

2510 Sunhill Drive Waterford, MI

See Listing Report
inside for details!
MLS# 20251048652

BED
3

BATH (FULL/HALF)
1.1

SQ. FT.
1456

ACREAGE
0.23

COUNTY
Oakland

SCHOOL DISTRICT
Waterford

TAXES (WINTER/SUMMER)
(\$786/\$1,101)

YEAR BUILT
1955

GARAGE
Driveway, Garage Faces Front,
Attached, Door Opener, Electricity

STYLE
Ranch

WATER
Public (Municipal)

BASEMENT
Unfinished

HEATING / COOLING
Forced Air, Natural Gas

Central Air

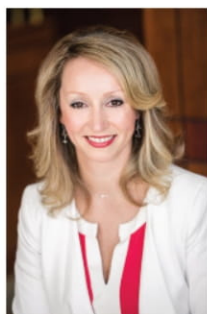


Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT seeing this charming mid-century Waterford ranch steps from Silver Lake with lake privileges—offering exceptional lifestyle and convenience. This 3-bedroom, 1.1-bath home sits on an impeccably manicured, landscaped lot with in-ground sprinklers, and a handy gardening shed for extra storage. Step inside to feel the space throughout this well-designed home. The remodeled kitchen features a corner appliance garage, built-in wine rack, ceramic flooring, tile backsplash, Kitchen Aid gas range, stainless steel appliances (included), expanded pass-through with bar stool height seating and a bright skylight that fills the space with natural light. Large living room showcases wood flooring, a second skylight, large pass through into kitchen and charming covered ceilings. A spacious family room offers a built-in workspace, ceiling fan and a warm and inviting natural fireplace. The updated half bath with ceramic flooring and a pedestal sink. 3 bedrooms all with wood floors, lots of windows for natural light, step-in closets. The full bath offers a vessel sink, claw foot bathtub with showerhead, halo shower rod, tin ceiling treatment, ceramic flooring. Powder room with pedestal sink and ceramic flooring. Major updates provide peace of mind: Wallside windows, roof approx. 11 years, new Carrier furnace (2025), central air (2022), and water heater (2014). Additional highlights include city water, updated electrical, alarm, dual utility sinks and washer & dryer included. An attached 2 car garage features a newer door and opener for effortless every-day use. Enjoy the stamped concrete patio with built-in fire-pit and seating wall. Vegetable garden, many beautiful flowering ornamental trees and perennials to enjoy. Outdoor enthusiasts will appreciate the unbeatable location—just moments from boating, swimming, fishing, and all the recreation that Waterford's many lakes provide. A wonderful combination of comfort, updates, and lifestyle.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



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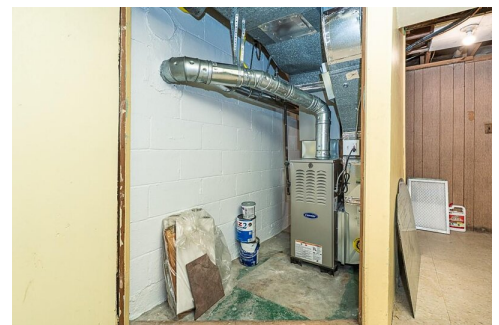
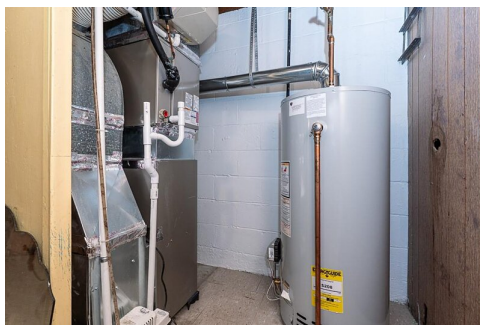
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SQ. FT.
1 4 5 6

ACREAGE
0. 2 3

COUNTY
Oak land

SCHOOL DISTRICT
W a t e r f o r d

TAXES (WINTER/SUMMER)
(\$ 7 8 6 / \$ 1,101)

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195 5

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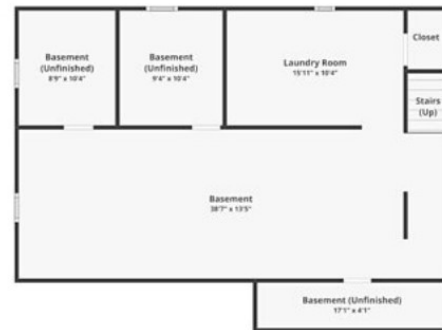
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FLOOR 1



BASEMENT



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2510 SUNHILL DRIVE, WATERFORD TOWNSHIP, MI 48329

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.



MEDICAL



GROCERIES



ATM



COFFEE



GAS



0.4
MILES

0.7
MILES

0.7
MILES

0.7
MILES

0.9
MILES



MOVIE THEATER



PHARMACY



CLEANERS



GYM

2.3
MILES

1.7
MILES

1.6
MILES

1.1
MILES



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE SILVER LAKE GOLF CLUB	0.1 MILES
	PARK HAWTHORNE PARK	1 MILES
	LAKE LOTUS LAKE	4.6 MILES
	DOG PARK ORION OAKS DOG PARK	6.8 MILES





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FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **84** moderately priced restaurants and has an **average** variety of cuisines.

91



WITHIN 5 MILES

\$

57

\$\$

27

\$\$\$

1

\$\$\$\$

0

GOOD EATS BY CATEGORY

AMERICAN	23
PIZZA	15
FAST FOOD	12
MEXICAN	10
INTERNATIONAL	6
ASIAN	4
SEAFOOD	3
CAFES, COFFEE AND TEA	2
SPORTS BARS	2
OTHER	9



2510 SUNHILL DRIVE, WATERFORD TOWNSHIP, MI 48329

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **4** private schools and **9** charter schools within **5** miles.

K-5

ADAMS ELEMENTARY
SCHOOL
ASSIGNED

1
RATING

6-8

MASON MIDDLE
SCHOOL
ASSIGNED

2
RATING

9-12

MOTT HIGH SCHOOL
ASSIGNED

5
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.

2510 Sunhill Drive, Waterford Twp 48329-4426MLS#: **20251048652**
County: **Oakland**
Status: **Active**Area: **02131 - Waterford Twp**
School D: **Waterford**Trans Type: **Sale**LP: **\$300,000**
OLP: **\$300,000**Location InformationProp Type: **Residential**
Township: **Waterford Twp**
Mailing City: **Waterford**
Side of Street: **E**Garage:**Yes**
Tot Grg Sp: **2.0**
Grg Sz: **2 Car**
Grg Dim: **19 x 21**
Grg Feat: **Electricity, Door Opener, Attached, Driveway, Garage Faces Front**Lot InformationAcreage: **0.23**
Lot Dim: **75 X 124**
Rd Front Ft: **75**Location:Directions:**N Telegraph & Walton Blvd**
Heading northwest on Walton Blvd to left on Clinton River Shore Drive take right at the "Y" on Sunhill Drive.Square FootageEst Fin Abv Gr: **1,456**
Est Fin Lower: **1,156**
Est Tot Lower: **1,156**
Est Tot Finished: **1,456**LayoutRooms: **6**
Beds: **3**
Baths: **1.1**Arch Style: **Ranch**Arch Level: **1 Story**Waterfront InformationWater Name: **Silver Lake**
Water Facilities: **Lake Privileges**
Water Features: **All Sports Lake, Boat Facilities, Dock Facilities, Swim Assoc**General InformationYear Built: **1955**
Year Remod:
Possession: **At Close**

Water Front Feet:

Recent CH: **11/21/2025 : New : ->ACTV**Includes:

Pets Allowed:	Yes	Entry Location:	Ground Level w/Steps
Foundation:	Basement	Fndtn Mtrls:	Block
Basement:	Unfinished	Roof Mtrls:	Asphalt
Site Desc:	Sprinkler(s)	Fireplace Loc:	Family Room
Porch Type:	Patio	Appliances:	Dishwasher, Disposal, Dryer, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Range Hood, Stainless Steel Appliance(s), Washer
Fireplc Fuel:	Natural	Interior Feat:	Smoke Alarm, Cable Available, Circuit Breakers, High Spd Internet Avail, Programmable Thermostat, Furnished - No
Appliances:	Dishwasher, Disposal, Dryer, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Range Hood, Stainless Steel Appliance(s), Washer	Heat & Fuel:	Natural Gas, Forced Air
Interior Feat:	Smoke Alarm, Cable Available, Circuit Breakers, High Spd Internet Avail, Programmable Thermostat, Furnished - No	Wtr Htr Fuel:	Natural Gas
Heat & Fuel:	Natural Gas, Forced Air	Water Source:	Public (Municipal)
Wtr Htr Fuel:	Natural Gas		
Water Source:	Public (Municipal)		

				Room Information				
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>	
Bath - Full	First/Entry	7 x 8	Ceramic	Bath - Lav	First/Entry	4 x 4	Ceramic	
Bedroom	First/Entry	7 x 8	Wood	Bedroom	First/Entry	11 x 12	Wood	
Bedroom - Primary	First/Entry	14 x 10	Wood	Family Room	First/Entry	19 x 11	Wood	
Kitchen	First/Entry	16 x 11	Ceramic	Living Room	First/Entry	16 x 18	Wood	
Legal/Tax/Financial								
Property ID:	1312332005			Short Sale:	No		Home Warranty:	No
Ownership:	Standard (Private)			Occupant:	Owner			
Tax Summ:	\$1,101	Tax Winter:	\$786	Homestead:	Yes		Oth/Sp Asmnt:	
SEV:	94,210.00	Taxable Value:	51,570.00	Existing Lease:	No			
Legal Desc:	T3N, R9E, SEC 12 WATERFORD LAKES ESTATES SUB LOT 204							
Subdivision:	Waterford Lakes Estates							
Terms Offered:	Cash, Conventional, FHA, VA							Listing Exemptions:

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

Pub Rmks: **DON'T MAKE A MOVE WITHOUT** seeing this charming mid-century Waterford ranch steps from Silver Lake with lake privileges—offering exceptional lifestyle and convenience. This 3-bedroom, 1.1-bath home sits on an impeccably manicured/landscaped lot with in-ground sprinklers, and a handy gardening shed for extra storage. Step inside to feel the space throughout this well-designed home. The remodeled kitchen features a corner appliance garage, built-in wine rack, ceramic flooring, tile backsplash, Kitchen Aid gas range, stainless steel appliances (included), expanded pass-through with bar stool height seating and a bright skylight that fills the space with natural light. Large living room showcases wood flooring, a second skylight, large pass through into kitchen and charming coved ceilings. A spacious family room offers a built-in workspace, ceiling fan and a warm and inviting natural fireplace. The updated half bath with ceramic flooring and a pedestal sink. 3 bedrooms all with wood floors, lots of windows for natural light, step-in closets. The full bath offers a vessel sink, claw foot bathtub with showerhead, halo shower rod, tin ceiling treatment, ceramic flooring. Powder room with pedestal sink and ceramic flooring. Major updates provide peace of mind: Wallside windows, roof approx. 11 years, new Carrier furnace (2025), central air (2022), and water heater (2014). Additional highlights include city water, updated electrical, alarm, dual utility sinks and washer & dryer included. An attached 2 car garage features a newer door and opener for effortless everyday use. Enjoy the stamped concrete patio with built-in fire-pit and seating wall. Vegetable garden, many beautiful flowering ornamental trees and perennials to enjoy. Outdoor enthusiasts will appreciate the unbeatable location—just moments from boating, swimming, fishing, and all the recreation that Waterford's many lakes provide. A wonderful combination of comfort, updates, and lifestyle.

Notices and Disclaimers

- Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.
 - Broker commissions are not set by law and are fully negotiable.
 - 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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Seller's Disclosure Statement

H

Property Address: 2510 Sunhill Dr Waterford 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	☒	☐	☐	☐
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	☐	☒	☐	☐	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: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ☐ yes ☐ no ☒
- Roof:** Leaks? _____
Approximate age, if known: April 2014
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes ☐ no ☒
If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS Amo

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

2510 Sunhill

Seller's Disclosure Statement

Property Address: 2510 Sunhill Dr Waterford MICHIGAN
 Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
6. **Heating system:** Type/approximate age: January 2025
7. **Plumbing system:** Type: copper galvanized other _____
 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.
 unknown _____ yes _____ no ✓
- If yes, please explain: _____
11. **Flood Insurance:** Do you have flood insurance on the property? unknown _____ yes _____ no ✓
12. **Mineral Rights:** Do you own the mineral rights? unknown ✓ yes _____ no _____

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

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

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

The Seller has lived in the residence on the property from May 1987 (date) to November 2025 (date).
 The Seller has owned the property since May 1987 (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 Andrea Pisci-Jones Date: Nov 20, 25
 Seller Bonnie G Jones Date: Nov 20, 25

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time _____
 Buyer _____ Date: _____ Time _____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.



LEAD-BASED PAINT DISCLOSURE



PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

RE: THE PROPERTY KNOWN AS **2510 Sunhill Dr** **Waterford** **48329**
(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.)***
☐ 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 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.**

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):***
☐ 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:	10/22/2025 14:19 EDT		
<u>Daniel Jones</u>	(DATE)	(PURCHASER)	(DATE)
(SELLER) Daniel Jones			
Signed by:	10/22/2025 14:17 EDT		
<u>Andrea Pesci-Jones</u>	(DATE)	(PURCHASER)	(DATE)
(SELLER) Andrea Pesci-Jones			
Signed by:	9/4/2025 14:56 EDT		
<u>Caron Koteles Riha</u>	(DATE)	(AGENT)	(DATE)
(AGENT) Caron Koteles Riha			

RE: THE PROPERTY KNOWN AS **2510 Sunhill Dr**
(Street)**Waterford**
(City)**48329**
(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 Initial
DS / Initial
DS

(Initials) Purchaser _____ / _____

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	2510 Sunhill Drive	Property ID:	1312332005
City/State/Zip:	Waterford, Michigan, 48329-4426		
Owner Name:	Daniel Jones/Andrea Jones	Lat/Long:	42.680335 / -83.340289
Taxpayer Address:	2510 Sunhill Drive	Census Tract:	1445
City/State/Zip:	Waterford, Michigan, 48329-4426	Block Group:	3
City/Village/Town:	Waterford Twp	School District:	Waterford
Subdivision:	WATERFORD LAKES ESTATES	Property Category:	Residential
MLS Area:	02131 - Waterford Twp	Land Use:	401 - RESIDENTIAL, IMPROVED
Legal Description:	T3N, R9E, SEC 12 WATERFORD LAKES ESTATES SUB LOT 204		

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	\$1,100.56	\$0.00	\$0.00	\$0.00	\$1,100.56
2023	W	\$726.95	\$0.00	\$5.93	\$0.00	\$732.88
2023	S	\$1,049.84	\$0.00	\$0.00	\$0.00	\$1,049.84
2022	W	\$690.12	\$0.00	\$8.81	\$0.00	\$698.93
2022	S	\$1,000.05	\$0.00	\$0.00	\$0.00	\$1,000.05
2021	W	\$626.08	\$0.00	\$9.95	\$0.00	\$636.03
2021	S	\$972.56	\$0.00	\$0.00	\$0.00	\$972.56
2020	W	\$631.23	\$0.00	\$1.39	\$0.00	\$632.62
2020	S	\$961.33	\$0.00	\$0.00	\$0.00	\$961.33

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$51,570	\$94,210	100	\$1,100.56
2023	\$49,120	\$84,730	100	\$1,782.72
2022	\$46,790	\$78,900	100	\$1,698.98
2021	\$45,300	\$73,680	100	\$1,608.59
2020	\$44,680	\$70,150	100	\$1,593.95

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>
JONES DANIEL J & ANDREA	JONES FAMILY TRUST	12/19/2023	12/08/2023		QCD	59072/0528

Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
QUICKEN LOANS INC	PESCI JONES ANDREA M	10/15/2013	10/07/2013	\$98,150	MTG	46439/0609
QUICKEN LOANS INC	PESCI JONES ANDREA M	03/06/2006	03/04/2006	\$20,000	MTG	37204/0237
QUICKEN LOANS INC	PESCI JONES ANDREA M	03/02/2006	02/23/2006	\$157,600	MTG	37192/0632
QUICKEN LOANS INC	PESCI JONES ANDREA M	09/14/2004	09/01/2004	\$110,000	MTG	34025/0787

Characteristics

Living Area SF:	1456	Bedrooms:	3
Basement Sqft:	1156	Bathrooms:	1.1
Year Built:	1955	Pool:	
Exterior:	Brick	Garage Features:	
Architecture Level:	1 Story	Garage Year Built:	
Style:	Ranch	Garage Sqft:	400
Basement:	Basement, Crawl	Garage Width:	
Water:		Garage Capacity:	2
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	75.00X124.00
Topography:		Land Sqft:	10106
Irregular:		Acres:	0.23

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