

1571 Ruffner Avenue Birmingham, MI

See Listing Report
inside for details!
MLS# 20251054206

BED 3
BATH (FULL/HALF) 2.1

SQ. FT. 2237
ACREAGE 0.11

COUNTY
Oakland

SCHOOL DISTRICT
Birmingham

TAXES (WINTER/SUMMER)
(\$1,695/\$12,764)

YEAR BUILT
2012

GARAGE
Driveway, Detached, Door Opener,
Electricity

STYLE
Colonial

WATER
Public (Municipal)

BASEMENT
Unfinished

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air

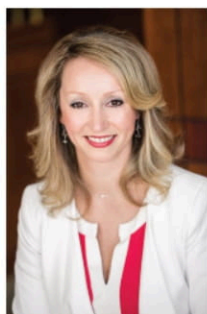


Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT a visit to this incredible home in a highly desirable Birmingham neighborhood. The moment you step inside, you're welcomed by an open foyer, engineered wide-plank wood floors, custom wall trim, crown moldings and French doors leading to the library/study—flexible as a 4th bedroom. The main level features a bright open floor plan with a spacious family room with gas fireplace and built-in speakers, and a gourmet kitchen offering an oversized barstool island, tile backsplash, soft-close cabinetry, stainless steel appliances (included); double ovens, gas 5 burner cooktop, large refrigerator with water/ice huge walk-in pantry, and large dining area. Convenient mud room with organizers. Two doors lead to the fenced backyard with a composite deck and overhead lighting, ideal for everyday use and gatherings. Upstairs includes a convenient 2nd-floor laundry room (washer/dryer included), a primary suite offers a tray ceiling recessed lighting, ceiling fan, walk-in closet, and ensuite bath with his and hers sinks, deep soaker tub, separate shower w/dual rainfall shower heads and private water closet. Two additional bedrooms share a full bath. The lower level offers a carpeted space with extra-tall ceilings, egress window, radon mitigation system, glass block windows, refrigerator, new sump pump 2024 with water backup, and plumbing for a future bath—ready for finishing. Additional features include Nest thermostat, Ring doorbell, security system, new furnace 2024 and high-efficiency water heater. Exterior showcases fieldstone and wood siding/trim, covered porch, 2-car garage with attic access, lawn irrigation. Int. paint 2024, ext. paint 2025, two light fixtures 2023 (kitchen & one bedroom). Close proximity to parks, restaurants, and shopping. Award-winning Birmingham Schools.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



1571 Ruffner Avenue
Birmingham, MI

BED
3

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2.1

SQ. FT.
2237

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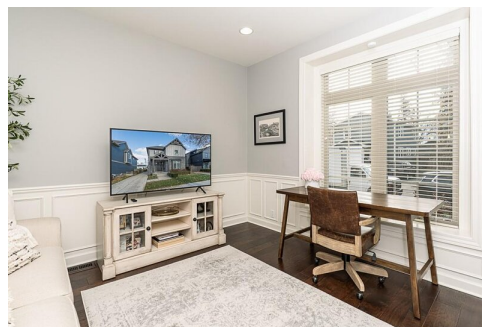
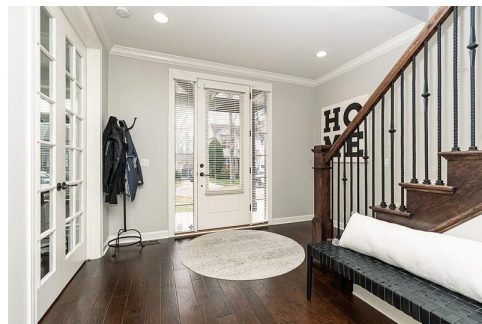
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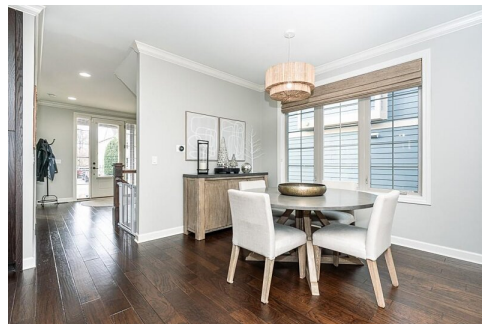
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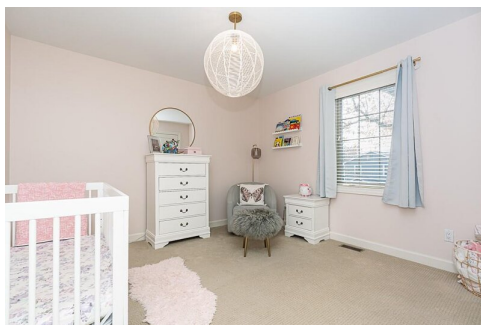
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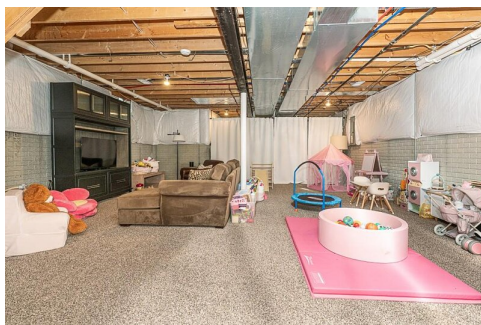
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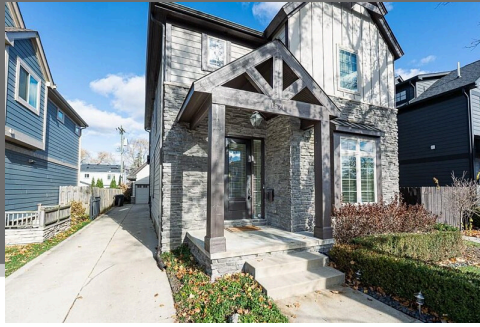


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1571 Ruffner Ave, Birmingham, MI 48009

Floor plan/area cannot be used for building or design purposes. Size and dimensions are approximate.



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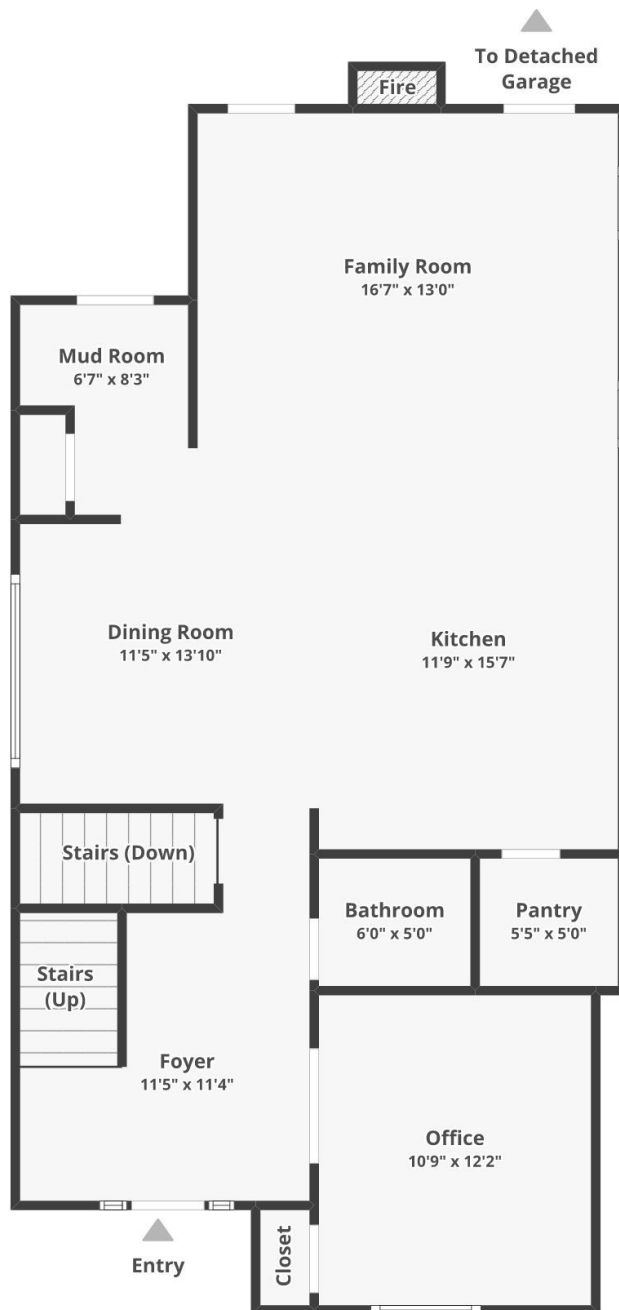
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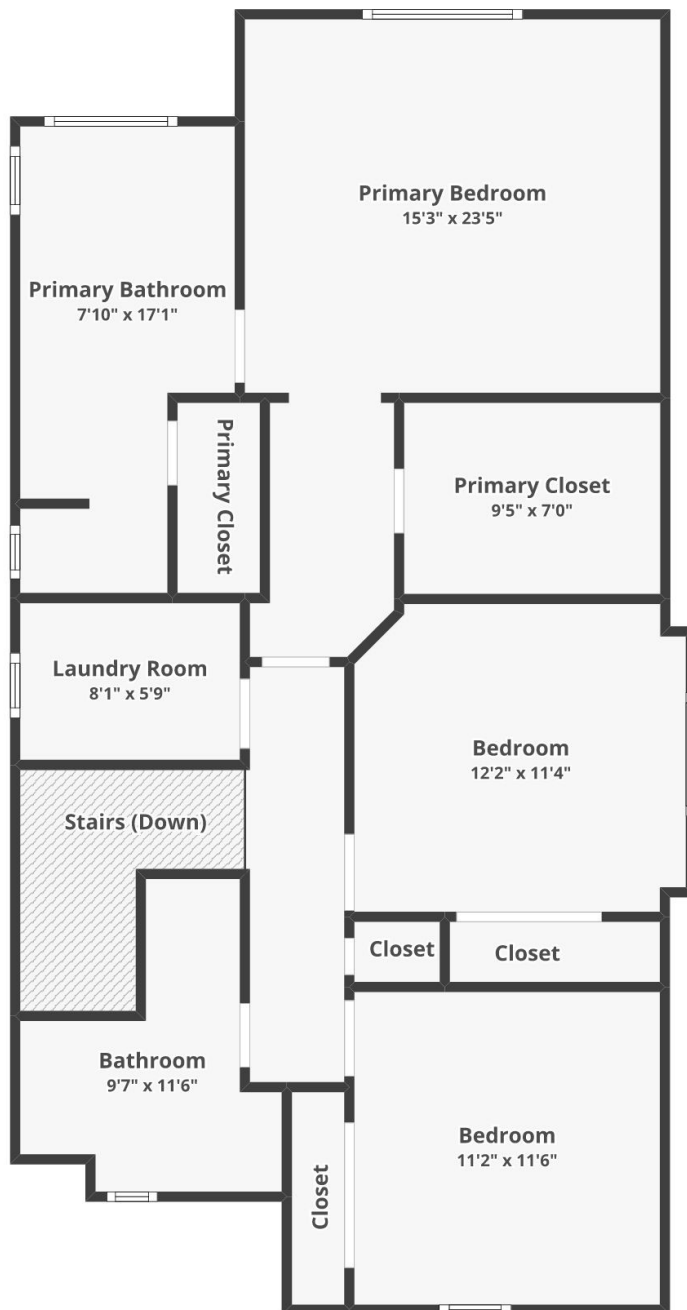
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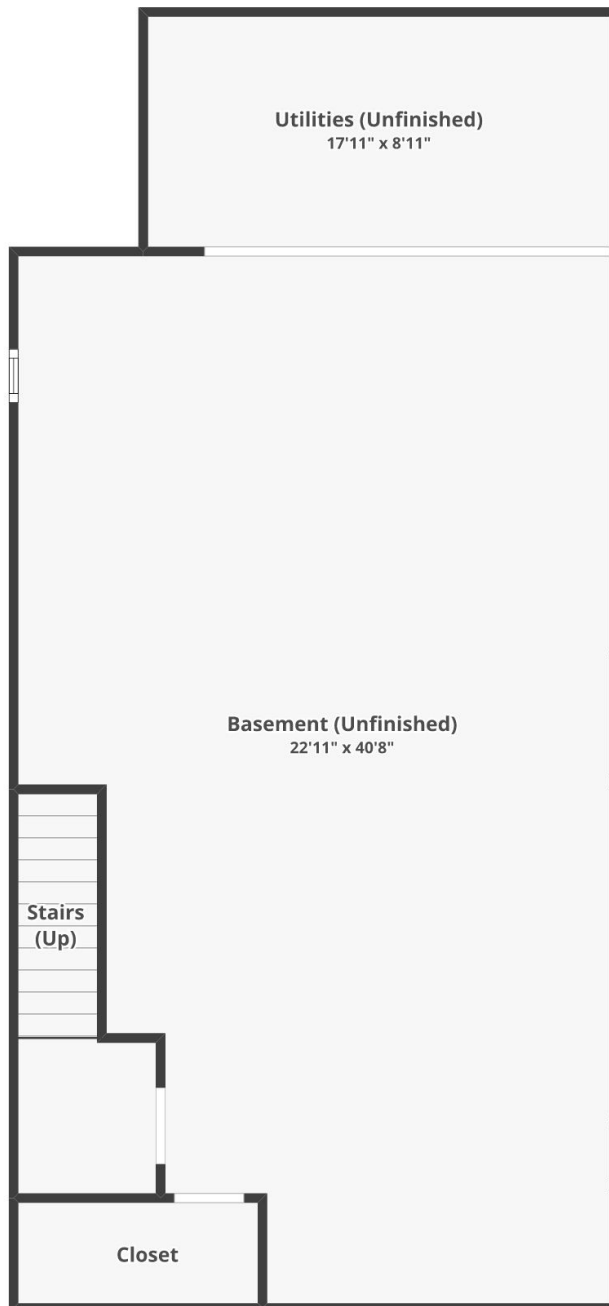
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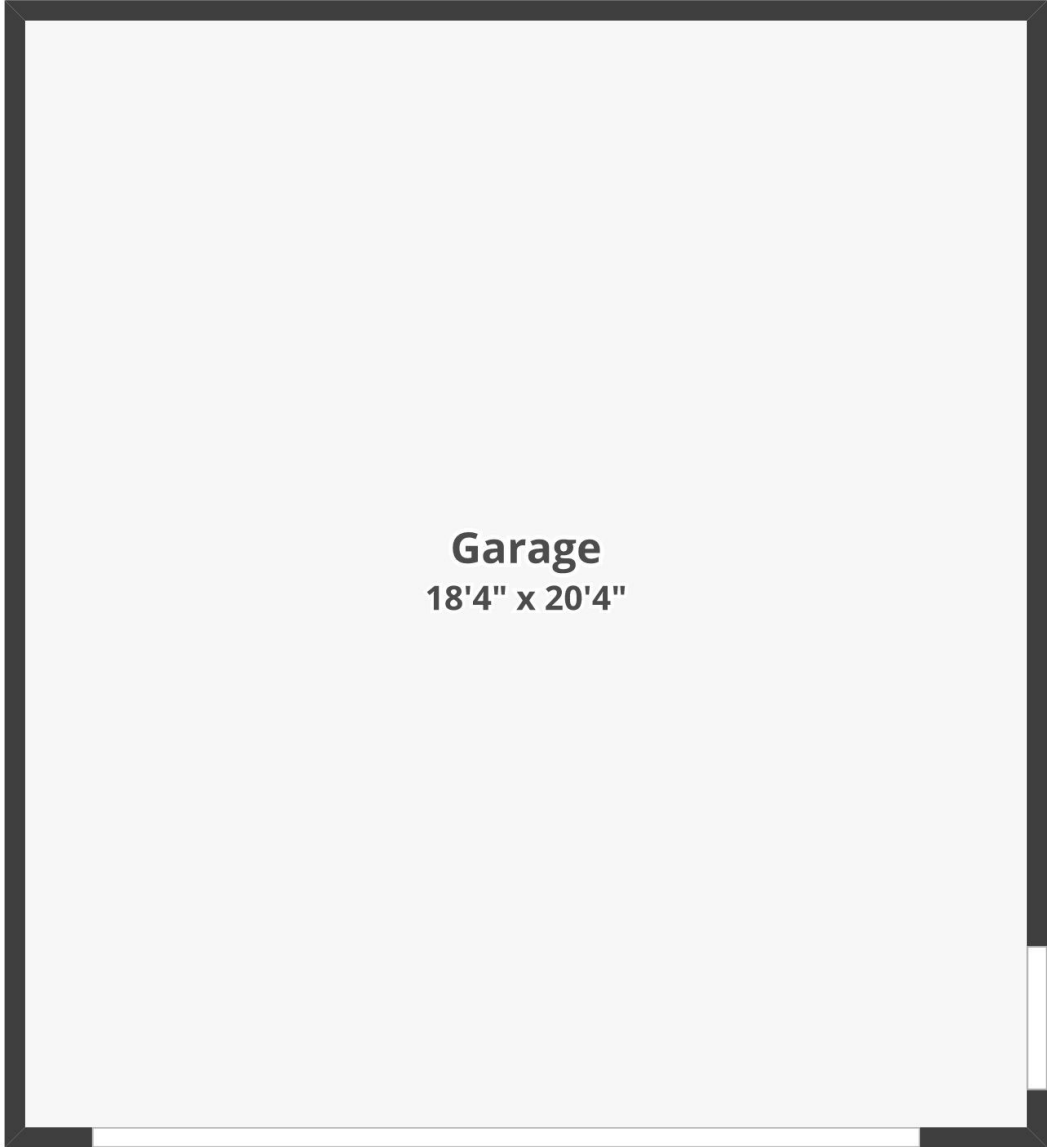


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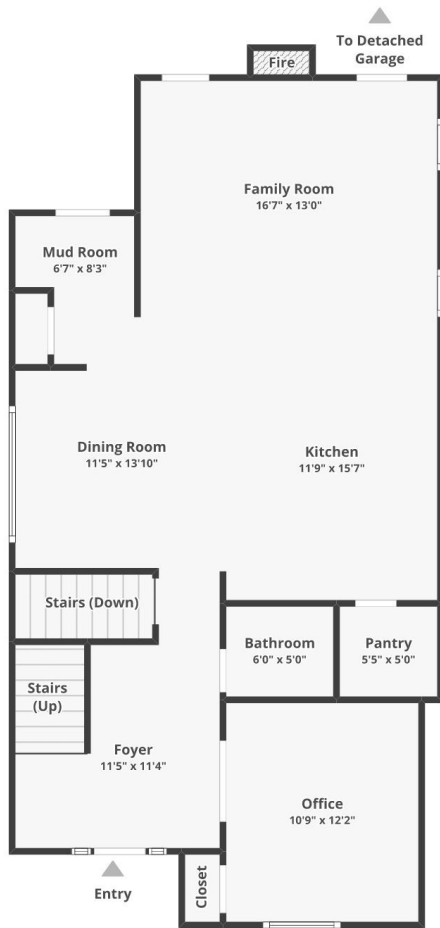




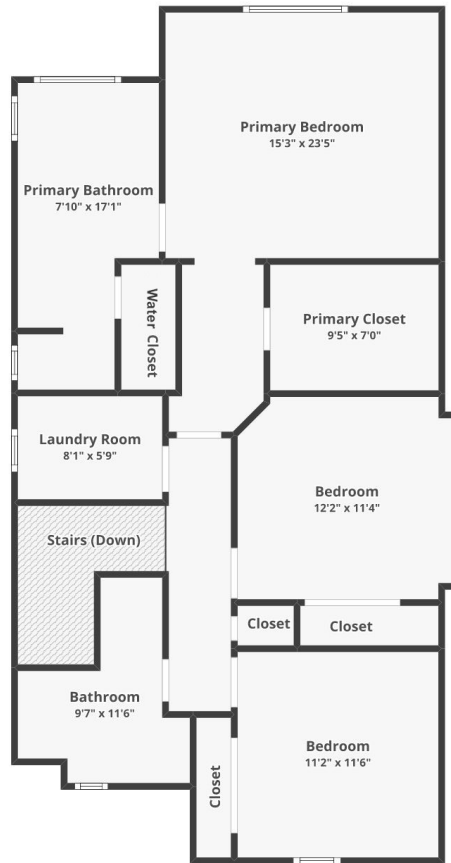
Garage
18'4" x 20'4"

To Home

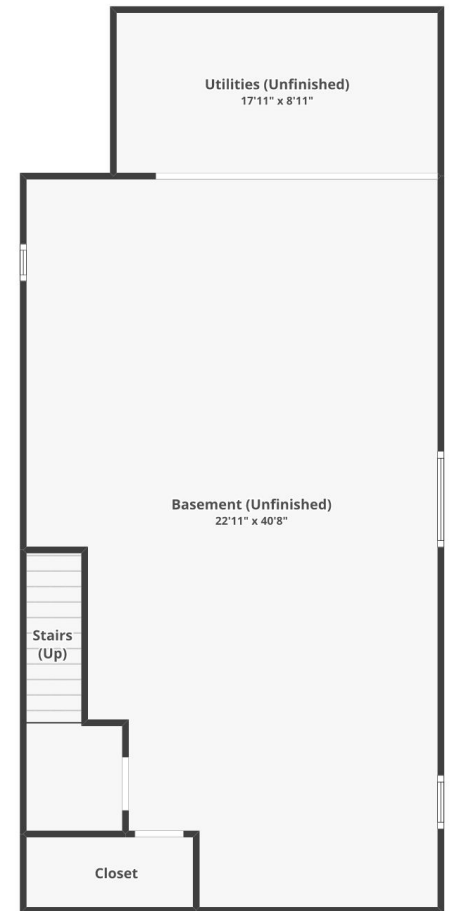
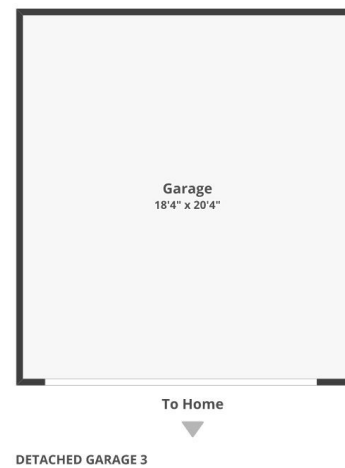




FLOOR 1



FLOOR 2



BASEMENT

1571 Ruffner Avenue, Birmingham 48009-7176

MLS#: **20251054206**
County: **Oakland**
Status: **Coming Soon**
Activation Date: **11/21/2025**

Area: **02192 - Birmingham**
School D: **Birmingham**

Trans Type: **Sale**

LP: **\$948,500**
OLP: **\$948,500**

Location Information

Prop Type: **Residential**
City: **Birmingham**
Mailing City: **Birmingham**
Side of Street: **N**
Location: **E. Maple & S. Adams**
Directions: **Take Woodward to S. Adams then immediately right/east on Ruffner.**

Garage:

Yes
Tot Grg Sp: **2.0**
Grg Sz: **2 Car**
Grg Dim: **17 x 19**
Grg Feat: **Electricity, Door Opener, Detached, Driveway**

Lot Information

Acreage: **0.11**
Lot Dim: **40 X 120**
Rd Front Ft: **40**

Square Footage

Est Fin Abv Gr: **2,237**
Est Fin Lower: **3**
Est Tot Lower: **1,101**
Est Tot Finished: **2,237**

Layout

Rooms: **10**
Beds: **3**
Baths: **2.1**

Arch Style: **Colonial**

Arch Level: **2 Story**

Waterfront Information

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

General Information

Year Built: **2012**
Year Remod:
Possession: **Close Plus 30 Days**

Recent CH: **11/18/2025 : Coming Soon : ->CS**
Upcoming OH: **Public: Sat Nov 22, 2:00PM-4:00PM**

Includes:

Pets Allowed: **Yes**
Foundation: **Basement**
Foundation Feat: **Active Radon Mitigation, Sump Pump**
Basement: **Unfinished**
Exterior Feat: **Lighting, Fenced**
Exterior: **Other, Stone**

Out Buildings:
Site Desc: **Sprinkler(s)**
Porch Type: **Porch - Covered, Deck, Porch, Covered**
Fireplc Fuel: **Gas**
Appliances: **Vented Exhaust Fan, Dishwasher, Disposal, Double Oven, Down Draft, Dryer, Free-Standing Gas Range, Free-Standing Refrigerator, Ice Maker, Microwave, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Washer**

Interior Feat: **Smoke Alarm, Cable Available, Carbon Monoxide Alarm(s), Circuit Breakers, Egress Window(s), Entrance Foyer, High Spd Internet Avail, Jetted Tub, Programmable Thermostat, Security Alarm (owned), 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: **Poured**

Construct Feat:
Fencing: **Back Yard, Fenced**

Roof Mtrls: **Asphalt**
Fireplace Loc: **Family Room**
Free-Standing Gas Range, Free-Standing Refrigerator, Ice

Cooling: **Ceiling Fan(s), Central Air**
Road Frontage: **Paved, Pub. Sidewalk**
Sewer: **Sewer (Sewer-Sanitary)**

| Room | Level | Dimensions | Flooring | Room | Level | Dimensions | Flooring |
|---------------------|-------------|------------|--------------------------------------|-------------------|-------------|----------------------|----------------------|
| Bath - Full | Second | 9 x 11 | Ceramic | Bath - Lav | First/Entry | 7 x 5 | Luxury Vinyl Tile/IF |
| Bath - Primary | Second | 9 x 17 | Ceramic | Bedroom | Second | 11 x 11 | Carpet |
| Bedroom | Second | 12 x 11 | Carpet | Bedroom - Primary | Second | 14 x 15 | Carpet |
| Breakfast Nook/Room | First/Entry | 8 x 11 | Luxury Vinyl Tile/IFamily Room | First/Entry | 16 x 16 | Luxury Vinyl Tile/IF | |
| Kitchen | First/Entry | 11 x 11 | Luxury Vinyl Tile/ILaundry Area/Room | Second | 5 x 8 | Ceramic | |
| Library (Study) | First/Entry | 12 x 11 | Luxury Vinyl Tile/ILiving Room | Basement | 22 x 46 | Carpet | |
| Mud Room | First/Entry | 8 x 7 | Ceramic | | | | |

Legal/Tax/Financial

Property ID: **2031301056**
Ownership: **Standard (Private)**
Tax Summer: **\$12,764**
SEV: **\$74,750.00**
Legal Desc: **T2N, R11E, SEC 31 LEINBACH-HUMPHREY'S WOODWARD AVE SUB LOT 349**
Subdivision: **Leinbach-Humphreys Woodward Ave**
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 a visit to this incredible home in a highly desirable Birmingham neighborhood. The moment you step inside, you're welcomed by an open foyer, engineered wide-plank wood floors, custom wall trim, crown moldings, and French doors leading to the library/study—flexible as a 4th bedroom. The main level features a bright open floor plan with a spacious family room with gas fireplace and built-in speakers, and a gourmet kitchen offering an oversized barstool island, tile backsplash, soft-close cabinetry, stainless steel appliances (included); dbl ovens, gas 5 burner cooktop, large refrigerator with water/ice, huge walk-in pantry, and large dining area. Convenient mud room with organizers. Two doors lead to the fenced backyard with a composite deck and overhead lighting, ideal for everyday use and gatherings. Upstairs includes a convenient 2nd-floor laundry room (washer/dryer included), a primary suite offers a tray ceiling, recessed lighting, ceiling fan, walk-in closet, and ensuite bath with his-n-hers sinks, deep soaker tub, separate shower w/dual rainfall shower heads, and private water closet. Two additional bedrooms share a full bath. The lower level offers a carpeted space with extra-tall ceilings, egress window, radon mitigation system, glass block windows, refrigerator, new sump pump 2024 with water backup, and plumbing for a future bath—ready for finishing. Additional features include Nest thermostat, Ring doorbell, security system, new furnace 2024 and high-efficiency water heater. Exterior showcases fieldstone and wood siding/trim, covered porch, 2-car garage with attic access, lawn irrigation. Int. paint 2024, ext. paint 2025, 2 light fixtures 2023 (kitchen & one bedroom). Close proximity to parks, restaurants, and shopping. Award-winning Birmingham Schools.**

Sold Information

Sold Price: Sold Date: Financing:

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1571 RUFFNER AVENUE, BIRMINGHAM, MI 48009

AREA REPORT



VERY CONVENIENT

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



ATM



MEDICAL



GAS



CLEANERS



PHARMACY



0.2
MILES

0.2
MILES

0.2
MILES

0.2
MILES

0.3
MILES



MOVIE THEATER



COFFEE



GROCERIES



GYM

0.8
MILES

0.7
MILES

0.4
MILES

0.3
MILES



1571 RUFFNER AVENUE, BIRMINGHAM, MI 48009





OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

| | | |
|---|--|---------------------|
|  | PARK PIONEER PARK | 0.9 MILES |
|  | GOLF COURSE NORMANDY OAKS GOLF CLUB | 1.5 MILES |
|  | DOG PARK RED OAKS WATERPARK | 5.6 MILES |
|  | LAKE ORCHARD LAKE SCHOOLS | 8.8 MILES |





1571 RUFFNER AVENUE, BIRMINGHAM, MI 48009

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **151** moderately priced restaurants and has an **above average** variety of cuisines.

172



WITHIN 5 MILES

\$

103

\$\$

48

\$\$\$

12

\$\$\$\$

4

GOOD EATS BY CATEGORY

| | |
|----------------------------|----|
| AMERICAN | 44 |
| FAST FOOD | 30 |
| ASIAN | 11 |
| INTERNATIONAL | 10 |
| MEXICAN | 10 |
| ITALIAN | 10 |
| SEAFOOD | 9 |
| CHINESE | 6 |
| VEGAN AND VEGETARIAN | 5 |
| OTHER | 13 |



1571 RUFFNER AVENUE, BIRMINGHAM, MI 48009

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **31** private schools and **3** charter schools within **5** miles.

K-5

ALFRED E. UPTON
ELEMENTARY SCHOOL
NEARBY

8
RATING

6-8

DERBY MIDDLE SCHOOL
ASSIGNED

9
RATING

9-12

ERNEST W. SEAHOLM
HIGH SCHOOL
ASSIGNED

9
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: 1571 Ruffner Ave Birmingham MICHIGAN
Street City

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTION FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

| | Yes | No | Unknown | Not Available | | Yes | No | Unknown | Not Available |
|-------------------------------------|-------------------------------------|----|-------------------------------------|-------------------------------------|----------------------------|-------------------------------------|----|---------|-------------------------------------|
| Range/oven | <input checked="" type="checkbox"/> | | | | Lawn sprinkler system | <input checked="" type="checkbox"/> | | | |
| Dishwasher | <input checked="" type="checkbox"/> | | | | Water heater | <input checked="" type="checkbox"/> | | | |
| Refrigerator | <input checked="" type="checkbox"/> | | | | Plumbing system | <input checked="" type="checkbox"/> | | | |
| Hood/fan | <input checked="" type="checkbox"/> | | | | Water softener/conditioner | | | | <input checked="" type="checkbox"/> |
| Disposal | <input checked="" type="checkbox"/> | | | | Well & pump | | | | <input checked="" type="checkbox"/> |
| TV antenna, TV rotor & controls | | | | <input checked="" type="checkbox"/> | Septic tank & drain field | | | | <input checked="" type="checkbox"/> |
| Electric System | <input checked="" type="checkbox"/> | | | | Sump pump | <input checked="" type="checkbox"/> | | | |
| Garage door opener & remote control | <input checked="" type="checkbox"/> | | | | City water system | <input checked="" type="checkbox"/> | | | |
| Alarm system | | | <input checked="" type="checkbox"/> | | City sewer system | <input checked="" type="checkbox"/> | | | |
| Intercom | | | | <input checked="" type="checkbox"/> | Central air conditioning | <input checked="" type="checkbox"/> | | | |
| Central vacuum | | | | <input checked="" type="checkbox"/> | Central heating system | <input checked="" type="checkbox"/> | | | <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"/> | | | <input checked="" type="checkbox"/> |
| Microwave | <input checked="" type="checkbox"/> | | | <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"/> | | | <input checked="" type="checkbox"/> | Fireplace & chimney | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> |
| Sauna/hot tub | <input checked="" type="checkbox"/> | | | <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"/> | | | |

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: Fiber glass insulation
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no ☒
- Roof:** Leaks? _____
Approximate age, if known: original
- Well:** Type of well (depth/diameter, age and repair history, if known): N/A
Has the water been tested? yes _____ no _____
If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS NK SK

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

Ruffner, Nick &

Seller's Disclosure Statement

Property Address: 1571 Ruffner Ave Birmingham MICHIGAN
 Street City

5. **Septic tanks/drain fields:** Condition, if known: na
6. **Heating system:** Type/approximate age: gas forced air 2024
7. **Plumbing system:** Type: copper galvanized other 2024
- Any known problems? no
8. **Electrical system:** Any known problems? no
9. **History of Infestation,** if any: (termites, carpenter ants, etc.) no
10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
- If yes, please explain: unknown yes no ☒
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 2023 (date) to present (date).
 The Seller has owned the property since 2023 (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: 11/18/2025
 Seller [Signature] Date: 11/18/2025

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.



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 **1571 Ruffner Ave** **Birmingham** **48009**
(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: | 11/14/2025 15:14 EST | | |
| (SELLER) Nicholas Kosovich | (DATE) | (PURCHASER) | (DATE) |
| Signed by: | 11/14/2025 15:14 EST | | |
| (SELLER) Stephanie Kosovich | (DATE) | (PURCHASER) | (DATE) |
| Signed by: | 11/12/2025 15:03 EST | | |
| (AGENT) Caron Koteles Riha | (DATE) | (AGENT) | (DATE) |

RE: THE PROPERTY KNOWN AS **1571 Ruffner Ave**
(Street)**Birmingham**
(City)**48009**
(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 NK / Sk

(Initials) Purchaser _____ / _____

Oakland County Public Records - Full Detail Report

Location & Ownership

| | | | |
|--------------------|---|--------------------|------------------------------------|
| Property Address: | 1571 Ruffner Avenue | Property ID: | 2031301056 |
| City/State/Zip: | Birmingham, Michigan, 48009-7176 | | |
| Owner Name: | Nicholas Kosovich And Stephani | Lat/Long: | 42.538585 / -83.200755 |
| Taxpayer Address: | 1571 Ruffner Avenue | Census Tract: | 1529 |
| City/State/Zip: | Birmingham, Michigan, 48009-7176 | Block Group: | 3 |
| City/Village/Town: | Birmingham | School District: | Birmingham |
| Subdivision: | LEINBACH-HUMPHREY'S WOODWARD AVE SUB | Property Category: | Residential |
| MLS Area: | 02192 - Birmingham | Land Use: | 401 - RESIDENTIAL, IMPROVED |
| Legal Description: | T2N, R11E, SEC 31 LEINBACH-HUMPHREY'S WOODWARD AVE SUB LOT 349 | | |

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 | \$12,764.23 | \$0.00 | \$0.00 | \$0.00 | \$12,764.23 |
| 2023 | W | \$1,447.59 | \$0.00 | \$0.00 | \$0.00 | \$1,447.59 |
| 2023 | S | \$11,307.44 | \$0.00 | \$0.00 | \$0.00 | \$11,307.44 |
| 2022 | W | \$1,358.01 | \$0.00 | \$0.00 | \$0.00 | \$1,358.01 |
| 2022 | S | \$10,765.60 | \$0.00 | \$0.00 | \$0.00 | \$10,765.60 |
| 2021 | W | \$1,587.31 | \$0.00 | \$0.00 | \$0.00 | \$1,587.31 |
| 2021 | S | \$11,565.67 | \$0.00 | \$0.00 | \$0.00 | \$11,565.67 |
| 2020 | W | \$1,300.25 | \$0.00 | \$0.00 | \$0.00 | \$1,300.25 |
| 2020 | S | \$9,039.43 | \$0.00 | \$0.00 | \$0.00 | \$9,039.43 |

Assessments

| <u>Year</u> | <u>Taxable Val</u> | <u>State Eq Val</u> | <u>Hmstd %</u> | <u>Ttl Taxes</u> |
|-------------|--------------------|---------------------|----------------|------------------|
| 2024 | \$374,750 | \$374,750 | 100 | \$12,764.23 |
| 2023 | \$329,950 | \$336,370 | 100 | \$12,755.03 |
| 2022 | \$314,240 | \$314,240 | 100 | \$12,123.61 |
| 2021 | \$327,140 | \$327,140 | 100 | \$13,152.98 |
| 2020 | \$248,860 | \$312,170 | 100 | \$10,339.68 |

Transfer Information

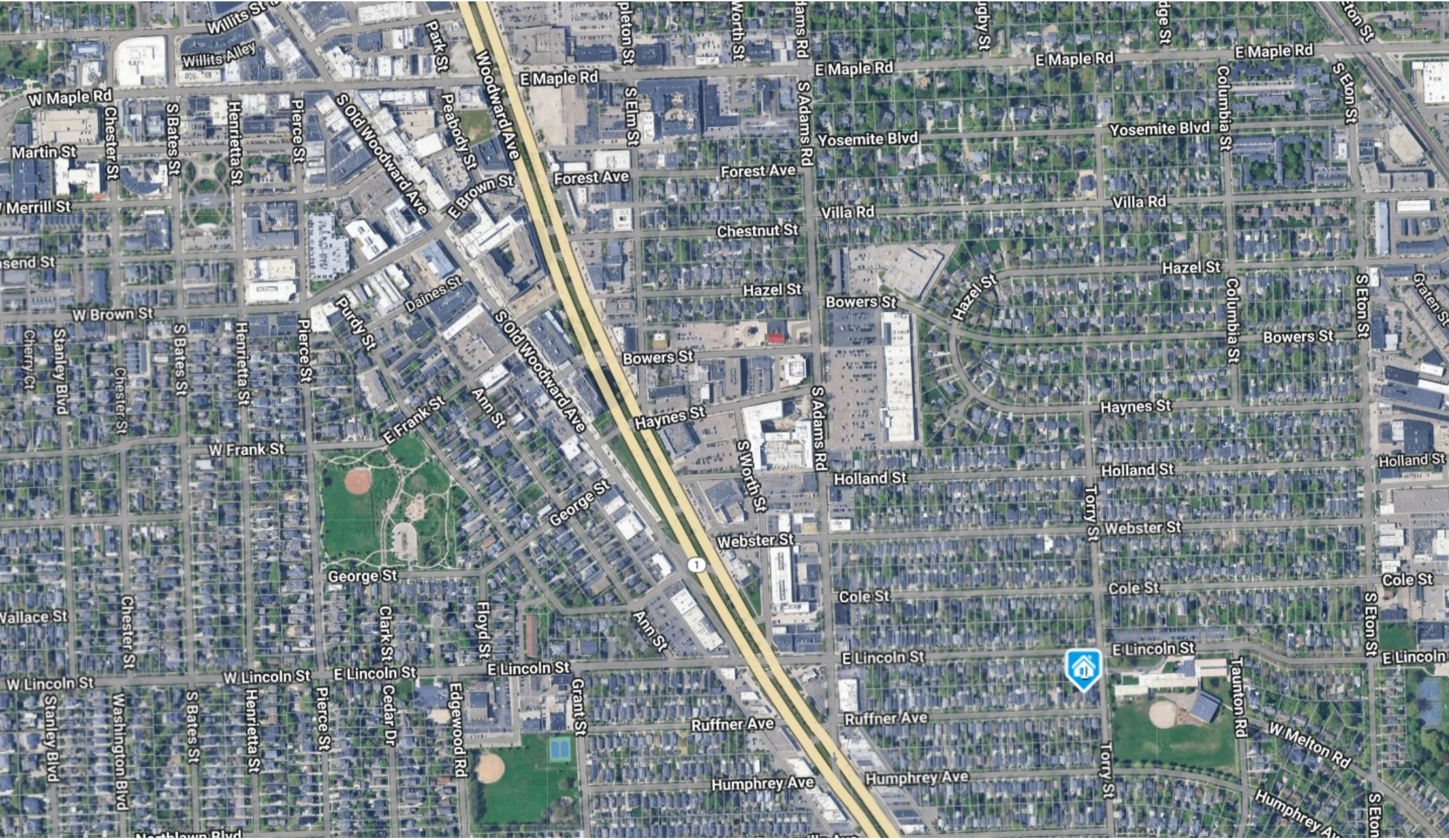
| <u>Grantor</u> | <u>Grantee</u> | <u>Record Date</u> | <u>Deed Date</u> | <u>Sale Price</u> | <u>Deed Type</u> | <u>Liber/Page</u> |
|-------------------------|-----------------------|--------------------|------------------|-------------------|------------------|-------------------|
| KOSOVICH NICHOLAS & ST | NICHOLAS KOSOVICH AND | 10/01/2024 | 09/16/2024 | | WAR/DEED | 59677/0765 |
| GALLUCCI ALEXANDER & AN | NICHOLAS KOSOVICH | 06/02/2023 | 05/30/2023 | \$780,000 | WAR/DEED | 58644/0716 |
| ALATI MELONY S | GALLUCCI ALEXANDER | 05/18/2020 | 04/17/2020 | \$602,500 | WAR/DEED | 54224/0267 |
| HM HOMES LLC | ALATI MELONY S | 03/29/2013 | 03/11/2013 | \$436,000 | WAR/DEED | 45581/0619 |
| ZIMMERMAN DONNA L | HM HOMES LLC | 04/03/2012 | 03/02/2012 | \$105,000 | WAR/DEED | 44007/0227 |

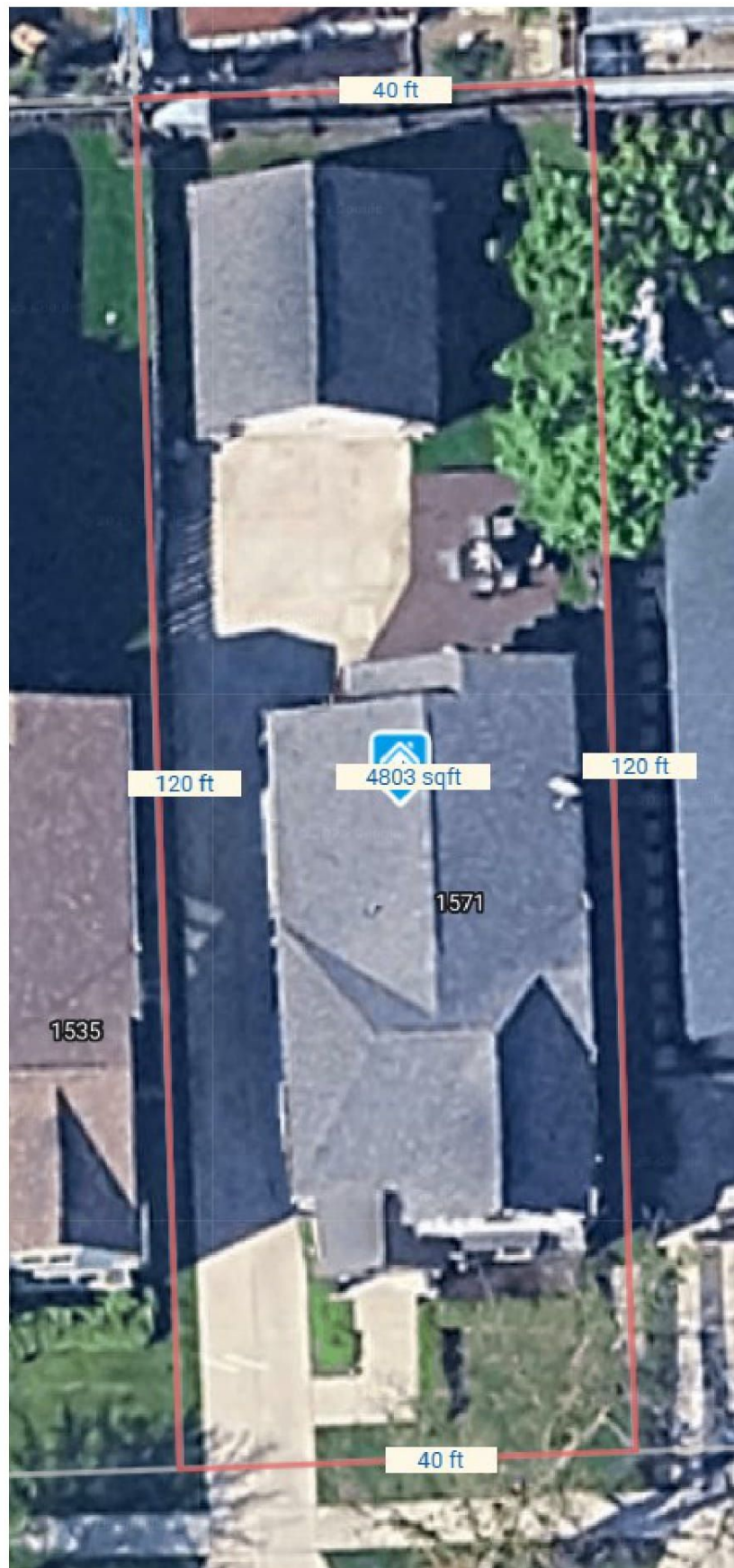
Other Recordings

| <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> |
|-----------------------|-----------------|--------------------|-----------------|---------------|-----------------|-------------------|
| TIAA FSB HOLDINGS INC | GALLUCCI ANDREA | 04/27/2020 | 04/17/2020 | \$352,500 | MTG | 54136/0514 |
| CHEMICAL BANK | ALATI MELONY S | 12/13/2017 | 12/05/2017 | \$320,000 | MTG | 51383/0740 |
| TALMER BANK & TRUST | ALATI MELONY S | 03/29/2013 | 03/11/2013 | \$348,800 | MTG | 45582/0019 |

Characteristics

| | | | |
|----------------------|----------------------------------|--------------------|---------------------|
| Living Area SF: | 2237 | Bedrooms: | 3 |
| Basement Sqft: | 1101 | Bathrooms: | 2.1 |
| Year Built: | 2012 | Pool: | |
| Exterior: | Wood | Garage Features: | |
| Architecture Level: | 2 Story | Garage Year Built: | |
| Style: | Colonial | Garage Sqft: | 379 |
| Basement: | Basement | Garage Width: | |
| Water: | | Garage Capacity: | 1 |
| Heating: | Forced Air | Gas Service: | |
| Heat Fuel: | Natural Gas | Sewer: | |
| Central Air: | Yes | Well: | |
| #1 Porch Type: | Porch - Concrete Platform | Septic: | |
| #1 Porch/Dimensions: | / | Storm Sewer: | |
| #2 Porch Type: | Porch - Concrete Covered | Construction Type: | |
| #2 Porch/Dimensions: | / | Land Dimension: | 40.00X120.00 |
| Topography: | | Land Sqft: | 4792 |
| Irregular: | | Acres: | 0.11 |





40 ft

120 ft

4803 sqft

120 ft

1571

1535

40 ft