

5181 Stonehenge Drive Rochester, MI

See Listing Report
inside for details!

MLS# 20251053799

BED
5

BATH (FULL/HALF)
4.1

SQ. FT.
2843

ACREAGE
0.52

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$2,420/\$3,722)

YEAR BUILT
1994

GARAGE

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

STYLE

Ranch

WATER

Well (Existing)

BASEMENT

Walk-Out Access, Finished

HEATING / COOLING

Forced Air, Natural Gas

Ceiling Fan(s), Central Air

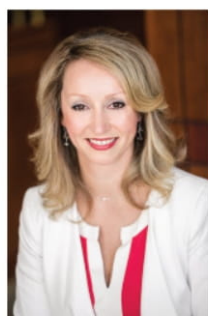


Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT a visit to this exceptional Stonehenge Estates executive ranch in highly sought-after Oakland Township, Rochester Schools! Peacefully situated with a private wooded backdrop 9 acre parcel controlled and maintained by the HOA. This home reveals expansive living areas, enhanced by barrier-free accessibility and refined finishes. A welcoming foyer opens to sun-filled gathering spaces with 10' ceilings, hardwood floors, palladium windows and sound system. Beautiful dining room with chandelier flopped with decorative columns. Large living room with huge windows showcasing the backyard. Office/bedroom off foyer. Gourmet island kitchen features white cabinetry, rec. lighting, step ceiling, command center w/intercom, large pantry wall and all appliances incl. Adjoining breakfast nook framed in windows. The primary suite w/dual walk-ins, ensuite with garden tub, dual sinks and French doors to a secluded deck, direct access to den. On the other side of the house, Bedroom 2 has a huge handicapped-accessible full bath and big walk-in closet w/org's, doorwall. Bedroom 3 w/walk-in w/org's, and full bath/shower. A wood-floor half bath and spacious first-floor laundry with ceramic flooring, walk-in closet, utility sink, cabinetry complete the main level. Disabled access, and a full elevator for accessibility to finished lower level, adding exceptional living space with a 2nd full kitchen with appliances, 2 large storage rooms, family/rec room with fieldstone gas fireplace. Bedrooms 4 & 5 share a large full bath. Walkout leads to patios, decks, 27' inground pool 5-6' deep, perfect for hosting or relaxing. Exterior features include fenced pool yard, outdoor lighting. Mechanical highlights include 2 furnaces, 2 A/C units (2014), 2 water heaters, whole-house generator, water softener and alarm system. 2-3 car extra deep garage, wheelchair ramp (removable). Beautiful private half+ acre lot backing to nature. Enjoy the privacy, luxury, and true accessibility.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



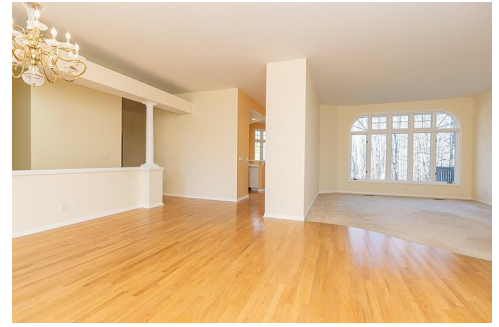
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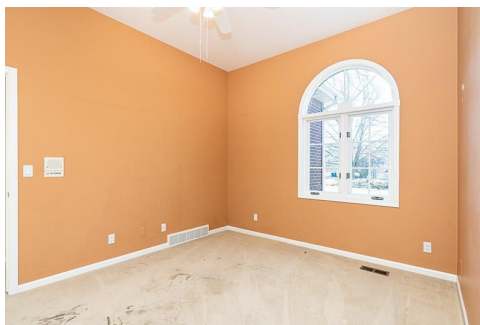
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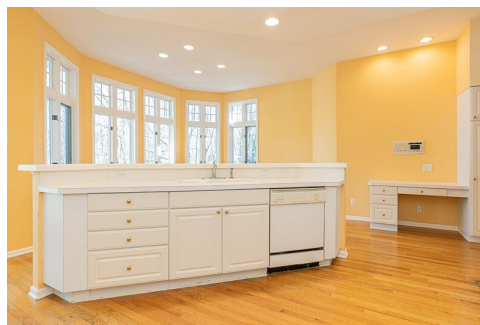
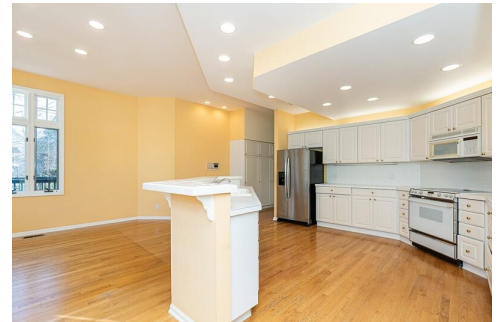
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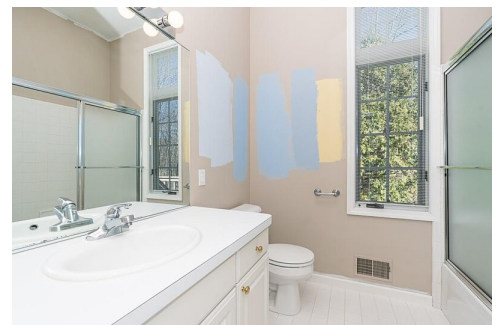
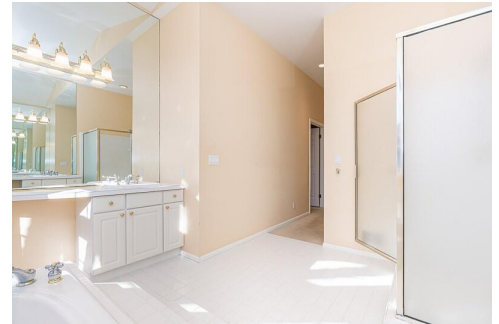
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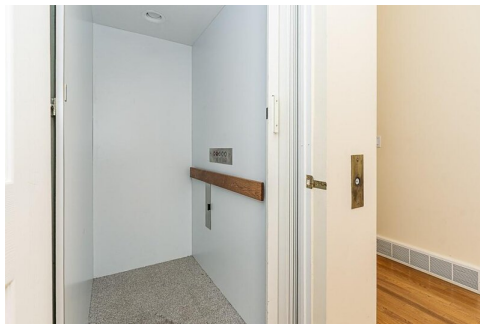
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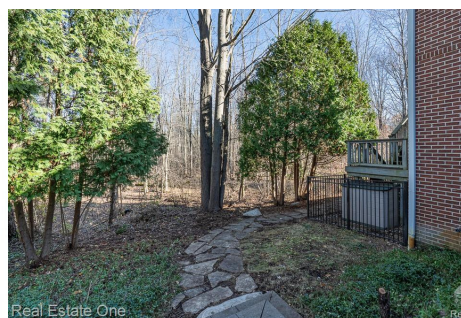
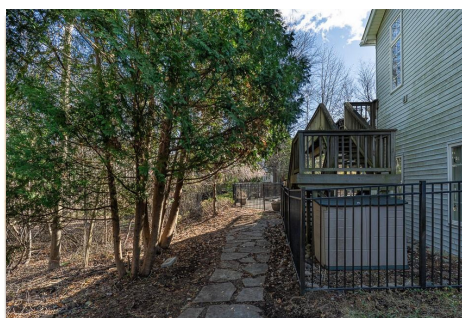
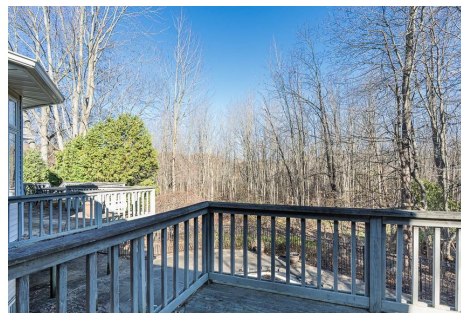
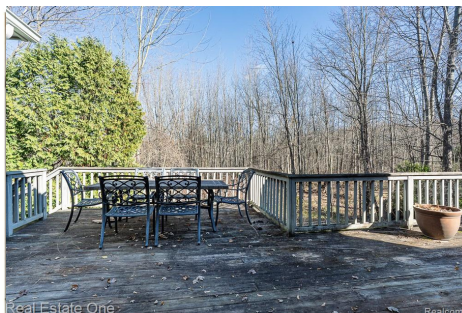
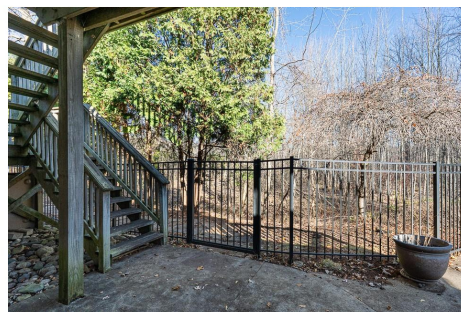
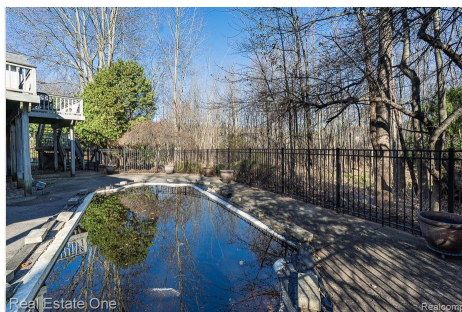
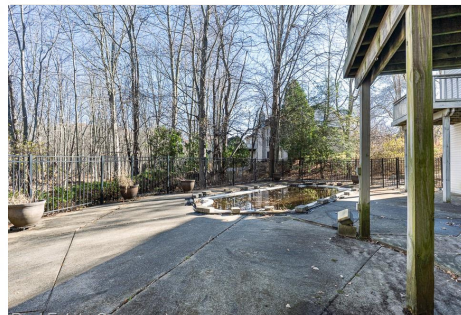
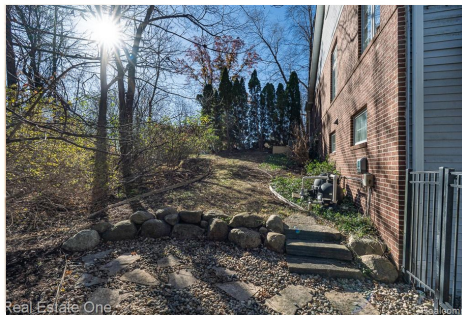
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Real Estate One

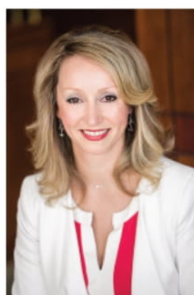
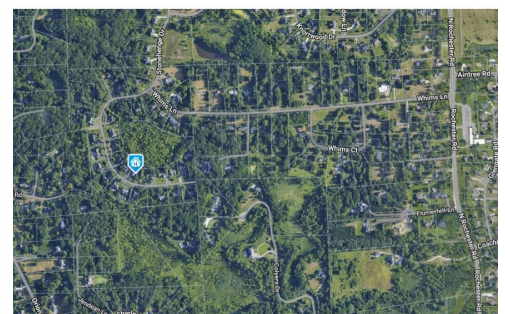


Real Estate One



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Realcom



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5181 Stonehenge Drive, Rochester 48306-2656MLS#: **20251053799**
County: **Oakland**
Status: **Active**Area: **02101 - Oakland Twp**
School D: **Rochester**Trans Type: **Sale**LP: **\$835,000**
OLP: **\$835,000**Location InformationProp Type: **Residential**
City: **Rochester**
Mailing City: **Rochester**
Side of Street: **N**Garage:Yes
Tot Grg Sp: **3.0**
Grg Sz: **3 Car**
Grg Dim: **31 x 30**
Grg Feat: **Side Entrance, Direct Access, Electricity, Door Opener, Attached, Driveway**Lot InformationAcreage: **0.52**
Lot Dim: **162 x 175 x 108 x 155**
Rd Front Ft: **162**Location: **Rochester Road / Snell**Directions: **Rochester Road - south of Snell, take Whims to Stonehenge, turn left home is on the left.**Square FootageEst Fin Abv Gr: **2,843**
Est Fin Lower: **2,600**
Est Tot Lower: **2,843**
Est Tot Finished: **5,443**LayoutRooms: **14**
Beds: **5**
Baths: **4.1**Arch Style: **Ranch**Arch Level: **1 Story**Waterfront InformationWater Name:
Water Facilities:
Water Features:
Water Front Feet:General InformationYear Built: **1994**
Year Remod:
Possession: **At Close**Recent CH: **11/24/2025 : New : ->ACTV**Features

Pets Allowed: **Yes**
Foundation: **Basement**
Basement: **Finished, Walk-Out Access**
Exterior Feat: **Lighting, Fenced, Pool - Inground**
Exterior: **Brick, Vinyl**
Out Buildings:
Site Desc: **Dead End Street, Irregular, Sprinkler(s), Wooded**
Porch Type: **Deck, Patio, Porch**
Fireplc Fuel: **Gas**
Appliances: **Dishwasher, Disposal, Dryer, Electric Cooktop, Free-Standing Refrigerator, Microwave**
Interior Feat: **Smoke Alarm, Cable Available, Circuit Breakers, Elevator/Lift, Entrance Foyer, High Spd Internet Avail, Humidifier, Intercom, Programmable Thermostat, Security Alarm (owned), Sound System, Furnished - No**
Accessibility: **Accessible Elevator Installed, Accessible Full Bath, Accessible Hallway(s), Accessible Kitchen, Customized Wheelchair Accessible, Safe Emergency Egress from Home**
Heat & Fuel: **Natural Gas, Forced Air**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Well (Existing)**

Entry Location: **Ground Level w/Steps**
Fndtn Mtrls: **Poured**
Construct Feat:
Fencing: **Back Yard, Fenced, Fencing Required with Pool**
Roof Mtrls: **Asphalt**
Fireplace Loc: **Basement**
Cooling: **Ceiling Fan(s), Central Air**
Road Frontage: **Paved**
Sewer: **Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Basement	12 x 8	Ceramic	Bath - Full	First/Entry	7 x 7	Ceramic
Bath - Full	First/Entry	11 x 7	Ceramic	Bath - Lav	First/Entry	7 x 5	Wood
Bath - Primary	First/Entry	12 x 12	Ceramic	Bedroom	Basement	12 x 19	Carpet
Bedroom	Basement	19 x 13	Carpet	Bedroom	First/Entry	14 x 11	Carpet
Bedroom	First/Entry	14 x 11	Wood	Bedroom - Primary	First/Entry	13 x 19	Carpet
Breakfast Nook/Room	First/Entry	14 x 12	Wood	Dining Room	First/Entry	10 x 17	Wood
Kitchen	Basement	11 x 8	Ceramic	Kitchen	First/Entry	14 x 14	Wood
Laundry Area/Room	First/Entry	6 x 7	Ceramic	Library (Study)	First/Entry	13 x 10	Carpet
Living Room	First/Entry	14 x 18	Carpet	Other	Basement	13 x 22	Concrete
Other	Basement	19 x 12	Concrete				

Legal/Tax/Financial

Property ID: **1034128012**
Ownership: **Standard (Private)**
Tax Summer: **\$3,722**
SEV: **273,460.00**
Legal Desc: **T4N, R11E, SEC 34 STONEHENGE ESTATES SUB LOT 13 2-27-89 FROM 126-004**
Subdivision: **Stonehenge Estates**
Terms Offered: **Cash, Conventional**

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

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

Listing Exemptions:

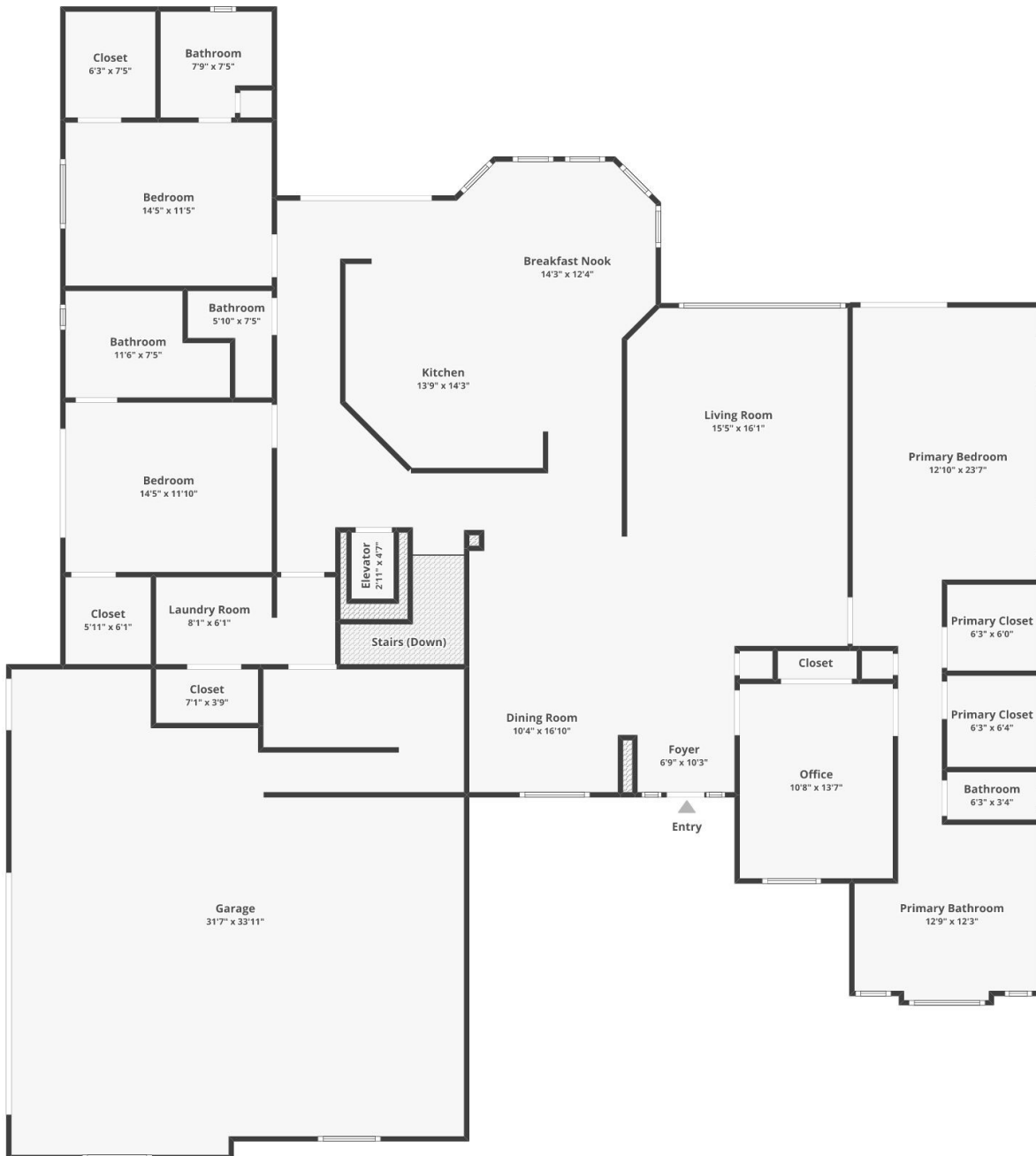
Homeowner Association Information

Assoc Fee Amt: **675**
Fee Frequency: **Annually**
Fee Includes: **Snow Removal, Trash**

Working Capital:
Association Contact\Website: **Caron 248-379-6651**
Association Phone\Email: **Stonehengeestateshoa@gmail.com**

Listing OfficeList Office: **Real Estate One-Rochester**Remarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT a visit to this exceptional Stonehenge Estates executive ranch in highly sought-after Oakland Township, Rochester Schools! Peacefully situated with a private wooded backdrop 9 acre parcel controlled and maintained by the HOA. This home reveals expansive living areas, enhanced by barrier-free accessibility and refined finishes. A welcoming foyer opens to sun-filled gathering spaces with 10' ceilings, hardwood floors, palladium windows and sound system. Beautiful dining room with chandelier flopped with decorative columns. Large living room with huge windows showcasing the backyard. Office/bedroom off foyer. Gourmet island kitchen features white cabinetry, rec. lighting, step ceiling, command center w/intercom, large pantry wall and all appliances incl. Adjoining breakfast nook framed in windows. The primary suite w/dual walk-ins, ensuite with garden tub, dual sinks and French doors to a secluded deck, direct access to den. On the other side of the house, Bedroom 2 has a huge handicapped-accessible full bath and big walk-in closet w/org's, doorwall. Bedroom 3 w/walk-in w/org's, and full bath/shower. A wood-floor half bath and spacious first-floor laundry with ceramic flooring, walk-in closet, utility sink, cabinetry complete the main level. Disabled access, and a full elevator for accessibility to finished lower level, adding exceptional living space with a 2nd full kitchen with appliances, 2 large storage rooms, family/rec room with fieldstone gas fireplace. Bedrooms 4 & 5 share a large full bath. Walkout leads to patios, decks, 27' inground pool 5-6' deep, perfect for hosting or relaxing. Exterior features include fenced pool yard, outdoor lighting. Mechanical highlights include 2 furnaces, 2 A/C units (2014), 2 water heaters, whole-house generator, water softener and alarm system. 2-3 car extra deep garage, wheelchair ramp (removable). Beautiful private half+ acre lot backing to nature. Enjoy the privacy, luxury, and true accessibility.**



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





FLOOR 1



BASEMENT



5181 STONEHENGE DRIVE, ROCHESTER, MI 48306

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.



COFFEE



ATM



GROCERIES



PHARMACY



MEDICAL



0.7
MILES

0.9
MILES

1.3
MILES

1.7
MILES

1.7
MILES



MOVIE THEATER



GYM



GAS



CLEANERS

5.7
MILES

1.9
MILES

1.9
MILES

1.8
MILES



ListReports

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



5181 STONEHENGE DRIVE, ROCHESTER, MI 48306

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE WYNDGATE GOLF CLUB	1.7 MILES
	DOG PARK ELIZABETH PARK	2.8 MILES
	PARK ROCHESTER PLAY	2.8 MILES
	LAKE TOMMY'S LAKE	7 MILES





5181 STONEHENGE DRIVE, ROCHESTER, MI 48306

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **40** moderately priced restaurants and has an **average** variety of cuisines.

47



WITHIN 5 MILES

\$

23

\$\$

17

\$\$\$

5

\$\$\$\$

1

GOOD EATS BY CATEGORY

AMERICAN	11
PIZZA	7
FAST FOOD	5
MEXICAN	4
ASIAN	4
ITALIAN	3
INTERNATIONAL	3
BARS	2
SEAFOOD	2
OTHER	5



5181 STONEHENGE DRIVE, ROCHESTER, MI 48306

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **6** private schools within **5** miles.

PK-5

BALDWIN ELEMENTARY
SCHOOL
ASSIGNED

6-8

HART MIDDLE SCHOOL
ASSIGNED

9-12

STONEY CREEK HIGH
SCHOOL
ASSIGNED



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.

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	5181 Stonehenge Drive	Property ID:	1034128012
City/State/Zip:	Rochester, Michigan, 48306-2656		
Owner Name:	Dennis Wright/Denise Wright	Latitude:	42.722275
Taxpayer Address:	5181 Stonehenge Drive	Longitude:	-83.148355
City/State/Zip:	Rochester, Michigan, 48306-2656	Census Tract:	1905
		Block Group:	2
City/Village/Town:	Oakland Twp	School District:	Rochester
Subdivision:	STONEHENGE ESTATES SUB	Property Category:	Residential
MLS Area:	02101 - Oakland Twp	Land Use:	401 - RESIDENTIAL, IMPROVED
Legal Description:	T4N, R11E, SEC 34 STONEHENGE ESTATES SUB LOT 13 2-27-89 FROM 126-004		

More information is available on [Remine Pro Property View](#)

Photos

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>
2023	W	\$1,855.18	\$0.00	\$414.81	\$0.00	\$2,269.99
2023	S	\$3,578.81	\$0.00	\$0.00	\$0.00	\$3,578.81
2022	W	\$1,890.79	\$0.00	\$428.01	\$0.00	\$2,318.80
2022	S	\$3,408.50	\$0.00	\$0.00	\$0.00	\$3,408.50
2021	W	\$1,632.58	\$0.00	\$103.22	\$0.00	\$1,735.80
2021	S	\$3,308.21	\$0.00	\$0.00	\$0.00	\$3,308.21
2020	W	\$1,814.65	\$0.00	\$381.18	\$0.00	\$2,195.83
2020	S	\$3,457.75	\$0.00	\$0.00	\$0.00	\$3,457.75
2019	W	\$1,778.82	\$0.00	\$0.00	\$0.00	\$1,778.82
2019	S	\$3,437.50	\$0.00	\$0.00	\$0.00	\$3,437.50

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2023	\$220,440	\$264,600	100	\$5,848.80
2022	\$209,950	\$247,450	100	\$5,727.30
2021	\$203,250	\$242,230	100	\$5,044.01
2020	\$200,450	\$238,370	100	\$5,653.58
2019	\$196,720	\$237,720	100	\$5,216.32

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>
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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>
BANK OF AMERICA NA	WRIGHT DENNIS L	03/09/2015	02/02/2015	\$52,500	MTG	47941/0330
STANDARD FEDERAL BANK	WRIGHT DENNIS L	01/20/2005	12/27/2004	\$90,000	MTG	34806/0574
BANK OF BLOOMFIELD HILL	WRIGHT DENNIS L	03/09/2001	02/16/2001	\$50,000	MTG	00000/0000

Characteristics

Living Area SF:	2843	Bedrooms:	3
Basement Sqft:	2843	Bathrooms:	3.1
Year Built:	1994	Pool:	
Exterior:	Brick	Garage Features:	
Architecture Level:	1 Story	Garage Year Built:	
Style:	Ranch	Garage Square Feet:	1078
Basement:	Basement	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:	22651
Irregular:		Acres:	0.52



Seller's Disclosure Statement

H

Property Address: 5181 Stonehenge Dr Rochester MICHIGAN
Street City

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

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

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

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

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	☒				Lawn sprinkler system			☒	
Dishwasher	☒				Water heater ²	☒			
Refrigerator	☒				Plumbing system	☒			
Hood/fan	☒				Water softener/conditioner	☒			
Disposal	☒				Well & pump	☒			
TV antenna, TV rotor & controls				☒	Septic tank & drain field				☒
Electric System	☒				Sump pump				☒
Garage door opener & remote control	☒				City water system	☒			☒
Alarm system	☒				City sewer system	☒			
Intercom			☒		Central air conditioning	☒			
Central vacuum				☒	Central heating system	☒			
Attic fan				☒	Wall furnace				☒
Pool heater, wall liner & equipment			☒		Humidifier	☒			
Microwave ²	☒				Electronic air filter	☒			
Trash compactor				☒	Solar heating system				☒
Ceiling fan	☒				Fireplace & chimney	☒			
Sauna/hot tub				☒	Wood burning system	☒			
Washer	☒				Dryer	☒			

Explanations (attach additional sheets, if necessary):

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

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes ☒ no ☐
If yes, please explain: AT PIPE SOMETIMES WATER COMES IN TUBE
- Insulation:** Describe, if known: urea formaldehyde foam insulation (UFFI) is installed? unknown ☐ yes ☐ no ☒
- Roof:** Leaks? yes ☐ no ☒
Approximate age, if known: _____
- 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: REPLACED PUMP AT SOME POINT

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS OPW

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

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

Stonehenge 5181,

Seller's Disclosure Statement

Property Address: 5181 Stonehenge Dr Rochester MICHIGAN
 Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
 6. **Heating system:** Type/approximate age: GEA 2 CENTRAL A/C COND 2
 7. **Plumbing system:** Type: copper ☒ galvanized ☐ other ☐
 Any known problems? _____
 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.
 unknown ☐ yes ☐ no ☒
 If yes, please explain: _____
 11. **Flood Insurance:** Do you have flood insurance on the property? unknown ☐ yes ☐ no ☒
 12. **Mineral Rights:** Do you own the mineral rights? unknown ☒ yes ☐ no ☐

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown ☐ yes ☐ no ☒
 2. Any encroachments, easements, zoning violations or nonconforming uses? unknown ☐ yes ☐ no ☒
 3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? SUB PARKS . PROTECTED 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 2001 (date) to PRESENT (date).
 The Seller has owned the property since 2001 (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: _____
 Seller Denise R. Wright 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.



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 **5181 Stonehenge Dr**

Rochester

48306

(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. (Seller must initial)

Presence of lead-based paint and/or lead-based paint hazards. (Check the appropriate box below.)

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. (Explain.)

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

2. (Seller must initial)

Records and reports available to the Seller: (Check the appropriate box below.)

☐ Seller has provided Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (List documents below.)

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

3. (Seller must initial)

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

PURCHASER'S ACKNOWLEDGEMENT

4. (Purchaser must initial)

Purchaser has received copies of all information listed above and the attached

5. (Purchaser must initial)

Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

6. (Purchaser must initial)

As set forth in the Sales Contract, Purchaser has (Check the appropriate box below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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

REALTOR® ACKNOWLEDGEMENT

7. (Agent must initial)

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

CERTIFICATION OF ACCURACY

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

(SELLER) **Dennis Wright**

(DATE)

(PURCHASER)

(DATE)

(SELLER) **Denise Wright**

(DATE)

(PURCHASER)

(DATE)

(AGENT) **Caron Koteles Riha**

(DATE)

(AGENT)

(DATE)

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 DPW [Signature]

(Initials) Purchaser _____ / _____



