

3230 Park Meadow Drive Lake Orion, MI

See Listing Report
inside for details!
MLS# 20251039329

BED **BATH (FULL/HALF)**

6 4.1

SQ. FT. **ACREAGE**

3451 0.5

COUNTY

Oakland

SCHOOL DISTRICT

Lake Orion

TAXES (WINTER/SUMMER)

(\$2,967/\$6,017)

YEAR BUILT

2013

GARAGE

Driveway, Attached, Direct Access,
Door Opener, Electricity, Side

Entrance

STYLE

Colonial

WATER

Public (Municipal)

BASEMENT

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 a visit to this elegant home in the highly desirable Hills at Indianwood subdivision of Lake Orion. Perfectly placed on a premium 1/2 acre lot backing to woods, this 4-6 bedroom, 4.5 bath home blends style and function with upscale finishes throughout. Step through the front door into a welcoming foyer with hardwood floors, crown molding, wainscoting, and arched doorways that open to a formal dining room and gathering spaces. The heart of the home is the open-concept dine-in kitchen with large barstool seating granite island, abundant cabinetry, stainless steel appliances, walk-in pantry, an awesome command center. A gathering room/dining room with beamed cathedral ceiling that overlooks the private yard, while the great room impresses with wall of windows framing serene wooded views and cozy gas fireplace. The mudroom with custom built-in organizer and first floor laundry keeping it tidy. Upstairs, the primary suite offers a retreat with step ceiling, dual vanities, soaking tub, and upgraded shower system. Additional 3 bedrooms are generously sized—one with its own ensuite bath, another with walk-in closet, and bonus room currently used as 5th bedroom, and loft/flex/media area. The finished lower level is ideal for entertaining, featuring a snack bar with sink, dishwasher, and two bar refrigerators, plus a spacious recreation and game room, full bath, and a 6th bedroom. Outside enjoy a backyard designed for gathering: multi-level exposed aggregate patios, a pergola (stays), fire pit area, full irrigation system, and professional landscape and lighting highlight the wooded backdrop. A 3-car garage with bonus interior shed! Washer/dryer, and all kitchen appliances are included. Conveniently located near top-rated Lake Orion Schools, M-24, I-75, major employers, universities, hospitals, shopping, dining, and nature trails. Golf and country club amenities are just moments away, offering a complete lifestyle package.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



caron@caronkoteles.com



www.caronkoteles.com



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Lake Orion, MI

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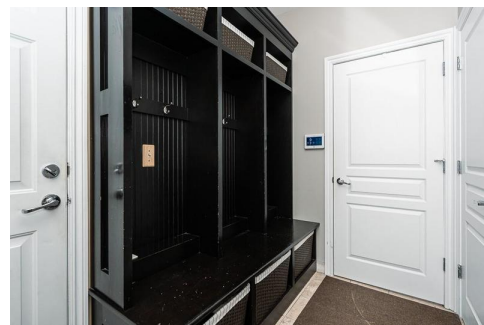
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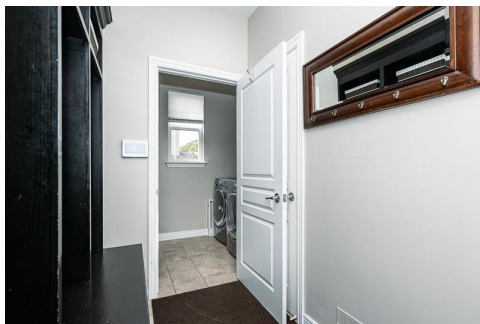
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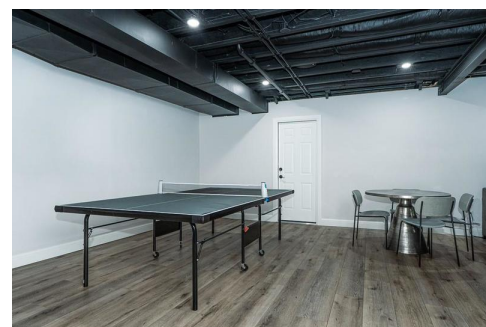
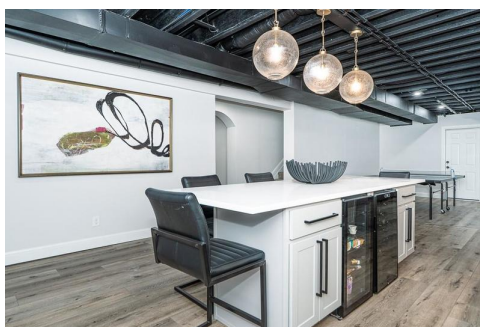
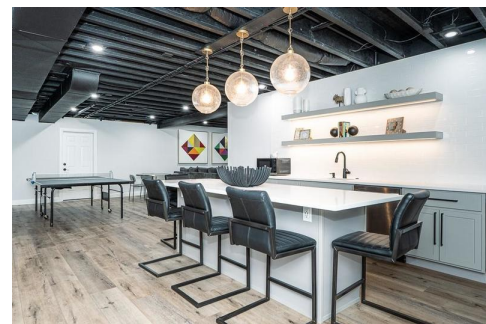
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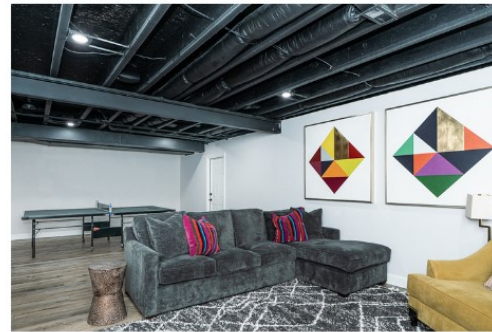
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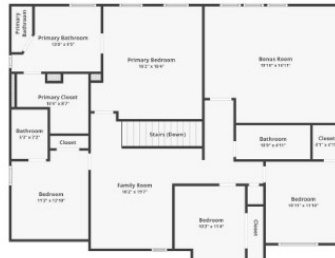


3230 Park Meadow Dr., Orion, MI 48362
Map 1



3230 Park Meadow Dr., Orion, MI 48362
Basement

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RealEstate One

3230 Park Meadow Dr., Orion, MI 48362
Basement

Realcomp



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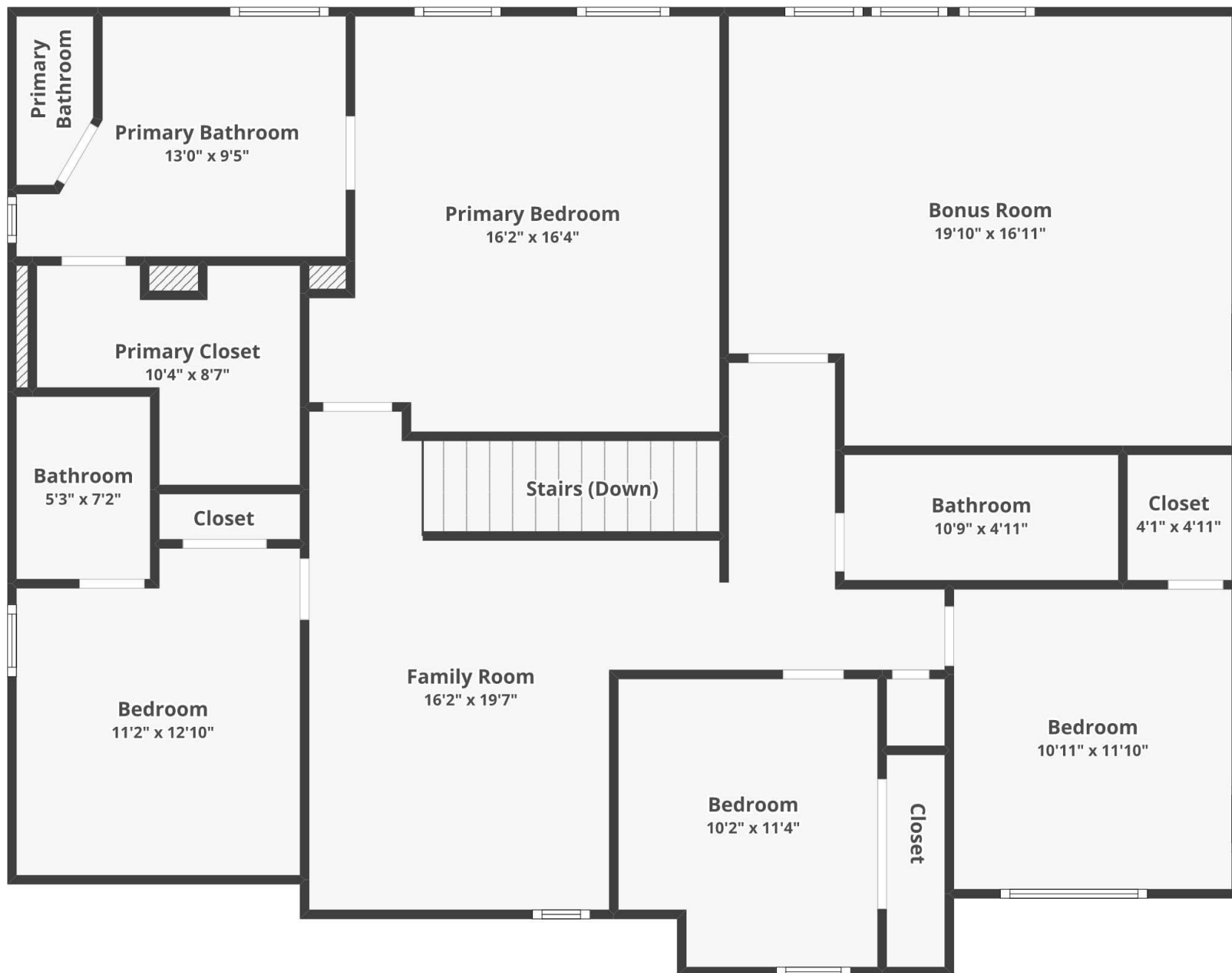
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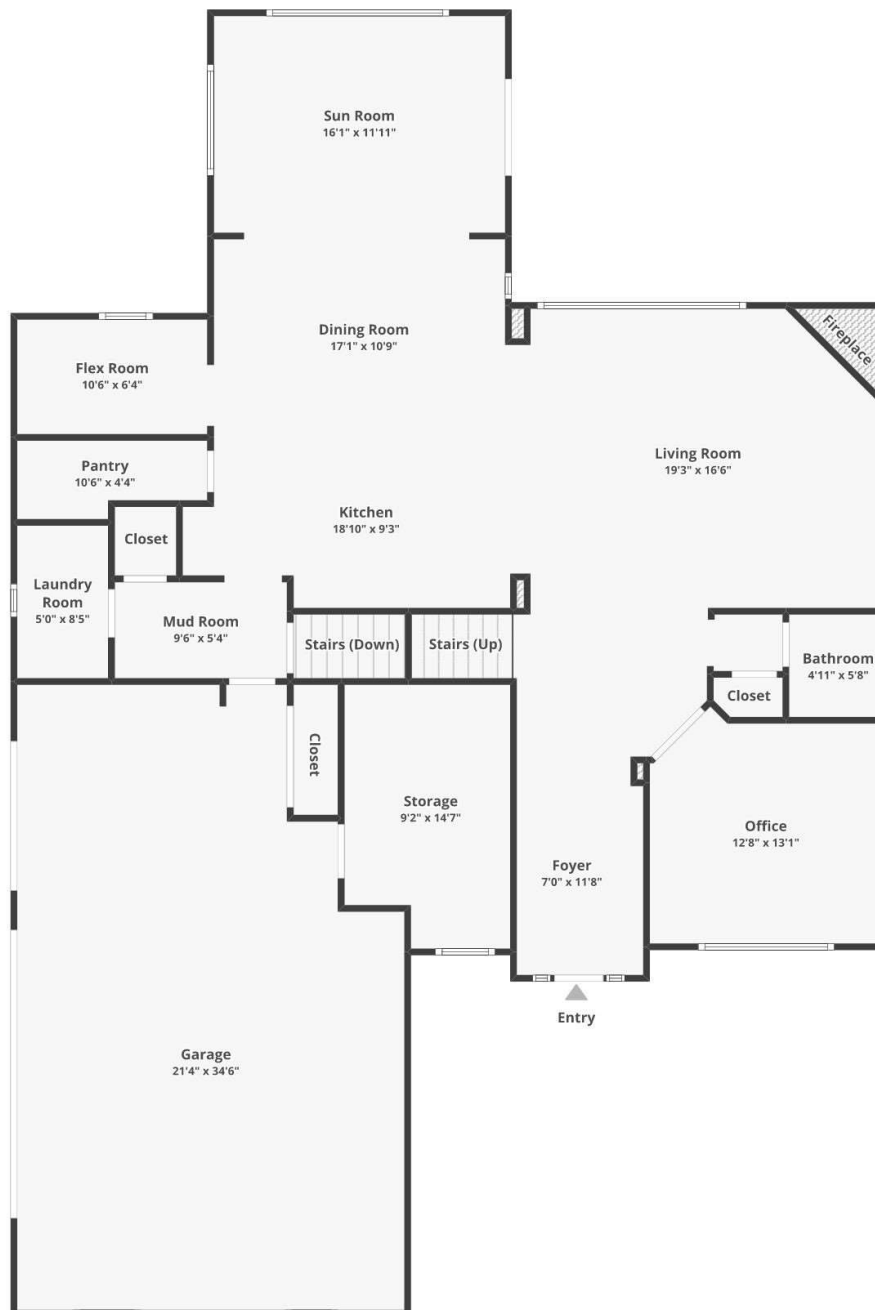


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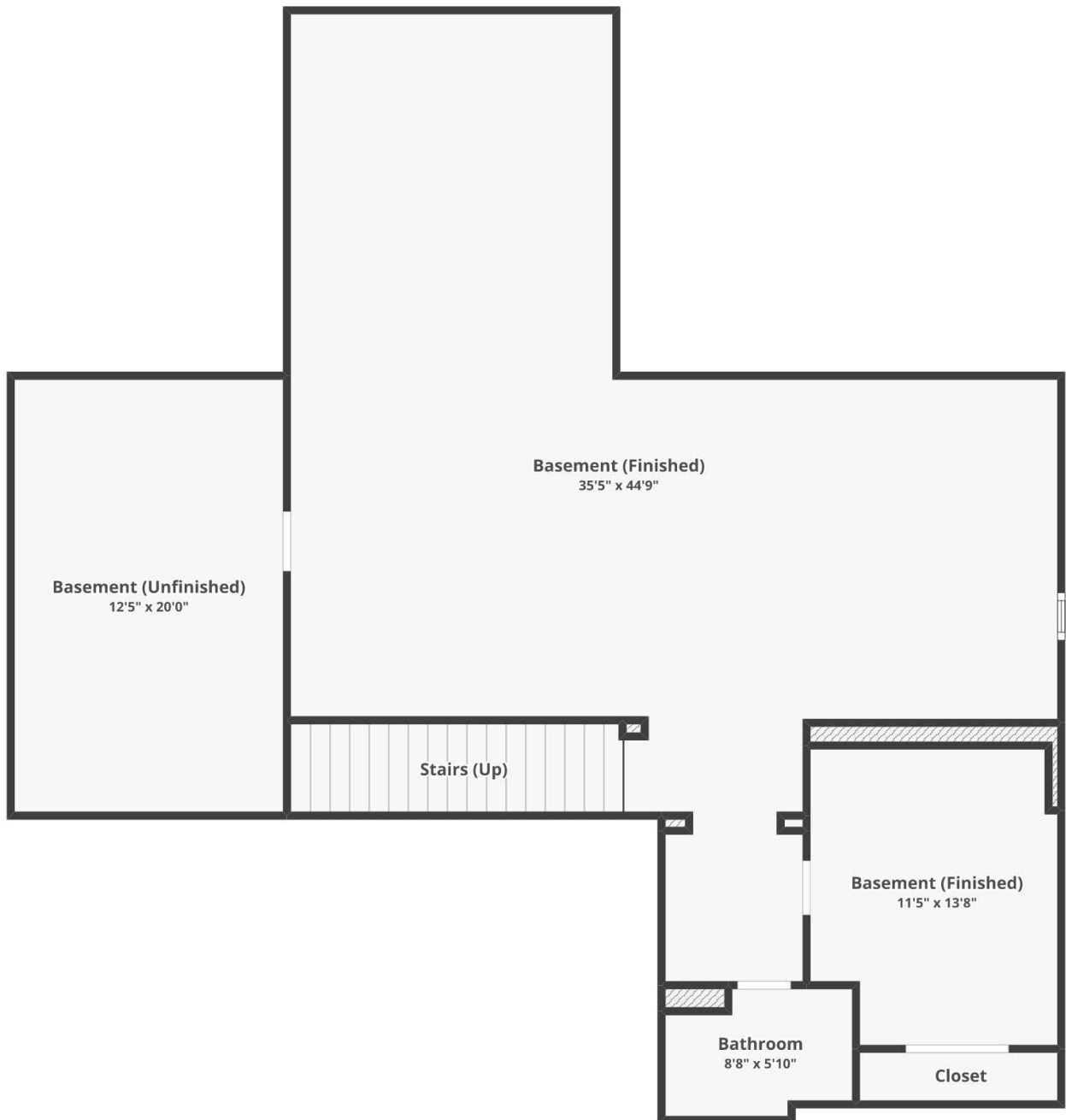


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Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



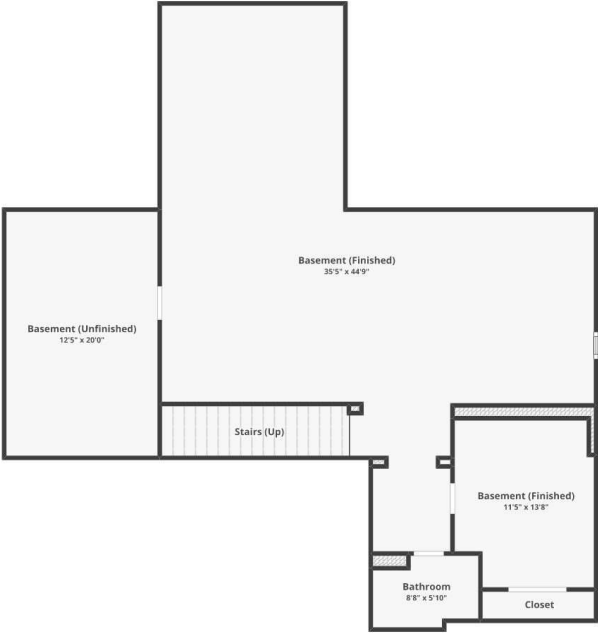
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FLOOR 1



FLOOR 2



BASEMENT



3230 PARK MEADOW DRIVE, LAKE ORION, MI 48362

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.



GAS



ATM



CLEANERS



MEDICAL



GROCERIES



0.7
MILES

0.8
MILES

1.1
MILES

1.2
MILES

1.9
MILES



MOVIE THEATER



GYM



PHARMACY



COFFEE

3.8
MILES

3.4
MILES

3.1
MILES

2.6
MILES



3230 PARK MEADOW DRIVE, LAKE ORION, MI 48362





OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	PARK FRIENDSHIP PARK	0.9 MILES
	GOLF COURSE PAINT CREEK COUNTRY CLUB	1.2 MILES
	LAKE TOMMY'S LAKE	2.1 MILES
	DOG PARK ORION OAKS DOG PARK	3.7 MILES





3230 PARK MEADOW DRIVE, LAKE ORION, MI 48362

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **32** moderately priced restaurants and has an **average** variety of cuisines.

35



WITHIN 5 MILES

\$

27

\$\$

5

\$\$\$

1

\$\$\$\$

0

GOOD EATS BY CATEGORY

AMERICAN	8
PIZZA	6
FAST FOOD	5
INTERNATIONAL	3
BARS	2
MEXICAN	2
SPORTS BARS	2
DELIS	2
ASIAN	1
OTHER	4



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **3** private schools within **5** miles.

K-5

WEBBER ELEMENTARY
SCHOOL
ASSIGNED

9
RATING

6-8

SCRIPPS MIDDLE
SCHOOL
ASSIGNED

9
RATING

9-12

LAKE ORION HIGH
SCHOOL
ASSIGNED

9
RATING

1.1
MILES

3.9
MILES

4.2
MILES



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.

3230 Park Meadow Drive, Lake Orion Vlg 48362-2062

MLS#: **20251039329**
 P Type: **Residential**
 Status: **Coming Soon**

Area: **02091 - Orion Twp**
 DOM: **N/1/1**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$835,000**
 OLP: **\$835,000**

Location Information

County: **Oakland**
 Village: **Lake Orion Vlg**
 Mailing City: **Lake Orion**
 Side of Str: **N**

Garage:

Yes
 Tot Grg Sp: **3.0**
 Grg Sz: **3 Car**
 Grg Dim: **20 x 32**
 Grg Feat: **Side Entrance, Direct Access, Electricity, Door Opener, Attached, Driveway**

Lot Information

Acreage: **0.5**
 Lot Dim: **109 x 201**
 Rd Front Ft: **109**

School Dist: **Lake Orion**

Location: **Clarkston / Baldwin**

Directions: **Take Baldwin north of Clarkston Road. Turn right (east) on Barn Meadow Lane. Turn Right on Park Meadow Drive.**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **3,451**
 Est Fin Lower: **1,664**
 Est Tot Lower: **1,664**
 Est Tot Fin: **5,115**
 Price/SqFt: **\$241.96**

Layout

Beds: **6**
 Baths: **4.1**
 Rooms: **16**
 Arch Sty: **Colonial**
 Arch Lvl: **2 Story**
 Site Desc: **Dead End Street, Sprinkler(s)**

Contact Information

Name: **CARON KOTELES RIHA**
 Phone: **(248) 379-6651**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **2013**
 Year Remod:

Recent CH: **10/01/2025 : Coming Soon : ->CS**

Upcoming OH: **Public: Sat Oct 4, 12:00PM-2:00PM**

Listing Information

Listing Date: **10/01/2025** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **10/03/2025** Svcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Land DWP: Land Int Rate: **%** Land Payment: Land Cntrt Term:
 Protect Period: **180 Days** Restrictions: Exclusions: Possession: Close Plus 30 Days
 Terms Offered: **Cash, Conventional, FHA, VA** MLS Source: **REALCOMP** Originating MLS#: **20251039329**
 Listing Exemptions:

Features

Pets Allowed: **Yes** Entry Location: **Ground Level w/Steps**
 Foundation: **Basement** Fndtn Material: **Poured**
 Basement: **Finished**
 Exterior Feat: **Lighting**
 Exterior: **Brick, Brick Veneer** Cnstrct Feat:
 Fireplc Fuel: **Gas** Fireplace Loc: **Great Room**
 Porch Type: **Patio**
 Roof Material: **Asphalt**
 Appliances: **Dishwasher, Disposal, Dryer, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Ice Maker, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Washer, Bar Fridge, Refrigerator Under Counter/Drawer**
 Interior Feat: **Smoke Alarm, Cable Available, Circuit Breakers, Entrance Foyer, High Spd Internet Avail, Programmable Thermostat, Furnished - No, Wet Bar**
 Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Ceiling Fan(s), Central Air**
 Wtr Htr Fuel: **Natural Gas** Road: **Paved**
 Water Source: **Public (Municipal)** Sewer: **Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Basement	8 x 5	Ceramic	Bath - Full	Second	11 x 5	Ceramic
Bath - Full	Second	7 x 4	Ceramic	Bath - Lav	Second	5 x 5	Wood
Bath - Primary	Second	13 x 9	Ceramic	Bedroom	Basement	11 x 13	Luxury Vinyl Tile/I
Bedroom	Second	19 x 16	Carpet	Bedroom	Second	11 x 11	Carpet
Bedroom	Second	10 x 10	Carpet	Bedroom	Second	11 x 12	Carpet
Bedroom - Primary	Second	16 x 16	Carpet	Dining Room	First/Entry	16 x 11	Wood
Flex Room	Second	12 x 14	Carpet	Kitchen	First/Entry	9 x 16	Wood
Kitchen - 2nd	Basement	15 x 15	Luxury Vinyl Tile/I	Laundry Area/Room	First/Entry	8 x 5	Ceramic
Library (Study)	First/Entry	11 x 12	Carpet	Living Room	Basement	31 x 14	Luxury Vinyl Tile/I
Living Room	First/Entry	19 x 16	Wood	Three Season Room	First/Entry	11 x 11	Wood
Other	Basement	11 x 19	Concrete				

Legal/Tax/Financial

Property ID: **0908151042** Subdivision: **Hills At Indianwood Condo**
 Ownership: **Standard (Private)** Occupant: **Owner**
 Tax Summer: **\$6,017** Tax Winter: **\$2,967** Homestead: **Yes** Oth/Sp Asmnt:
 SEV: **\$295,720** Taxable Value: **\$251,090** Existing Lease: **No** Home Warranty: **No**
 Legal Desc: **T4N, R10E, SEC 8 OAKLAND COUNTY CONDOMINIUM PLAN NO 1657 HILLS AT INDIANWOOD UNIT 63 L 34048 P 542 9-20-04 FR 100-004**

Homeowner Association Information

Assoc Fee Amt: **650** Working Capital: Association Contact/Website: **www.hillsatindianwood.com**
 Fee Frequency: **Annually** Association Phone/Email: **2483824008**
 Fee Includes:

Agent/Office Information

List Office: **Real Estate One-Rochester** List Office Ph: **(248) 652-6500**
 List Agent: **CARON KOTELES RIHA** List Agent Ph: **(248) 379-6651**
 Co-list Agent: **LAUREN KOTELES** Co-List Agent Ph: **(248) 953-6671**
 Listing Exemptions: Access: **Appointment/LockBox** LB Location: **Front Door**

Remarks

Public Remarks: **Don't Make A Move Without a visit to this elegant home in the highly desirable Hills at Indianwood subdivision of Lake Orion. Perfectly placed on a premium 1/2 acre lot backing to woods, this 4-6 bedroom, 4.5 bath home blends style and function with upscale finishes throughout. Step through the front door into a welcoming foyer with hardwood floors, crown molding, wainscoting, and arched doorways**

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REALTOR®
Remarks:

MUST REMOVE SHOES OR WEAR SHOE COVERS DURING SHOWINGS PLEASE. Schedule appointments online or call 800-746-9464. No virtual showings, audio/video surveillance may be in use. Offers to Caron@caronkoteles.com 248-379-6651. All offers are submitted to sellers as received. Agent/Seller may not call for the highest and best as it may not be their business practice. *Submit offers in PDF Format Only Please* Kindly exclude outdoor speakers and Primary bedroom light fixture. Pergola stays. Showings begin Saturday 10/4.

Notices and Disclaimers

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Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	3230 Park Meadow Drive	Property ID:	0908151042
City/State/Zip:	Lake Orion, Michigan, 48362-2062		
Owner Name:	Daniela Terenzi	Lat/Long:	42.780213 / -83.308025
Taxpayer Address:	3230 Park Meadow Drive	Census Tract:	1286
City/State/Zip:	Lake Orion, Michigan, 48362-2062	Block Group:	2
City/Village/Town:	Orion Twp	School District:	Lake Orion
Subdivision:	HILLS AT INDIANWOOD CONDO	Property Category:	Residential
MLS Area:	02091 - Orion Twp	Land Use:	407 - RESIDENTIAL - CONDOMINIUM
Legal Description:	T4N, R10E, SEC 8 OAKLAND COUNTY CONDOMINIUM PLAN NO 1657 HILLS AT INDIANWOOD UNIT 63 L 34048 P 542 9-20-04 FR 100-004		

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	\$6,016.58	\$0.00	\$0.00	\$0.00	\$6,016.58
2023	W	\$2,757.32	\$0.00	\$338.85	\$0.00	\$3,096.17
2023	S	\$5,739.50	\$0.00	\$0.00	\$0.00	\$5,739.50
2022	W	\$2,628.30	\$0.00	\$299.21	\$0.00	\$2,927.51
2022	S	\$5,466.38	\$0.00	\$0.00	\$0.00	\$5,466.38
2021	W	\$2,408.28	\$0.00	\$106.40	\$0.00	\$2,514.68
2021	S	\$5,317.96	\$0.00	\$0.00	\$0.00	\$5,317.96
2020	W	\$2,394.58	\$0.00	\$144.16	\$0.00	\$2,538.74
2020	S	\$5,258.75	\$0.00	\$0.00	\$0.00	\$5,258.75

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$251,090	\$295,720	100	\$6,016.58
2023	\$239,140	\$269,090	100	\$8,835.67
2022	\$227,760	\$233,500	100	\$8,393.89
2021	\$220,490	\$224,570	100	\$7,832.64
2020	\$217,450	\$222,690	100	\$7,797.49

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>
TERENZI ANTHONY	TERENZI DANIELA	03/16/2020	03/16/2020		DEED	53948/0479
PULTE LAND COMPANY LLC	TERENZI ANTHONY E	11/13/2013	11/08/2013	\$121,700	WAR/DEED	46538/0420

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>
CALIBER HOME LOANS INC	TERENZI DANIELA	10/13/2021	10/05/2021	\$400,000	MTG	56995/0827
CALIBER HOME LOANS INC	TERENZI DANIEL	09/01/2020	08/24/2020	\$361,300	MTG	54755/0401
FIRST NATIONAL HOME MOF	TERENZI DANIELA	11/14/2019	10/24/2019	\$364,000	MTG	53500/0702
PULTE MORTGAGE LLC	TERENZI ANTHONY E	11/13/2013	11/08/2013	\$376,164	MTG	80934

Characteristics

Living Area SF:	3451	Bedrooms:	4
Basement Sqft:	1664	Bathrooms:	3.1
Year Built:	2013	Pool:	
Exterior:	Brick Veneer	Garage Features:	
Architecture Level:	2 Story	Garage Year Built:	
Style:	Colonial	Garage Sqft:	825
Basement:	Basement	Garage Width:	
Water:		Garage Capacity:	3
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
Central Air:	Yes	Well:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
Irregular:		Acres:	0.50

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 **3230 Park Meadow Dr** **Lake Orion** **48362**
(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.)***
(Seller must initial) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. *(Explain.)*

☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
2. **Records and reports available to the Seller: *(Check the appropriate box below.)***
(Seller must initial) ☐ Seller has provided Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. *(List documents below.)*

☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**
(Seller must initial)

PURCHASER'S ACKNOWLEDGEMENT

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

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

REALTOR® ACKNOWLEDGEMENT

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

CERTIFICATION OF ACCURACY

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

Signed by: <u>Lawrence Williams</u>	9/23/2025		16:34 PDT	
(SELLER) Lawrence Williams	(DATE)		(PURCHASER)	(DATE)
Signed by: <u>Daniela Williams</u>	9/24/2025		06:08 PDT	
(SELLER) Daniela Williams	(DATE)		(PURCHASER)	(DATE)
Signed by: <u>Caron Koteles Riha</u>	9/23/2025		13:53 EDT	
(AGENT) Caron Koteles Riha	(DATE)		(AGENT)	(DATE)

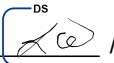
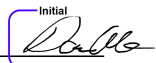
RE: THE PROPERTY KNOWN AS **3230 Park Meadow Dr**
(Street)**Lake Orion**
(City)**48362**
(Zip Code)

RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978**.

1. Seller must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review the disclosure language, and to amend the offer, if Purchaser wishes.
 - a. If Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
 - i. Seller's basis for determining the lead-based paint and/or lead-based paint hazards exist;
 - ii. The location of the lead-based paint and/or lead-based paint hazards; and
 - iii. The condition of the painted surfaces.
 - b. If a lead-based paint hazard is not known to Seller, the disclosure must include a statement disclaiming such knowledge.
 - c. Seller must provide a list of any records and reports available to Seller pertaining to lead-based paint and/lead-based paint hazards, copies of which must be provided to Purchaser. (If no such records or reports exist, the disclosure statement should affirmatively so state.)
 - d. The disclosure must include the government-mandated **Lead Warning Statement**, found on page one of this form.
2. Seller must provide Purchaser with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. A copy of this pamphlet is available from your REALTOR®.
3. Seller must permit Purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before Purchaser becomes obligated under the Sales Contract.

A civil fine of \$10,000 may be levied against any seller or real estate agent who fails to live up to the obligations imposed by this law.

(Initials) Seller  / 

(Initials) Purchaser _____ / _____



Seller's Disclosure Statement

H

Property Address: 3230 Park Meadow Dr Lake Orion 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & drain field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall furnace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace & chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- 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: 12 yr
- 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: _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS du

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

Park Meadow

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

Seller's Disclosure Statement

Property Address: 3230 Park Meadow Dr Lake Orion MICHIGAN
 Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
6. **Heating system:** Type/approximate age: 12
7. **Plumbing system:** Type: copper X galvanized _____ other _____
 Any known problems? none
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 X
- If yes, please explain: _____
11. **Flood Insurance:** Do you have flood insurance on the property? unknown _____ yes _____ no X
12. **Mineral Rights:** Do you own the mineral rights? unknown X yes _____ no _____

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: N/A

The Seller has lived in the residence on the property from 11/8/2013 (date) to TOPH 9/24/25 (date).
 The Seller has owned the property since 11/8/2013 (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 Daniela Williams Date: 9/24/25
 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.