAC, water heater, and sump pump. All windows were replaced with a transferable 35-year warranty. Outside, enjoy a private yard with wood privacy fence, ideal for relaxing or entertaining. Major updates include: roof, primary bath, added kitchen square footage, Samsung appliances, beverage refrigerator, wood privacy fence, Trex deck, windows with warranty, basement waterproofing with warranty, HVAC, A/C, and electrical panel in 2015. Primary bedroom carpeting in 2018. Main floor repainted with new lighting in 2023. Entire upstairs repainted with new primary vanity and lights in 2025. Every detail has been updated, making this a true move-in ready home. All of this in Royal Oak, known for its vibrant downtown, award-winning restaurants, coffee shops, breweries, boutique shopping, nightlife, parks, and year-round events.**

Remarks

Notices and Disclaimers

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AREA REPORT



VERY CONVENIENT

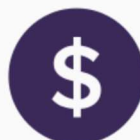
This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



GAS



COFFEE



ATM



CLEANERS



GYM



0.2
MILES

0.2
MILES

0.3
MILES

0.4
MILES

0.5
MILES



MOVIE THEATER



PHARMACY



GROCERIES



MEDICAL

1.2
MILES

0.8
MILES

0.7
MILES

0.7
MILES



316 NORTH EDGEWORTH AVENUE, ROYAL OAK, MI 48067




OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	PARK LENNON MEMORIAL PARK	1.3 MILES
	GOLF COURSE RED OAKS GOLF COURSE	1.4 MILES
	DOG PARK GREEN ACRES PARK	1.6 MILES


WITHIN
10 MILES

33
GOLF
COURSES

17
PARKS

4
DOG
PARKS



316 NORTH EDGEWORTH AVENUE, ROYAL OAK, MI 48067

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **149** moderately priced restaurants and has an **above average** variety of cuisines.

155



WITHIN 5 MILES

\$

118

\$\$

31

\$\$\$

1

\$\$\$\$

1

GOOD EATS BY CATEGORY

AMERICAN	50
FAST FOOD	25
ASIAN	16
MEXICAN	9
BARS	8
CHINESE	6
INTERNATIONAL	6
DELIS	4
BARBECUE	4
OTHER	13



316 NORTH EDGEWORTH AVENUE, ROYAL OAK, MI 48067

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **17** private schools and **11** charter schools within **5** miles.

K-5

KELLER ELEMENTARY
SCHOOL
ASSIGNED

8
RATING

EE-5

ADDAMS ELEMENTARY
SCHOOL
ASSIGNED

7
RATING

6-8

ROYAL OAK MIDDLE
SCHOOL
ASSIGNED

7
RATING



ListReports

DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



Seller's Disclosure Statement

H

Property Address: 316 N Edgeworth Ave Royal Oak 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"/>			<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>				Water softener/conditioner	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>				Well & pump	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>				Sump pump	<input checked="" type="checkbox"/>			
Garage door opener & remote control					City water system	<input checked="" type="checkbox"/>			
Alarm system					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"/>			<input checked="" type="checkbox"/>
Attic fan				<input checked="" type="checkbox"/>	Wall furnace				<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier				<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>				Electronic air filter				<input checked="" type="checkbox"/>
Trash compactor				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Sauna/hot tub				<input checked="" type="checkbox"/>	Wood burning system	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Washer	<input checked="" type="checkbox"/>				Dryer	<input checked="" type="checkbox"/>			<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:

1. **Basement/Crawlspace:** Has there been evidence of water? yes ☐ no ☒
 If yes, please explain: _____
2. **Insulation:** Describe, if known: Unknown unknown ☐ yes ☒ no ☐
 Urea Formaldehyde Foam Insulation (UFFI) is installed? yes ☐ no ☒
3. **Roof:** Leaks? 2015 yes ☐ no ☒
 Approximate age, if known: _____
4. **Well:** Type of well (depth/diameter, age and repair history, if known): N/A yes ☐ no ☒
 Has the water been tested? yes ☐ no ☒
 If yes, date of last report/results: _____

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

316 N. Edgeworth

Seller's Disclosure Statement

Property Address: 316 N Edgeworth Ave Royal Oak MICHIGAN
 Street City

5. **Septic tanks/drain fields:** Condition, if known: _____
 6. **Heating system:** Type/approximate age: 2015 Carrier
 7. **Plumbing system:** Type: copper ☒ galvanized _____ other _____
 Any known problems? _____
 8. **Electrical system:** Any known problems? none
 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.
 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 Sept 2018 (9/8/18) (date) to 9/9/25 (date).
 The Seller has owned the property since _____ (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: 9/9/25
 Seller [Signature] Date: 9/9/25

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 **316 N Edgeworth Ave**
(Street)

Royal Oak
(City)

48067
(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

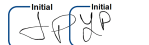

(Seller must initial)

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.



(Seller must initial)

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.)*

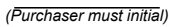
☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.


(Seller must initial)

3.

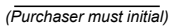
Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.

PURCHASER'S ACKNOWLEDGEMENT


(Purchaser must initial)

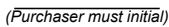
4.

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):*

☐ 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


(Agent must initial)

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.

9/8/2025 | 15:28 EDT


(SELLER) John Pincura

(DATE)

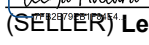
(PURCHASER)

(DATE)


(SELLER) Leeza Pincura

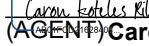
9/8/2025

12:35 PDT


(SELLER) Leeza Pincura

9/8/2025

11:08 EDT


(AGENT) Caron Koteles Riha

(DATE)

(AGENT)

(DATE)

RE: THE PROPERTY KNOWN AS **316 N Edgeworth Ave**
(Street)**Royal Oak**
(City)**48067**
(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 JP / YP

(Initials) Purchaser _____ / _____

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	316 N Edgeworth Avenue	Property ID:	2514377001
City/State/Zip:	Royal Oak, Michigan, 48067-2366		
Owner Name:	Pincura V, John D	Lat/Long:	42.492455 / -83.119930
Taxpayer Address:	316 N Edgeworth Avenue	Census Tract:	1843
City/State/Zip:	Royal Oak, Michigan, 48067-2366	Block Group:	2
City/Village/Town:	Royal Oak	School District:	Royal Oak
Subdivision:	HOWARTH GARDENS	Property Category:	Residential
MLS Area:	02251 - Royal Oak	Land Use:	401 - RESIDENTIAL, IMPROVED
Legal Description:	T1N, R11E, SEC 14 HOWARTH GARDENS LOT 92		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2024	S	\$4,417.43	\$44.17	\$0.00	\$0.00	\$4,461.60
2023	W	\$1,251.13	\$12.51	\$0.00	\$0.00	\$1,263.64
2023	S	\$4,292.65	\$42.92	\$0.00	\$0.00	\$4,335.57
2022	W	\$1,191.59	\$11.91	\$0.00	\$0.00	\$1,203.50
2022	S	\$4,028.02	\$40.28	\$0.00	\$0.00	\$4,068.30
2021	W	\$1,048.42	\$10.48	\$0.00	\$0.00	\$1,058.90
2021	S	\$4,204.61	\$42.04	\$0.00	\$0.00	\$4,246.65
2020	W	\$1,177.26	\$11.77	\$0.00	\$0.00	\$1,189.03
2020	S	\$4,172.09	\$41.72	\$0.00	\$0.00	\$4,213.81

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$151,810	\$164,200	100	\$4,461.60
2023	\$144,590	\$154,840	100	\$5,599.21
2022	\$137,710	\$148,770	100	\$5,271.80
2021	\$133,320	\$139,220	100	\$5,305.55
2020	\$131,480	\$136,850	100	\$5,402.84

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>
WHALEN LAUREN H	PINCURA JOHN D	09/06/2018	09/06/2018	\$290,000	WAR/DEED	52153/0142
REDBYRNE HOMES LLC	WHALEN TIMOTHY J	03/28/2016	03/11/2016	\$259,000	WAR/DEED	49189/0855
TRESE PHILIP J	REDBYRNE HOMES LLC	07/07/2015	07/01/2015	\$125,000	WAR/DEED	48364/0886
TRESE PHILIP J	TRESE PHILIP J	05/21/2014	05/14/2014		QCD	47054/0259

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>
QUICKEN LOANS LLC	PINCURA JOHN D	09/04/2020	08/31/2020	\$240,000	MTG	54781/0402
QUICKEN LOANS INC	PINCURA JOHN D	07/29/2019	07/29/2019	\$238,785	MTG	53072/0273
LAKEVIEW LOAN SERVICING	PINCURA JOHN D	09/06/2018	09/06/2018	\$232,000	MTG	00000/0000
LAKEVIEW LOAN SERVICING	PINCURA V JOHN D	09/06/2018	08/30/2018	\$232,000	MTG	46288
GUARANTEED RATE INC	WHALEN TIMOTHY J	03/28/2016	03/11/2016	\$207,200	MTG	53805
GMAC MORTGAGE CORP	TRESE PHILIP J	07/02/2004	05/11/2004	\$32,900	MTG	33484/0063
GMAC MORTGAGE CORP	TRESE PHILIP J	06/11/2004	03/17/2004	\$125,000	MTG	33281/0739

Characteristics

Living Area SF:	1372	Bedrooms:	3
Basement Sqft:	782	Bathrooms:	2.0
Year Built:	1949	Pool:	
Exterior:	Aluminum, Vinyl	Garage Features:	
Architecture Level:	1 1/2 Story	Garage Year Built:	
Style:	Bungalow	Garage Sqft:	448
Basement:	Basement	Garage Width:	
Water:		Garage Capacity:	2
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	50.00X124.30
Topography:		Land Sqft:	6229
Irregular:		Acres:	0.14

Search for MLS Listings

