

# 162 W Lafayette Street Romeo, MI

See Listing Report inside for details!

MLS# 20251026754

**BED**  
4

**BATH (FULL/HALF)**  
3.1

**SQ. FT.**  
2123

**ACREAGE**  
0.26

**COUNTY**  
Macomb

**SCHOOL DISTRICT**  
Romeo

**TAXES (WINTER/SUMMER)**  
(\$647/\$5,234)

**YEAR BUILT**  
1880

**GARAGE**  
Alley Access, Driveway, Electric  
Vehicle Charging Station(s), Garage  
**STYLE**  
Front, Detached, Electricity,  
Colonial

**WATER**  
Public (Municipal)

**BASEMENT**  
Unfinished

**HEATING / COOLING**  
Forced Air, Natural Gas  
  
Central Air

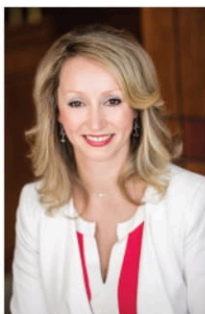


## Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT visiting this meticulously re-crafted 1880's Folk Victorian/Farmhouse colonial, adorned with delicate gingerbread trim and historical charm in downtown Romeo. A major 2021 renovation honors the original design and color, with updates in every aspect—making this home nearly brand-new construction! Offering 3-4 bedrooms, 3 full and 1 half baths, a study (or first-floor bedroom with closet and full bath), sitting room/parlor, family room, dining room, a spotless Michigan basement with stone walls/concrete floor, and a 2-story carriage barn. Step inside to a light-filled parlor/living room that flows into the family room. The large light filled formal dining room leads to a stunning kitchen with a vaulted shiplap ceiling, apron farm sink, quartz counters, subway tile backsplash, Café-style appliances, double ovens, mounted TV and adorable coffee bar. Off the kitchen is a mudroom with built-in's, snack bar and beverage fridge. Stylish board-and-batten accents, wood floors, and wrought iron candle-style fixtures add touches of that time period with the technology and style of today. Upstairs, is a ample primary bedroom with ensuite boasting a gorgeous tile floor, tile shower, double vanities, and a walk-in closet with saloon doors. A hallway laundry closet with stackable washer/dryer adds convenience. Two additional bedrooms share an updated full bath with shower/tub combo. Enjoy 3 porches, widened drive with 220 line off the side porch for EV charging, and alley access to the barn with garage door & new concrete floor. The barn's 2nd floor offers endless possibilities. Beautiful mature trees, steps from exciting/quaint village of Romeo. Near the best cider mills, Romeo Schools, Too much to list—absolutely amazing. WON'T LAST!



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron  
Koteles Riha**

📞 248-379-6651



✉ caron@caronkoteles.com



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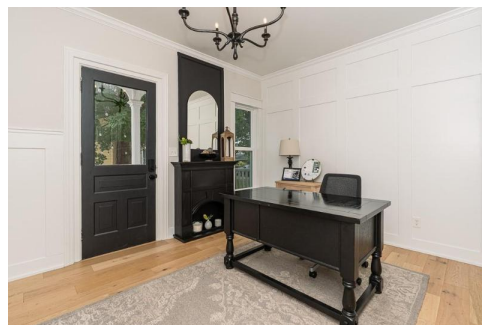
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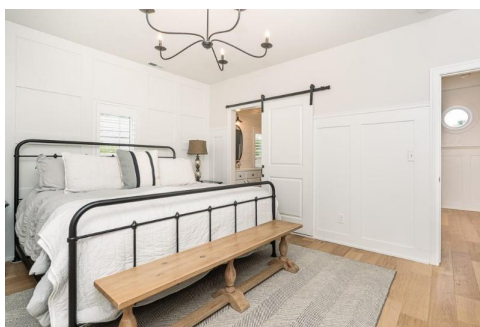
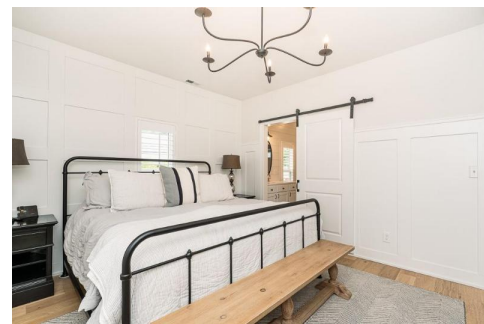
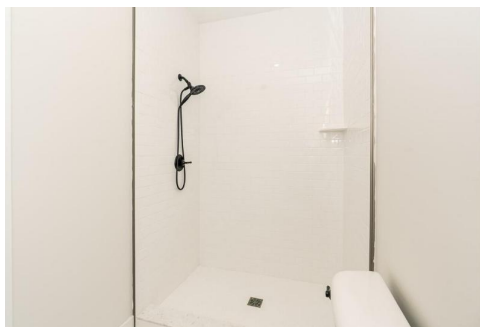
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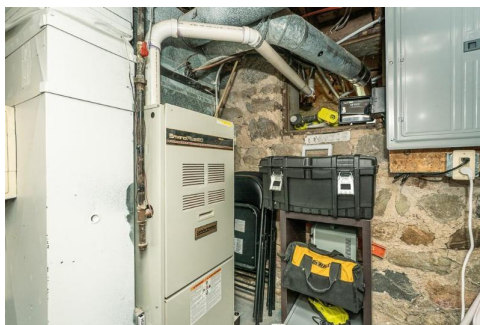
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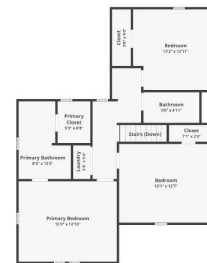
Central Air



162 W Lafayette St, Romeo, MI 48065

Image 1

View of the house from the front yard. The house is a two-story white Colonial-style home with a small white shed in the background.



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Image 2

View of the house from the front yard. The house is a two-story white Colonial-style home with a small white shed in the background.



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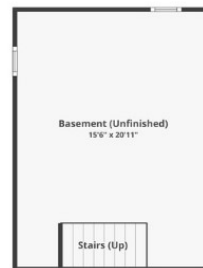
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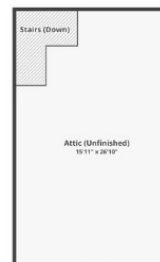
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**162 W Lafayette Street, Romeo Vlg 48065-5121**MLS#: **20251026754**  
County: **Macomb**  
Status: **Active**Area: **03202 - Romeo Vlg**  
School D: **Romeo**Trans Type: **Sale**LP: **\$485,000**  
OLP: **\$485,000**Location InformationProp Type: **Residential**  
Village: **Romeo Vlg**  
Mailing City: **Romeo**  
Side of Street: **N**Garage: **Yes**Tot Grg Sp: **2.0**  
Grg Sz: **2 Car**  
Grg Dim: **25 x 15**  
Grg Feat: **Electricity, Workshop, Detached, Alley Access, Driveway, EV Charging Station(s), Garage Faces Front**Lot InformationAcreage: **0.26**  
Lot Dim: **75 x 150**  
Rd Front Ft: **75**Location: **32 Mile and Van Dyke**  
Directions: **Take Van Dyke just south of 32 to W. Lafayette turn left. Home is on the corner of Freemont and W. Lafayette.**Square FootageEst Fin Abv Gr: **2,123**  
Est Fin Lower: **400**  
Est Tot Lower: **400**  
Est Tot Finished: **2,123**LayoutRooms: **9**  
Beds: **4**  
Baths: **3.1**Arch Style: **Colonial**Arch Level: **2 Story**Waterfront InformationWater Name:  
Water Facilities:  
Water Features:  
Water Front Feet:General InformationYear Built: **1880**  
Year Remod: **2021**  
Possession: **Negotiable**Recent CH: **08/14/2025 : New : ->ACTV**

## Includes:

|                |  |                 |                                      |
|----------------|--|-----------------|--------------------------------------|
| Pets Allowed:  | <b>Yes</b>   | Features        |                                      |
| Foundation:    | <b>Basement, Michigan Basement</b>   | Entry Location: | <b>Ground Level w/Steps</b>          |
| Basement:      | <b>Unfinished</b>  | Fndtn Mtrls:    | <b>Stone</b>                         |
| Out Buildings: | <b>Barn(s)</b>   | Fencing:        | <b>Fence Allowed</b>                 |
| Site Desc:     | <b>Corner Lot, Sprinkler(s)</b>  | Roof Mtrls:     | <b>Asphalt</b>                       |
| Porch Type:    | <b>Patio</b>   |                 |                                      |
| Appliances:    | <b>ENERGY STAR® qualified dryer, ENERGY STAR® qualified washer, Dishwasher, Disposal, Double Oven, Down Draft, Dryer, ENERGY STAR® qualified refrigerator, Free-Standing Refrigerator, Gas Cooktop, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Washer, Washer/Dryer Stacked, Wine Refrigerator, Bar Fridge</b> |                 |                                      |
| Interior Feat: | <b>Cable Available, Circuit Breakers, High Spd Internet Avail, Programmable Thermostat, Furnished - No, Water Softener (owned)</b>   |                 |                                      |
| Heat & Fuel:   | <b>Natural Gas, Forced Air</b>   | Cooling:        | <b>Central Air</b>                   |
| Wtr Htr Fuel:  | <b>Natural Gas</b>   | Road Frontage:  | <b>Paved, Pub. Sidewalk</b>          |
| Water Source:  | <b>Public (Municipal)</b>  | Sewer:          | <b>Public Sewer (Sewer-Sanitary)</b> |

|             |              |                   |                 | 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 | Second       | 5 x 8             | Ceramic         | Bath - Full       | First/Entry  | 10 x 5            | Ceramic         |
| Bath - Lav  | First/Entry  | 5 x 5             | Wood            | Bath - Primary    | Second       | 8 x 12            | Ceramic         |
| Bedroom     | Second       | 12 x 15           | Wood            | Bedroom           | Second       | 12 x 13           | Wood            |
| Bedroom     | First/Entry  | 13 x 10           | Wood            | Bedroom - Primary | Second       | 12 x 15           | Wood            |
| Dining Room | First/Entry  | 11 x 15           | Wood            | Family Room       | First/Entry  | 15 x 12           | Wood            |
| Flex Room   | Basement     | 21 x 14           | Concrete        | Kitchen           | First/Entry  | 11 x 14           | Wood            |
| Living Room | First/Entry  | 13 x 15           | Wood            |                   |              |                   |                 |

|                |   |                 |              |                     |           |
|----------------|---|-----------------|--------------|---------------------|-----------|
| Property ID:   | <b>0402102012</b>   | Short Sale:     | <b>No</b>    | Home Warranty:      | <b>No</b> |
| Ownership:     | <b>Standard (Private)</b>   | Occupant:       | <b>Owner</b> |                     |           |
| Tax Summer:    | <b>\$5,234</b>  | Homestead:      | <b>Yes</b>   | Oth/Sp Asmnt:       |           |
| SEV:           | <b>174,500.00</b>   | Existing Lease: | <b>No</b>    |                     |           |
| Legal Desc:    | <b>ORIGINAL TOWN BLK 1S,R2W W 1/2 OF LOTS 6 &amp; 8 &amp; W 3.50 FT OF N 25.0 FT OF E 1/2 LOT 6</b> |                 |              |                     |           |
| Subdivision:   | <b>Original Town Romeo/Wash</b>   |                 |              |                     |           |
| Terms Offered: | <b>Cash, Conventional, FHA, VA</b>  |                 |              | Listing Exemptions: |           |

|              |                                  |                |  |
|--------------|----------------------------------|----------------|--|
| List Office: | <b>Real Estate One-Rochester</b> | Listing Office |  |
|--------------|----------------------------------|----------------|--|

|           |  |         |  |
|-----------|--|---------|--|
| Pub Rmks: | <b>DON'T MAKE A MOVE WITHOUT visiting this meticulously re-crafted 1880's Folk Victorian/Farmhouse colonial, adorned with delicate gingerbread trim and historical charm in downtown Romeo. A major 2021 renovation honors the original design and color, with updates in every aspect—making this home nearly brand-new construction! Offering 3–4 bedrooms, 3 full and 1 half baths, a study (or first-floor bedroom with closet and full bath), sitting room/parlor, family room, dining room, a spotless Michigan basement with stone walls/concrete floor, and a 2-story carriage barn. Step inside to a light-filled parlor/living room that flows into the family room. The large light filled formal dining room leads to a stunning kitchen with a vaulted shiplap ceiling, apron farm sink, quartz counters, subway tile backsplash, Caf&amp;#233; appliances, double ovens, mounted TV and adorable coffee bar. Off the kitchen is a mudroom with built-in's, snack bar and beverage fridge. Stylish board-and-batten accents, wood floors, and wrought iron candle-style fixtures add touches of that time period with the technology and style of today. Upstairs, is a ample primary bedroom with ensuite boasting a gorgeous tile floor, tile shower, double vanities, and a walk-in closet with saloon doors. A hallway laundry closet with stackable washer/dryer adds convenience. Two additional bedrooms share an updated full bath with shower/tub combo. Enjoy 3 porches, widened drive with 220 line off the side porch for EV charging, and alley access to the barn with garage door &amp; new concrete floor. The barn's 2nd floor offers endless possibilities. Beautiful mature trees, steps from exciting/quaint village of Romeo. Near the best cider mills, Romeo Schools, Too much to list—absolutely amazing. WON'T LAST!</b> | Remarks |  |
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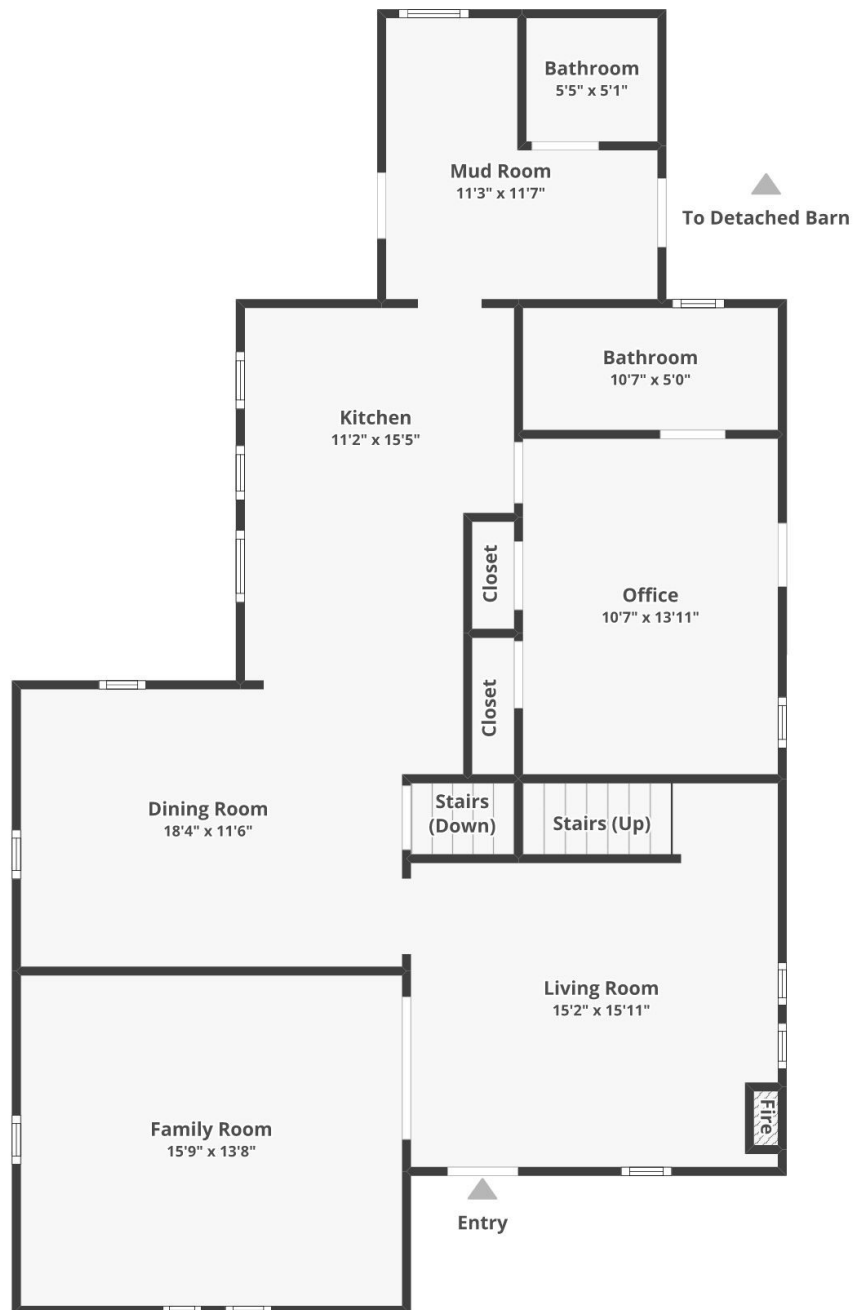
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2. Broker commissions are not set by law and are fully negotiable.

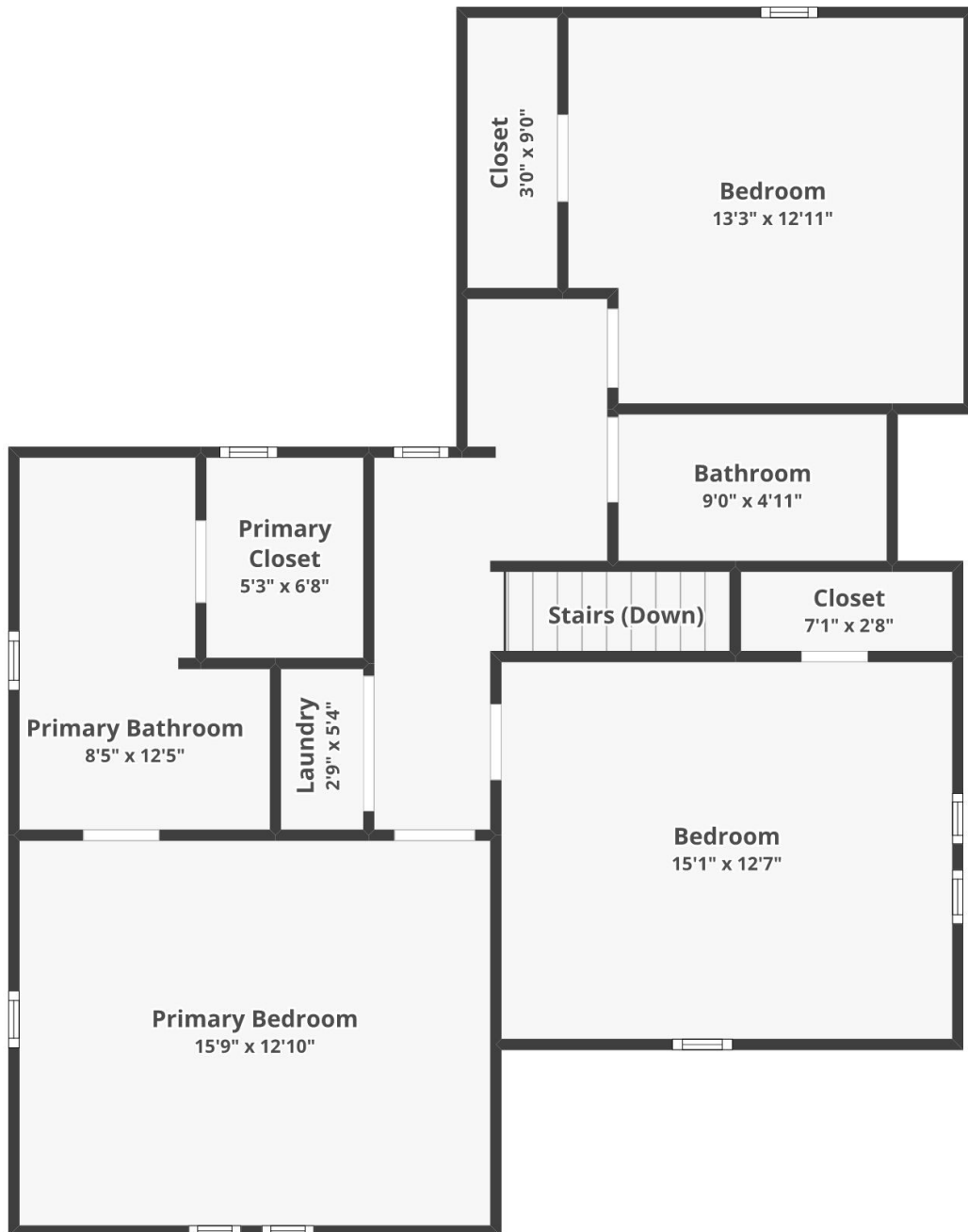
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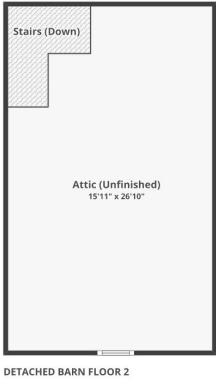
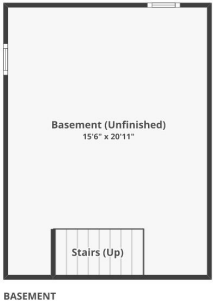
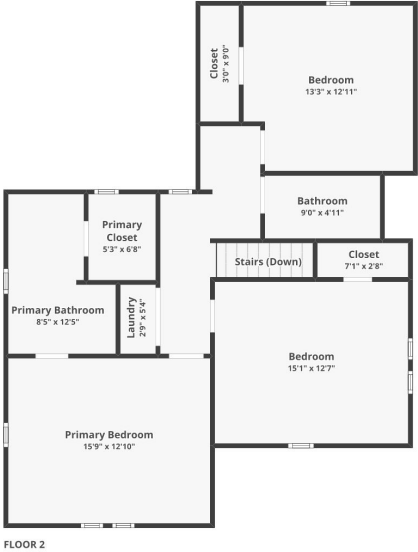
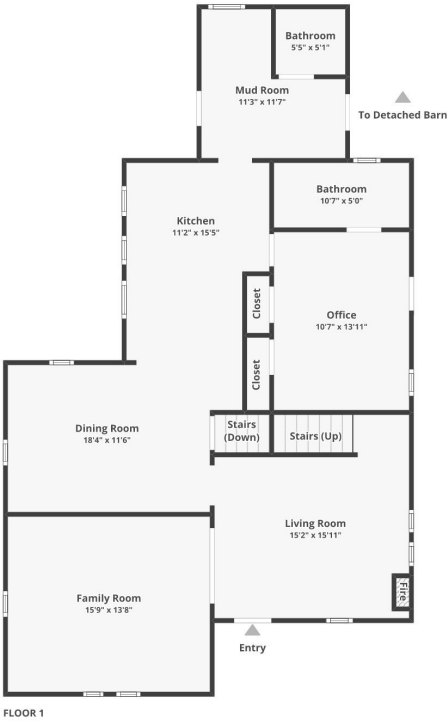


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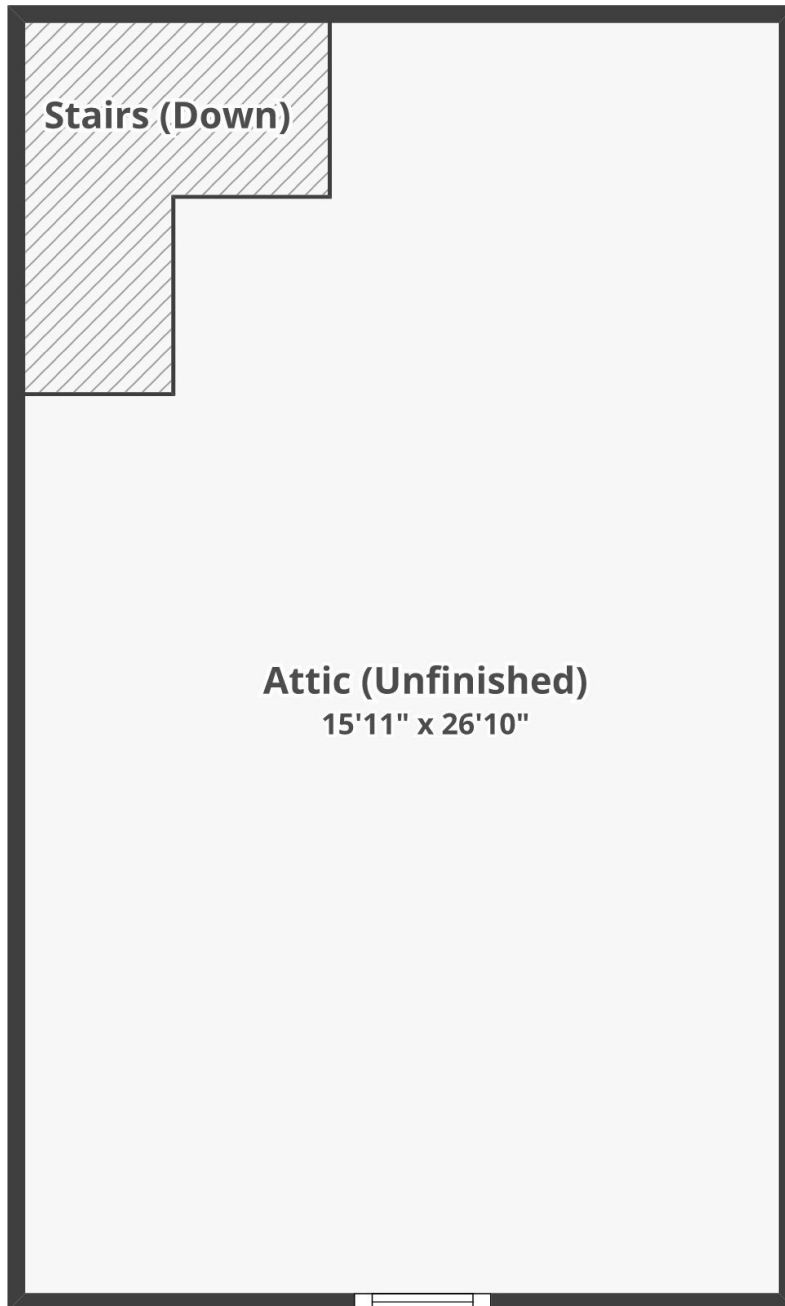
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## AREA REPORT



# 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.



GAS



PHARMACY



COFFEE



GROCERIES



ATM



0.1  
MILES

0.1  
MILES

0.1  
MILES

0.1  
MILES

0.2  
MILES



GYM



MOVIE THEATER



MEDICAL



CLEANERS

1.6  
MILES

1.5  
MILES

0.3  
MILES

0.2  
MILES



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## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR



**GOLF COURSE**  
**ROMEO GOLF & COUNTRY CLUB** **1.5**  
MILES



**LAKE**  
**UPPER LAKEVILLE LAKE** **6.9**  
MILES



**PARK**  
**MACOMB CORNERS PARK** **7.9**  
MILES

16

GOLF  
COURSES



WITHIN  
10 MILES

1

LAKE

1

PARK





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## FOOD REPORT



# NEIGHBORHOOD EATS

This home is located near **7** moderately priced restaurants and has an **average** variety of cuisines.

7



WITHIN 5 MILES

\$

3

\$\$

4

\$\$\$

0

\$\$\$\$

0

## GOOD EATS BY CATEGORY

|                      |   |
|----------------------|---|
| AMERICAN .....       | 1 |
| CHINESE .....        | 1 |
| MEXICAN .....        | 1 |
| ITALIAN .....        | 1 |
| MOVIE THEATRES ..... | 1 |
| BARS .....           | 1 |
| PIZZA .....          | 1 |



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## SCHOOL REPORT



# SCHOOLS IN YOUR AREA

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

K-5

AMANDA MOORE  
ELEMENTARY SCHOOL  
ASSIGNED

7  
RATING

6-8

ROMEO MIDDLE  
SCHOOL  
ASSIGNED

8  
RATING

9-12

ROMEO HIGH SCHOOL  
ASSIGNED

8  
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: 162 W Lafayette St Romeo 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     |                                     |    |         |                                     | 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"/> |    |         |                                     |
| Attic fan                           |                                     |    |         | <input checked="" type="checkbox"/> | Wall furnace               | <input checked="" type="checkbox"/> |    |         |                                     |
| Pool heater, wall liner & equipment |                                     |    |         | <input checked="" type="checkbox"/> | Humidifier                 |                                     |    |         | <input checked="" type="checkbox"/> |
| Microwave                           |                                     |    |         | <input checked="" type="checkbox"/> | Electronic air filter      |                                     |    |         | <input checked="" type="checkbox"/> |
| Trash compactor                     |                                     |    |         | <input checked="" type="checkbox"/> | Solar heating system       |                                     |    |         | <input checked="" type="checkbox"/> |
| Ceiling fan                         |                                     |    |         | <input checked="" type="checkbox"/> | Fireplace & chimney        |                                     |    |         | <input checked="" type="checkbox"/> |
| Sauna/hot tub                       |                                     |    |         | <input checked="" type="checkbox"/> | Wood burning system        | <input checked="" type="checkbox"/> |    |         |                                     |
| Washer                              | <input checked="" type="checkbox"/> |    |         |                                     | Dryer                      | <input checked="" type="checkbox"/> |    |         |                                     |

Explanations (attach additional sheets, if necessary):

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

### Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes ☐ no ☒  
If yes, please explain: \_\_\_\_\_
- Insulation:** Describe, if known: \_\_\_\_\_  
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: \_\_\_\_\_

BUYER'S INITIALS KAP

SELLER'S INITIALS \_\_\_\_\_

PAGE 1 OF 2

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

W. Lafayette 162 -



# Seller's Disclosure Statement

162 W Lafayette St

Romeo

MICHIGAN

Property Address:

Street

City

5. Septic tanks/drain fields: Condition, if known: upstairs 3 years downstairs units unknown
6. Heating system: Type/approximate age: galvanized other \_\_\_\_\_
7. Plumbing system: Type: copper \_\_\_\_\_  
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 ☒ **KAP**
11. If yes, please explain: Lead paint outside  
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? Fence  
unknown \_\_\_\_\_ yes ☒ no ☒
2. Any encroachments, easements, zoning violations or nonconforming uses? NO  
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? NO  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? NO  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒
5. Settling, flooding, drainage, structural or grading problems? NO  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒
6. Major damage to the property from fire, wind, floods, or landslides? NO  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒
7. Any underground storage tanks? NO  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? NO  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? NO  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒
10. Any outstanding municipal assessments or fees? NO  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒
11. Any pending litigation that could affect the property or the Seller's right to convey the property? NO  
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 Nov 2021 (date) to present (date).  
The Seller has owned the property since Nov 2021 (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 Wing a Paves Date: 8-14-1972  
Seller John Paves Date: 8-14-1972

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 **162 W Lafayette St** **Romeo** **48065**  
(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

Initial Initial  
TP TP  
(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.

Initial Initial  
TP TP  
(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.

Initial Initial  
TP TP  
(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 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:                 | 8/14/2025   14:05 EDT |             |        |
| (SELLER) Thomas Paradiso   | (DATE)                | (PURCHASER) | (DATE) |
| Signed by:                 | 8/14/2025   08:32 PDT |             |        |
| (SELLER) Kimberly Paradiso | (DATE)                | (PURCHASER) | (DATE) |
| Signed by:                 | 8/14/2025   11:29 EDT |             |        |
| (AGENT) Caron Koteles Riha | (DATE)                | (AGENT)     | (DATE) |

RE: THE PROPERTY KNOWN AS **162 W Lafayette St**  
(Street)**Romeo**  
(City)**48065**  
(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  
TP / Initial  
YLA

(Initials) Purchaser \_\_\_\_\_ / \_\_\_\_\_



# Macomb County Public Records - Full Detail Report

## Location & Ownership

|                    |   |                    |                                   |
|--------------------|---|--------------------|-----------------------------------|
| Property Address:  | <b>162 W Lafayette Street</b>   | Property ID:       | <b>0402102012</b>                 |
| City/State/Zip:    | <b>Romeo, Michigan, 48065-5121</b>  |                    |                                   |
| Owner Name:        | <b>James P Thomas/Kimberly A Paradiso</b>   | Latitude:          | <b>42.801683</b>                  |
| Taxpayer Address:  | <b>162 W Lafayette Street</b>   | Longitude:         | <b>-83.016017</b>                 |
| City/State/Zip:    | <b>Romeo, Michigan, 48065-5121</b>  | Census Tract:      | <b>2067</b>                       |
|                    |   | Block Group:       | <b>1</b>                          |
| City/Village/Town: | <b>Romeo Vlg</b>  | School District:   | <b>Romeo</b>                      |
| Subdivision:       | <b>ORIGINAL TOWN (ROMEO/WASH)</b>   | Property Category: | <b>Residential</b>                |
| MLS Area:          | <b>03202 - Romeo Vlg</b>  | Land Use:          | <b>401 - RESIDENTIAL IMPROVED</b> |
| Legal Description: | <b>ORIGINAL TOWN BLK IS.R2W W 1/2 OF LOTS 6 &amp; 8 &amp; W 3.5 FT OF N 25.0 FT OF E 1/2 LOT 6 VILLAGE OF ROMEO</b> |                    |                                   |

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> |
|-------------|---------------|---------------------|------------------|--------------|------------|---------------------|
| 2024        | W             | \$0.00              | \$0.00           | \$0.00       | \$0.00     | \$0.00              |
| 2024        | S             | \$3,054.42          | \$0.00           | \$0.00       | \$2,179.15 | \$5,233.57          |
| 2023        | W             | \$582.29            | \$0.00           | \$0.00       | \$0.00     | \$582.29            |
| 2023        | S             | \$2,944.11          | \$0.00           | \$0.00       | \$2,271.57 | \$5,215.68          |
| 2022        | W             | \$543.60            | \$0.00           | \$0.00       | \$0.00     | \$543.60            |
| 2022        | S             | \$2,803.90          | \$0.00           | \$0.00       | \$1,902.85 | \$4,706.75          |
| 2021        | W             | \$523.30            | \$0.00           | \$0.00       | \$0.00     | \$523.30            |
| 2021        | S             | \$4,942.38          | \$0.00           | \$0.00       | \$1,854.73 | \$6,797.11          |
| 2020        | W             | \$330.44            | \$0.00           | \$0.00       | \$0.00     | \$330.44            |
| 2020        | S             | \$3,025.87          | \$0.00           | \$0.00       | \$1,130.19 | \$4,156.06          |

## Assessments

| <u>Year</u> | <u>Taxable Val</u> | <u>State Eq Val</u> | <u>Hmstd %</u> | <u>Ttl Taxes</u> |
|-------------|--------------------|---------------------|----------------|------------------|
| 2025        | \$0                | \$180,000           | 100            |                  |
| 2024        | \$144,317          | \$174,500           | 100            | \$5,233.57       |
| 2023        | \$137,445          | \$146,000           | 100            | \$5,797.97       |
| 2022        | \$130,900          | \$130,900           | 100            | \$5,250.35       |
| 2021        | \$124,500          | \$124,500           | 0              | \$7,320.41       |

## 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> |
|-------------------------|-------------------------|--------------------|------------------|-------------------|------------------|-------------------|
| PARADISO THOMAS J       | PARADISO THOMAS J       | 03/29/2022         | 03/24/2022       |                   | QCD              | 28523/0036        |
| JAMES PARADISO THOMAS   | PARADISO THOMAS J       | 03/29/2022         | 03/24/2022       |                   | QCD              | 28523/0034        |
| NICHOLETTE LAFONTAINE-C | PARADISO THOMAS JAMES   | 01/06/2022         | 12/22/2021       | \$439,000         | WAR/DEED         | 28338/0688        |
| DEDEYNE SUZANNE D       | LAFONTAINE GILES NICHOL | 01/29/2021         | 12/02/2020       | \$165,000         | WAR/DEED         | 27380/0869        |
| EDITH E SPANKE TRUST    | EDITH E SPANKE TRUST    | 05/04/2000         | 04/14/2000       | \$165,000         | DEED             | 00000/0000        |

## 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> |
|---------------------|-------------------|--------------------|-----------------|---------------|-----------------|-------------------|
| ROCKET MORTGAGE LLC | PARADISO THOMAS J | 01/13/2025         | 01/08/2025      | \$45,000      | MTG             | 29926/0189        |

## Characteristics

|                      |                        |                     |                     |
|----------------------|------------------------|---------------------|---------------------|
| Living Area SF:      | <b>2123</b>            | Bedrooms:           | <b>3</b>            |
| Basement Sqft:       | <b>1119</b>            | Bathrooms:          | <b>1.1</b>          |
| Year Built:          | <b>1880</b>            | Pool:               |                     |
| Exterior:            | <b>Aluminum, Vinyl</b> | Garage Features:    |                     |
| Architecture Level:  | <b>2 Story</b>         | Garage Year Built:  |                     |
| Style:               |                        | Garage Square Feet: | <b>416</b>          |
| Basement:            | <b>Basement</b>        | Garage Width:       |                     |
| Water:               |                        | Garage Capacity:    | <b>2</b>            |
| Heating:             | <b>Forced Air</b>      | Gas Service:        |                     |
| Central Air:         | <b>Yes</b>             | Well:               |                     |
| #1 Porch/Dimensions: | <b>/</b>               | Storm Sewer:        |                     |
| #2 Porch/Dimensions: | <b>/</b>               | Land Dimension:     | <b>75.00X150.00</b> |
| Topography:          |                        | Land Sqft:          | <b>11238</b>        |
| Irregular:           |                        | Acres:              | <b>0.26</b>         |