

820 Quatro Lane Addison, MI

See Listing Report
inside for details!
MLS# 20251061413

BED **BATH (FULL/HALF)**

4 2.1

SQ. FT. **ACREAGE**

2359 2.0

COUNTY

Oakland

SCHOOL DISTRICT

Oxford

TAXES (WINTER/SUMMER)

(\$1,270/\$2,635)

YEAR BUILT

1996

GARAGE

Garage Faces Front, Attached, Door Opener, Electricity

STYLE

Colonial

WATER

Well (Existing)

BASEMENT

Unfinished

HEATING / COOLING

Forced Air, Wall Furnace, Electric, Propane

Ceiling Fan(s), Central Air



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT seeing this private 2-acre cul-de-sac home in Leonard within Oxford Schools. Vaulted-ceiling living room features ceramic flooring and a striking two-way fireplace with raised hearths, black granite surround, and mantle. The open dining room with globe chandeliers flows via French doors into the spacious family room. The chef's kitchen offers white cabinetry, full pantry wall, stainless steel appliances that stay, double oven, island seating, herringbone backsplash, under-cabinet lighting, reverse osmosis at sink, ceramic tile, and a picture window overlooking the backyard. Family room includes a stepped ceiling, oversized windows, ceiling fan, and fieldstone fireplace, with French doors to a heated four-season room with ceramic tile, wall furnace, heated sunken hot tub, and glass block bar. The first floor also features a ceramic half bath with granite vanity, laundry room with utility sink, LG washer and dryer, granite folding counter, and storage. The first-floor primary suite offers vaulted ceilings, walk-in cedar closet, and en-suite with jetted tub, tiled shower, and granite vanity. Upstairs, a wrought iron spindled catwalk leads to three bedrooms—two with ceiling fans sharing a large ceramic bath with tiled tub/shower, oversized bedroom with three step-in closets! Additional highlights include crown molding, recessed lighting, ceramic tile and Lifeproof waterproof flooring, a full unfinished basement, two-car attached tiled garage, metal roof valleys, 6" gutters, and mature tree-lined acreage with fenced kennel area for furry or feathered friends



Leading
REAL ESTATE COMPANIES
OF THE WORLD



Caron Koteles Riha

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



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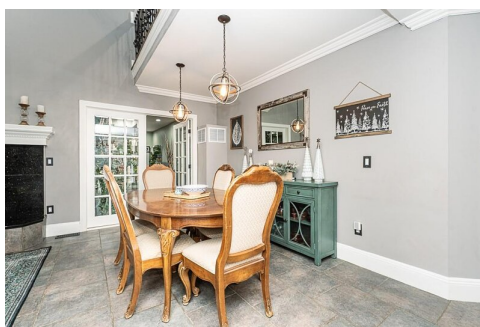
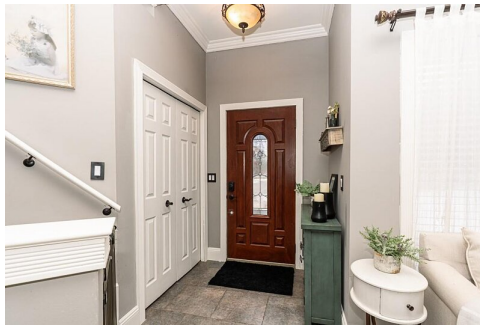
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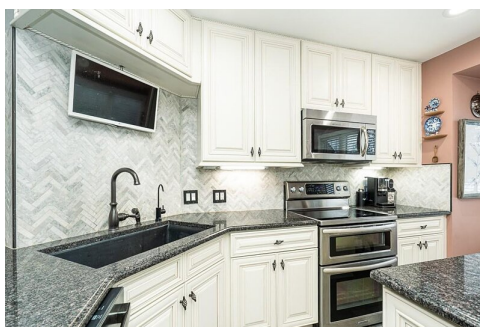
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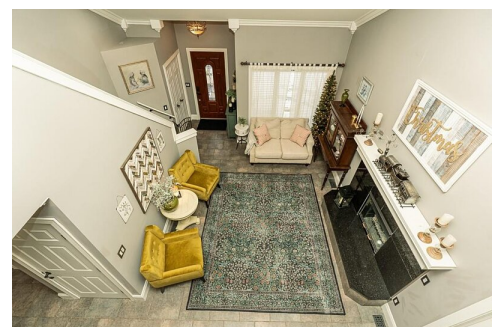
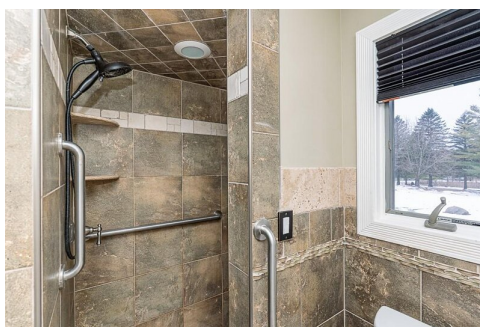
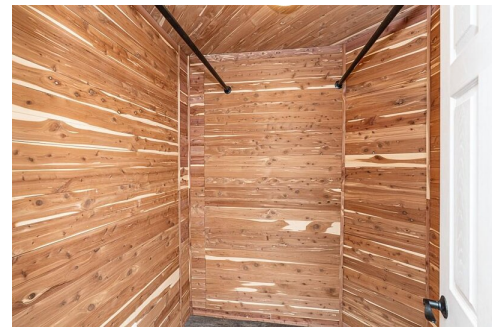
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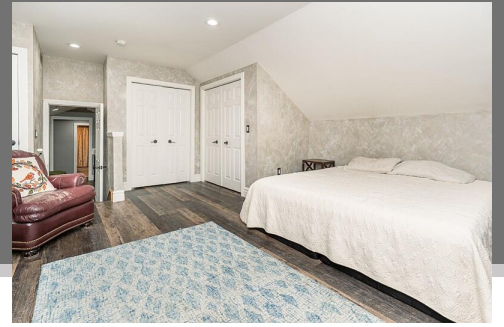
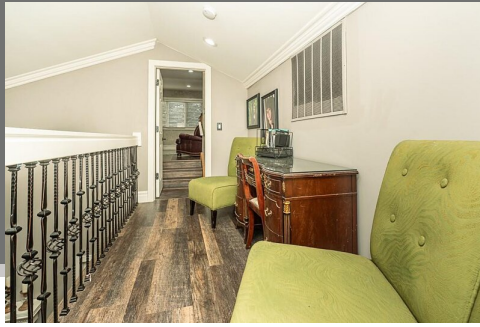


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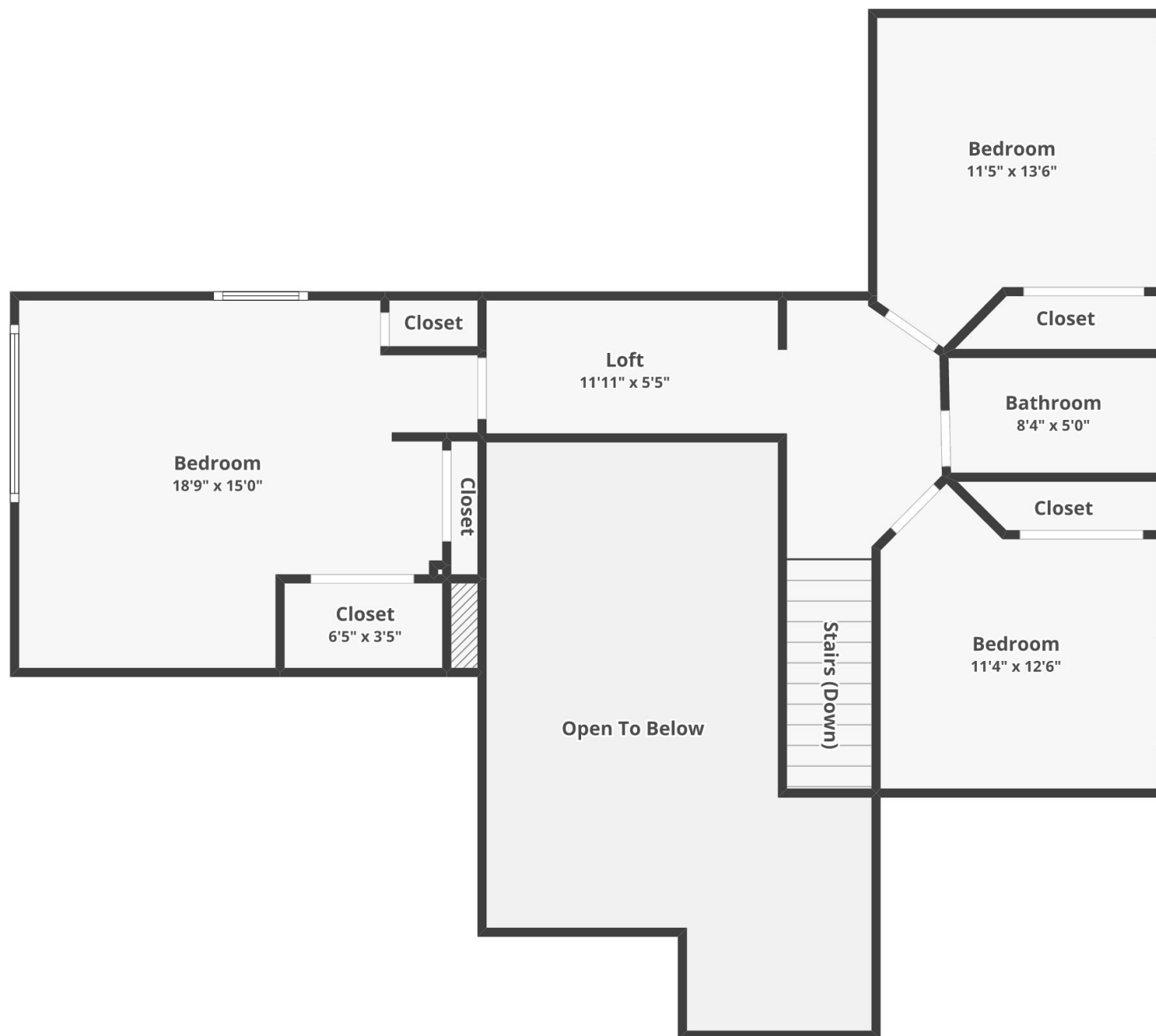
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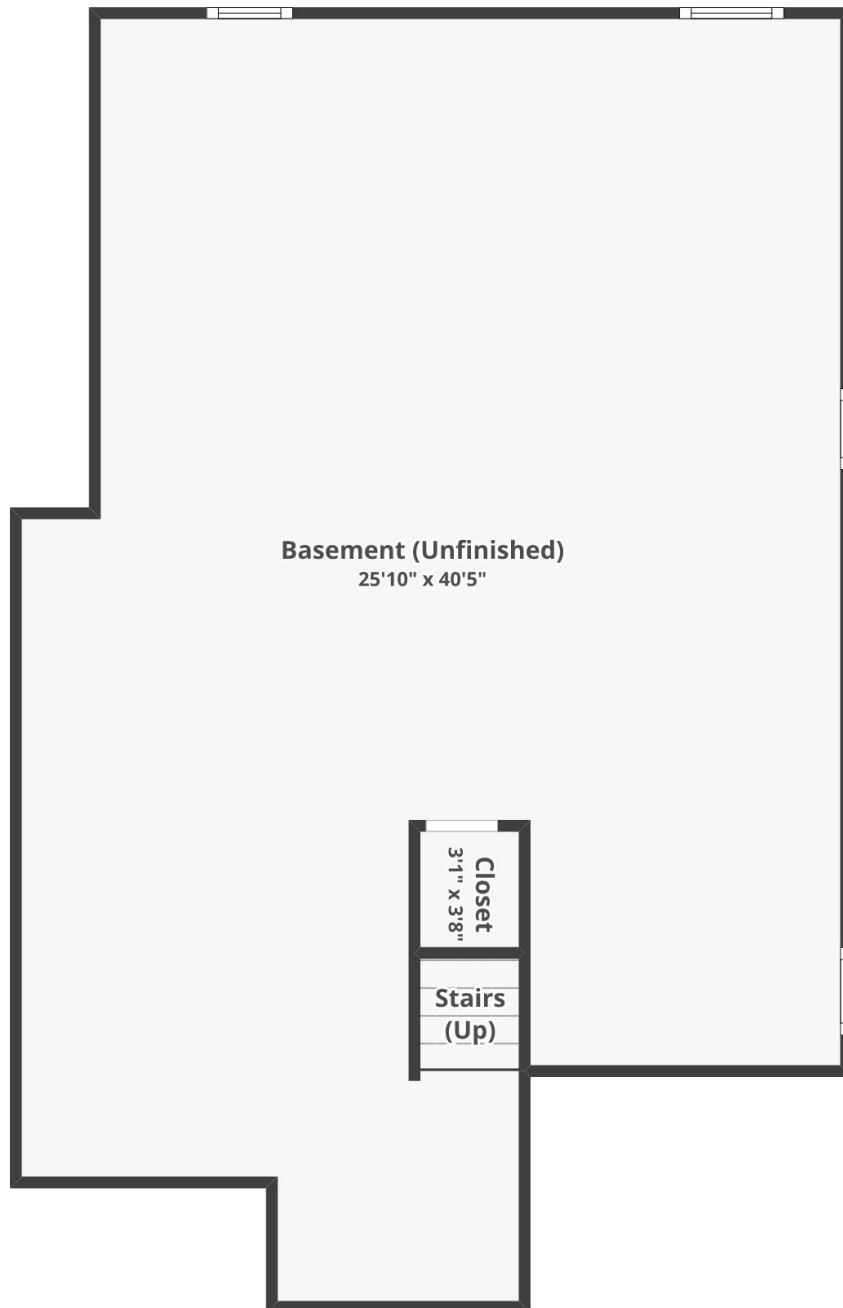


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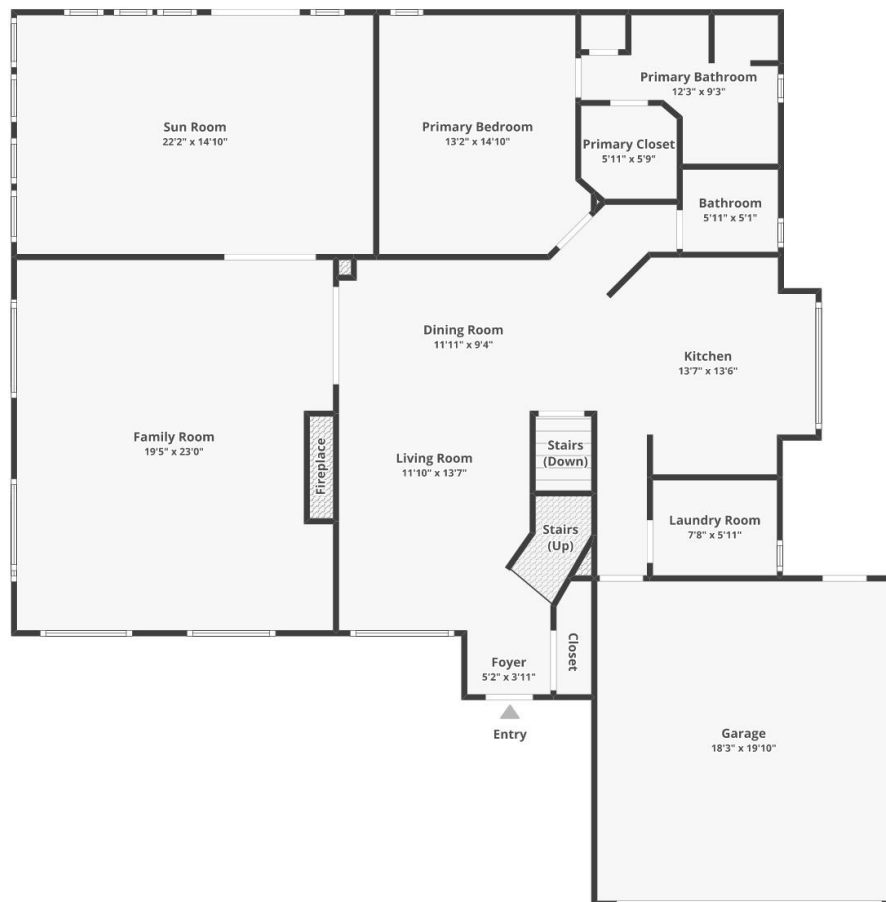


Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

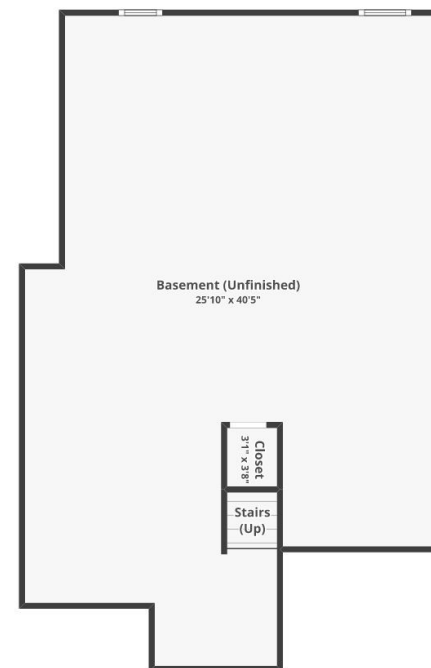




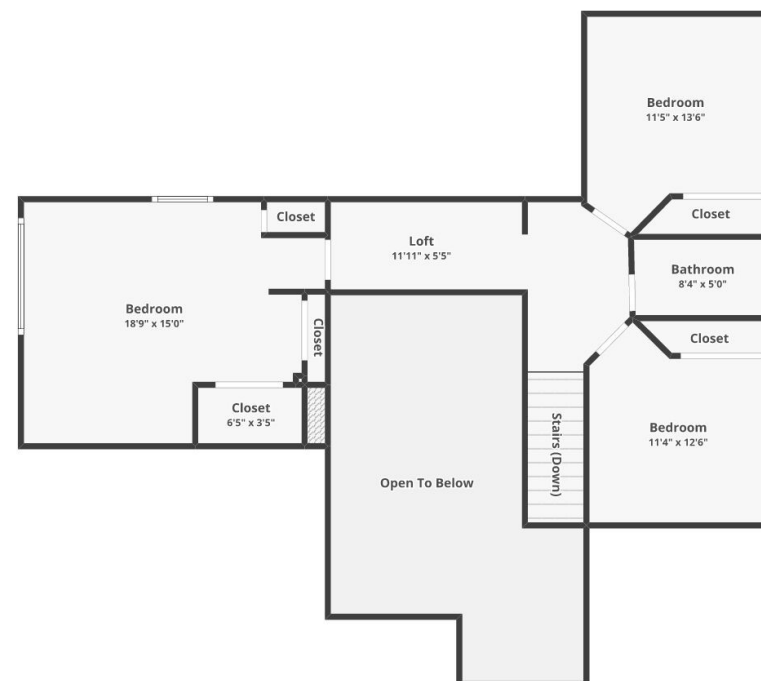
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FLOOR 1



BASEMENT



FLOOR 2

820 Quatro Lane, Leonard Vlg 48367-2538MLS#: **20251061413**
County: **Oakland**
Status: **Active**Area: **02051 - Addison Twp**
School D: **Oxford**Trans Type: **Sale**LP: **\$545,000**
OLP: **\$545,000**Location Information

Prop Type: **Residential**
Village: **Leonard Vlg**
Mailing City: **Addison**
Side of Street: **S**
Location: **Rochester Road / Mack (34 Mile)**
Directions: **Rochester Road north past Mack (34 Mile) to right on Frick Road to left on Hagerman to left on Quatro Lane.**

Garage: **Yes**

Tot Grg Sp: **2.0**
GrG Sz: **2 Car**
GrG Dim: **19 x 21**
GrG Feat: **Electricity, Door Opener, Attached, Garage Faces Front**

Lot Information

Acreage: **2**
Lot Dim: **199 x 631 x 122 x 652**
Rd Front Ft: **199**

Square Footage

Est Fin Abv Gr: **2,359**
Est Fin Lower:
Est Tot Lower: **1,073**
Est Tot Finished: **2,359**

Layout

Rooms: **10**
Beds: **4**
Baths: **2.1**

Arch Style: **Colonial**Arch Level: **1 1/2 Story**Waterfront Information

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

General Information

Year Built: **1996**
Year Remod:
Possession: **Negotiable**

Recent CH: **12/29/2025 : New : ->ACTV**

Includes:

Pets Allowed: **Yes**
Foundation: **Basement**
Basement: **Unfinished**
Exterior Feat: **Spa/Hot-tub, Fenced**
Exterior: **Brick, Vinyl**
Out Buildings:
Porch Type:
Fireplc Fuel:
Appliances: **Dishwasher, Disposal, Double Oven, Dryer, Electric Cooktop, Free-Standing Electric Oven, Free-Standing Refrigerator, Ice Maker, Microwave, Plumbed For Ice Maker, Self Cleaning Oven, Stainless Steel Appliance(s), Washer**
Interior Feat: **Circuit Breakers, Humidifier, Jetted Tub, Programmable Thermostat, Spa/Hot-tub, Furnished - No, Water Softener (rented)**
Heat & Fuel: **Electric, Propane, Forced Air, Wall Furnace**
Wtr Htr Fuel: **LP Gas/Propane**
Water Source: **Well (Existing)**

Entry Location: **Ground Level w/Steps**
Fndtn Mtrls: **Poured**

Construct Feat:
Fencing: **Back Yard, Fenced**
Roof Mtrls: **Asphalt, Metal**
Fireplace Loc: **Family Room**
Cooling: **Ceiling Fan(s), Central Air**
Road Frontage: **Gravel**
Sewer: **Septic Tank (Existing)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second	8 x 5	Ceramic	Bath - Lav	First/Entry	6 x 5	Ceramic
Bath - Primary	First/Entry	10 x 12	Ceramic	Bedroom	Second	15 x 17	Luxury Vinyl Tile/I
Bedroom	Second	11 x 10	Luxury Vinyl Tile/I	Bedroom	Second	11 x 11	Luxury Vinyl Tile/I
Bedroom - Primary	First/Entry	15 x 12	Luxury Vinyl Tile/I	Family Room	First/Entry	19 x 23	Luxury Vinyl Tile/I
Flex Room	Basement	26 x 38	Concrete	Four Season Room	First/Entry	21 x 14	Ceramic
Kitchen	First/Entry	11 x 14	Ceramic	Laundry Area/Room	First/Entry	7 x 8	Luxury Vinyl Tile/I
Living Room	First/Entry	23 x 12	Ceramic				

Legal/Tax/Financial

Property ID: **0514400023**
Ownership: **Standard (Private)**
Tax Summer: **\$2,635**
SEV: **213,430.00**
Legal Desc: **T5N, R11E, SEC 14 PART OF SE 1/4 BEG AT PT DIST S 00-24-40 W 30 FT & S 89-08-44 W 1220.19 FT FROM E 1/4 COR, TH S 89-08-44 W 200 FT, TH S 00-24-40 W 150 FT, TH S 33-12-11 E 140.90 FT, TH S 00-24-40 W 360.20 FT, TH N 89-47-55 E 121.95 FT, TH N 00-24-40 E 630.66 FT TO BEG 2.14 A 4-5-96 FR 012**
Terms Offered: **Cash, Conventional, FHA, VA**

Short Sale: **No**
Occupant: **Owner**
Homestead: **Yes**
Existing Lease: **No**

Home Warranty: **No**
Oth/Sp Asmnt:

Listing Office

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

Remarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT seeing this private 2-acre cul-de-sac home in Leonard within Oxford Schools. Vaulted-ceiling living room features ceramic flooring and a striking two-way fireplace with raised hearths, black granite surround, and mantle. The open dining room with globe chandeliers flows via French doors into the spacious family room. The chef's kitchen offers white cabinetry, full pantry wall, stainless steel appliances that stay, double oven, island seating, herringbone backsplash, under-cabinet lighting, reverse osmosis at sink, ceramic tile, and a picture window overlooking the backyard. Family room includes a stepped ceiling, oversized windows, ceiling fan, and fieldstone fireplace, with French doors to a heated four-season room with ceramic tile, wall furnace, heated sunken hot tub, and glass block bar. The first floor also features a ceramic half bath with granite vanity, laundry room with utility sink, LG washer and dryer, granite folding counter, and storage. The first-floor primary suite offers vaulted ceilings, walk-in cedar closet, and en-suite with jetted tub, tiled shower, and granite vanity. Upstairs, a wrought iron spindled catwalk leads to three bedrooms—two with ceiling fans sharing a large ceramic bath with tiled tub/shower, oversized bedroom with three step-in closets! Additional highlights include crown molding, recessed lighting, ceramic tile and Lifeproof waterproof flooring, a full unfinished basement, two-car attached tiled garage, metal roof valleys, 6" gutters, and mature tree-lined acreage with fenced kennel area for furry or feathered friends.**

Notices and Disclaimers

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

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

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820 QUATRO LANE, LEONARD, MI 48367

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 **4** miles.



ATM



GAS



GROCERIES



GYM



COFFEE



1.3
MILES

3.5
MILES

3.6
MILES

3.6
MILES

3.9
MILES



MOVIE THEATER



CLEANERS



PHARMACY



MEDICAL

7.2
MILES

6.7
MILES

5.8
MILES

5
MILES



ListReports

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



820 QUATRO LANE, LEONARD, MI 48367





OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	LAKE UPPER LAKEVILLE LAKE	2.1 MILES
	GOLF COURSE HEATHER HILLS GOLF COURSE	2.9 MILES
	PARK CHILDREN'S PARK	7.4 MILES
	DOG PARK ORION OAKS DOG PARK	9.2 MILES





820 QUATRO LANE, LEONARD, MI 48367

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **2** moderately priced restaurants and has an **average** variety of cuisines.

2+



WITHIN 5 MILES

\$

2

\$\$

0

\$\$\$

0

\$\$\$\$

0

GOOD EATS BY CATEGORY

PIZZA 1

MEXICAN 1



ListReports

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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school and **1** charter school within **5** miles.

PK-5	LEONARD ELEMENTARY SCHOOL ASSIGNED	6 RATING
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6-8	OXFORD MIDDLE SCHOOL ASSIGNED	6 RATING
-----	-------------------------------------	-------------

9-12	OXFORD HIGH SCHOOL ASSIGNED	8 RATING
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Seller's Disclosure Statement

H

Property Address:

820 Quatro Ln
Street

Leonard
City

MICHIGAN

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				
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"/>			
Hood/fan					Water softener/conditioner	<input checked="" type="checkbox"/>			
Disposal	<input checked="" type="checkbox"/>				Well & pump	<input checked="" type="checkbox"/>			
TV antenna, TV rotor & controls	<input checked="" type="checkbox"/>				Septic tank & drain field	<input checked="" type="checkbox"/>			
Electric System	<input checked="" type="checkbox"/>				Sump pump	<input checked="" type="checkbox"/>			
Garage door opener & remote control					City water system				<input checked="" type="checkbox"/>
Alarm system				<input checked="" type="checkbox"/>	City sewer system				<input checked="" type="checkbox"/>
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			
Attic fan				<input checked="" type="checkbox"/>	Wall furnace	<input checked="" type="checkbox"/>			
Pool heater, wall liner & equipment				<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"/>			
Sauna/hot tub	<input checked="" type="checkbox"/>				Wood burning system				<input checked="" type="checkbox"/>
Washer				<input checked="" type="checkbox"/>	Dryer				<input checked="" type="checkbox"/>

Explanations (attach additional sheets, if necessary):

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

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes ☐ no ☒
If yes, please explain:
- Insulation:** Describe, if known: NEW ATTIC BLOWN INSULATION R 60 AIAKox
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ☒ yes ☐ no ☒
- Roof:** Leaks? ☐
Approximate age, if known: _____
- Well:** Type of well (depth/diameter, age and repair history, if known): Shallow well NEW PUMP 2023
Has the water been tested? yes ☒ no ☐
If yes, date of last report/results: 2006

PAGE 1 OF 2

BUYER'S INITIALS K.M.

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

Kurt Miner

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

Property Address:

Seller's Disclosure Statement

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MICHIGAN

City

5. **Septic tanks/drain fields:** Condition, if known: Working
6. **Heating system:** Type/approximate age: FORCED AIR
7. **Plumbing system:** Type: copper galvanized
8. Any known problems? NOT TO MY KNOWLEDGE other _____
9. **Electrical system:** Any known problems? NONE TO MY KNOWLEDGE
10. **History of infestation,** if any: (termites, carpenter ants, etc.) NONE TO MY KNOWLEDGE
11. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.

If yes, please explain:

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 X
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no X
3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown _____ yes _____ no X
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no X
5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no X
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no X
7. Any underground storage tanks? unknown _____ yes _____ no X
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no X
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no X
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no X
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no X

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: N/A

The Seller has lived in the residence on the property from 2006 (date) to current (date).

The Seller has owned the property since 2006 (date) to current (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 Kurt A. Miner Date: 12/26/2025

Seller Levi A. Briggs Date: 12/26/2025

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.

Property Address:

Seller's Disclosure Statement

820 Quatro Ln

Street

Leonard

MICHIGAN

City

5. **Septic tanks/drain fields:** Condition, if known: Working
6. **Heating system:** Type/approximate age: FORCED AIR
7. **Plumbing system:** Type: copper galvanized
8. Any known problems? NOT TO MY KNOWLEDGE other _____
9. **Electrical system:** Any known problems? NONE TO MY KNOWLEDGE
10. **History of infestation,** if any: (termites, carpenter ants, etc.) NONE TO MY KNOWLEDGE
11. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.

If yes, please explain:

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 X
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no X
3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown _____ yes _____ no X
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no X
5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no X
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no X
7. Any underground storage tanks? unknown _____ yes _____ no X
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no X
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no X
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no X
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no X

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: N/A

The Seller has lived in the residence on the property from 2006 (date) to current (date).

The Seller has owned the property since 2006 (date) to current (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.

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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 **820 Quatro Ln** **Leonard** **48367**
(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:	12/22/2025 15:44 PST		
(SELLER) Kurt Alan Miner	(DATE)	(PURCHASER)	(DATE)
Signed by:	12/21/2025 19:35 EST		
(SELLER) Lori Briggs	(DATE)	(PURCHASER)	(DATE)
Signed by:	12/21/2025 13:40 EST		
(AGENT) Caron Koteles Riha	(DATE)	(AGENT)	(DATE)

515 Rev. 5/16

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39 - REO - Rochester, 1002 N. Main St. Rochester MI 48307
Phone: (248) 379-6651 Fax: (248) 218-6559

Caron Koteles Riha

Kurt Miner/Lori

RE: THE PROPERTY KNOWN AS **820 Quatro Ln**
(Street)

Leonard
(City)

48367
(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 _____ / _____

CriteriaMapResults

PreviousNext1 of 1Checked 0All · None · PageGridSingle Line displayDisplayPRD - Full Detailat1per page

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:**820 Quatro Lane**
City/State/Zip:**Leonard, Michigan, 48367-2538**

Owner Name:**Kurt Miner/Lori Briggs**
Taxpayer Address:**820 Quatro Lane**
City/State/Zip:**Leonard, Michigan, 48367-2538**

City/Village/Town:**Addison Twp**
Subdivision:**02051 - Addison Twp**
MLS Area:**02051 - Addison Twp**
Legal Description:**TSN, R11E, SEC 14 PART OF SE 1/4 BEG AT PT DIST S 00-24-40 W 30 FT & S 89-08-44 W 1220.19 FT FROM E 1/4 COR, TH S 89-08-44 W 200 FT, TH S 00-24-40 W 150 FT, TH S 33-12-11 E 140.90 FT, TH S 00-24-40 W 360.20 FT, TH N 89-47-55 E 121.95 FT, TH N 00-24-40 E 630.66 FT TO BEG 2.14 A 4-5-96 FR 012**

Property ID:**0514400023**

Lat/Long:**42.850733 / -83.126141**
Census Tract:**1200**
Block Group:**3**

School District:**Oxford**
Property Category:**Residential**
Land Use:**401 - RESIDENTIAL, IMPROVED**

REALIST:

RL

Full Report

RL

Comparables

RL

Market Trends

N

Neighborhood Profile

RPR:

RPR

RPR Detail Report

RPR

RPR Complete Property Report

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2024	S	\$2,635.08	\$0.00	\$0.00	\$0.00	\$2,635.08
2023	W	\$1,270.97	\$0.00	\$0.00	\$0.00	\$1,270.97
2023	S	\$2,513.38	\$0.00	\$0.00	\$0.00	\$2,513.38
2022	W	\$1,210.50	\$0.00	\$0.00	\$0.00	\$1,210.50
2022	S	\$2,470.14	\$0.00	\$0.00	\$0.00	\$2,470.14
2021	W	\$941.58	\$0.00	\$0.00	\$0.00	\$941.58
2021	S	\$2,402.14	\$0.00	\$0.00	\$0.00	\$2,402.14
2020	W	\$939.57	\$0.00	\$0.00	\$0.00	\$939.57
2020	S	\$2,374.45	\$0.00	\$0.00	\$0.00	\$2,374.45

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2024	\$117,160	\$204,410	100	\$2,635.08
2023	\$111,590	\$181,940	100	\$3,784.35
2022	\$106,280	\$171,100	100	\$3,680.64
2021	\$102,890	\$158,940	100	\$3,343.72
2020	\$101,470	\$157,160	100	\$3,314.02

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
MINER KURT ALAN	BRIGGS LORI A	05/09/2018	05/09/2018		DEED	51795/0062
FEDERAL HOME LOAN MORI	MINER KURT	05/03/2006	03/24/2006	\$258,000	DEED	37501/0354
FRASHER WALTER J	FEDERAL HOME LOAN MORI	04/19/2005	04/12/2005	\$225,567	SHER/DEED	35349/0822

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
QUICKEN LOANS INC	MINER KURT	08/02/2006	07/21/2006	\$93,000	MTG	37923/0367
QUICKEN LOANS INC	MINER KURT A	04/04/2006	03/24/2006	\$206,400	MTG	37355/0767
QUICKEN LOANS INC	MINER KURT A	04/04/2006	03/24/2006	\$51,600	MTG	37355/0787
ROCK FINANCIAL CORP	FRASHER WALTER J	11/26/1997	11/14/1997	\$175,800	MTG	00000/0000

Characteristics

Living Area SF:	2212	Bedrooms:	4
Basement Sqft:	1073	Bathrooms:	2.1
Year Built:	1996	Pool:	
Year Remodeled:	1998	Fireplace:	
Exterior:	Aluminum, Vinyl	Garage Features:	
Architecture Level:	1 Story	Garage Year Built:	
Style:	Ranch	Garage Sqft:	451
Basement:	Basement, Crawl	Garage Width:	
Water:		Garage Capacity:	2
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:	
Topography:		Land Sqft:	87120
Irregular:		Acres:	2.00

Search for MLS Listings

Click Arrow for Property History

Report Incorrect Data

County is 'OAK - Oakland County'
Owner Last Name is 'miner'
Owner First Name is 'kurt'
Found 1 result in 0.02 seconds.

https://matrix.realcomponline.com/Matrix/Results.aspx?c=H4sIAAAAAAAEAltWMjQwN1XSUTICYhMDIGFhDCIsDJV08kpzciCEkrkFMpcIQskIZKgBVJeSIYn... 1/1