

2652 Wildwood Court Lake Orion, MI

See Listing Report inside for details!

MLS# 20251025141

BED **BATH (FULL/HALF)**

2 1.0

SQ. FT. **ACREAGE**

810 0.0

COUNTY

Oakland

SCHOOL DISTRICT

Lake Orion

TAXES (WINTER/SUMMER)

(\$723/\$1,468)

YEAR BUILT

1972

GARAGE

Attached, Door Opener, Electricity,
Side Entrance

STYLE

Ranch

WATER

Public (Municipal)

BASEMENT

HEATING / COOLING

Forced Air,Natural Gas

Ceiling Fan(s),Central Air

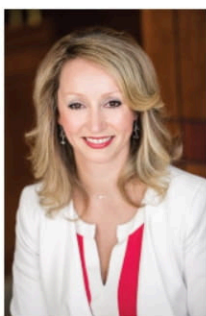


Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT seeing this beautifully maintained ranch-style condo in the highly sought-after Keatington community, where low-maintenance living meets exceptional lifestyle amenities! Inside you'll experience a bright, sun-filled, interior with neutral tones throughout. The spacious living room flows into a dining area and into the ceramic-tiled kitchen with all appliances included. Enjoy the dining area where you can entertain guests or host family game nights. You'll love the two generous bedrooms, especially the primary with a large walk-in closet for all your storage needs. Relax in the quiet neighborhood surrounded by lovely, low-maintenance perennial plantings—or take advantage of the incredible local lifestyle, including private lake privileges on all-sports Lake Voorheis! Spend your summers enjoying the beach, boat launches, playgrounds, and docks just moments from your door. Additional highlights: 1-car attached garage, HOA dues that cover water, sewer, trash, snow removal, lawn care, and exterior maintenance. Enjoy true single-level living with no stairs to navigate and an ideal location just minutes from I-75, Great Lakes Crossing, and walking or biking distance to top-rated schools and shopping. Move-in ready. Don't wait—this is easy, stress-free living at its best!



Leading
REAL ESTATE COMPANIES
OF THE WORLD



Caron Koteles Riha

248-379-6651



caron@caronkoteles.com



www.caronkoteles.com



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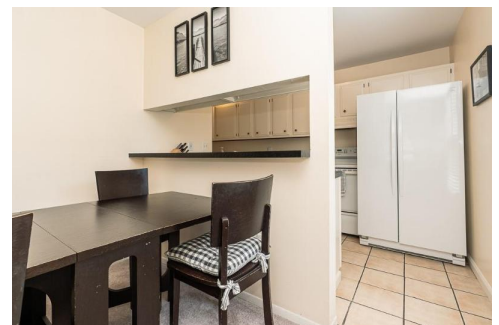
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No photo available
at this time

No photo available
at this time


No photo available
at this time



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2652 WILDWOOD COURT, LAKE ORION, MI 48360

AREA REPORT



VERY CONVENIENT

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



ATM



PHARMACY



GROCERIES



CLEANERS



GYM



0.3
MILES

0.3
MILES

0.3
MILES

0.4
MILES

0.9
MILES



MOVIE THEATER



MEDICAL



COFFEE



GAS

2.3
MILES

2.1
MILES

1
MILE

0.9
MILES



2652 WILDWOOD COURT, LAKE ORION, MI 48360





OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	PARK ALL ABOUT PLAY	0.7 MILES
	LAKE TOMMY'S LAKE	2.2 MILES
	GOLF COURSE OAKHURST GOLF & COUNTRY CLUB	2.5 MILES
	DOG PARK ORION OAKS DOG PARK	2.9 MILES





2652 WILDWOOD COURT, LAKE ORION, MI 48360

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **51** moderately priced restaurants and has an **average** variety of cuisines.

57



WITHIN 5 MILES

\$

40

\$\$

11

\$\$\$

1

\$\$\$\$

0

GOOD EATS BY CATEGORY

AMERICAN	12
FAST FOOD	10
PIZZA	10
MEXICAN	5
INTERNATIONAL	4
ASIAN	3
DELIS	2
ITALIAN	2
BARS	2
OTHER	4



2652 WILDWOOD COURT, LAKE ORION, MI 48360

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **7** private schools and **1** charter school within **5** miles.

K-5

CARPENTER
ELEMENTARY SCHOOL
ASSIGNED

7
RATING

6-8

WALDON MIDDLE
SCHOOL
ASSIGNED

8
RATING

9-12

LAKE ORION HIGH
SCHOOL
ASSIGNED

9
RATING



2652 Wildwood Court, Lake Orion Vlg 48360-1758

MLS#: **20251025141**
County: **Oakland**
Status: **Coming Soon**
Activation Date: **08/12/2025**

Area: **02091 - Orion Twp**
School D: **Lake Orion**

Trans Type: **Sale**

LP: **\$143,500**
OLP: **\$143,500**

**Location Information**

Prop Type: **Condominium**
Village: **Lake Orion Vlg**
Mailing City: **Lake Orion**
Side of Street:
Location: **Waldon & Baldwin**
Directions: **Take Waldon just east of Baldwin Rd to the 2nd Stoney Ridge Drive turn right onto Wildwood court. Condo is located in rear side of building 15-A.**

Garage:

Yes
Tot Grg Sp: **1.0**
Grg Sz: **1 Car**
Grg Dim: **09x19**
Grg Feat: **Side Entrance, Electricity, Door Opener, Attached**

Lot Information

Acreage:
Lot Dim:
Rd Front Ft:

Square Footage

Est Fin Abv Gr: **810**
Est Fin Lower:
Est Tot Lower:
Est Tot Finished: **810**

Layout

Rooms: **6**
Beds: **2**
Baths: **1.0**

Arch Style: **Ranch**

Arch Level: **1 Story**

Waterfront Information

Water Name: **Lake Voorheis**
Water Facilities:
Water Features:
Water Front Feet:

General Information

Year Built: **1972**
Year Remod:
Possession: **At Close**

Recent CH: **08/07/2025 : Coming Soon : ->CS**

Features

Pets Allowed: **Number Limit, Size Limit, Yes**
Foundation: **Slab**
Exterior Feat: **Grounds Maintenance, Private Entry**
Exterior: **Aluminum, Vinyl**
Porch Type:
Appliances: **Dishwasher, Dryer, Electric Cooktop, Free-Standing Electric Range, Washer**
Interior Feat: **Smoke Alarm, Circuit Breakers, High Spd Internet Avail, Programmable Thermostat, Furnished - No**
Heat & Fuel: **Natural Gas, Forced Air**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Entry Location: **Ground Level**
Fndtn Mtrls:
Construct Feat:
Roof Mtrls: **Asphalt**
Cooling:
Road Frontage: **Paved, Private, Cul-De-Sac**
Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	5 x 7	Ceramic	Bedroom	First/Entry	10 x 11	Carpet
Bedroom	First/Entry	11 x 12	Carpet	Dining Room	First/Entry	9 x 8	Carpet
Kitchen	First/Entry	9 x 7	Ceramic	Laundry Area/Room	First/Entry	5 x 4	Ceramic
Living Room	First/Entry	14 x 13	Carpet				

Legal/Tax/Financial

Property ID: **0929226062**
Ownership: **Standard (Private)**
Tax Summ: **\$1,468**
SEV: **63,600.00**
Legal Desc: **T4N, R10E, SEC 29 OAKLAND COUNTY CONDOMINIUM PLAN NO 52 KEATINGTON NEW TOWN APT 15-A L 5798 P 864**
Subdivision: **Keatington New Town Occpn 52**
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: **400**
Fee Frequency: **Monthly**
Fee Includes: **Snow Removal, Maintenance Grounds, Trash, Water**
Working Capital:
Association Contact\Website: **Sentrymgt.com**
Association Phone\Email: **517-545-3900**

Listing Office

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

Remarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT seeing this beautifully maintained ranch-style condo in the highly sought-after Keatington community, where low-maintenance living meets exceptional lifestyle amenities! Inside you'll experience a bright, sun-filled, interior with neutral tones throughout. The spacious living room flows into a dining area and into the ceramic-tiled kitchen with all appliances included. Enjoy the dining area where you can entertain guests or host family game nights. You'll love the two generous bedrooms, especially the primary with a large walk-in closet for all your storage needs. Relax in the quiet neighborhood surrounded by lovely, low-maintenance perennial plantings—or take advantage of the incredible local lifestyle, including private lake privileges on all-sports Lake Voorheis! Spend your summers enjoying the beach, boat launches, playgrounds, and docks just moments from your door. Additional highlights: 1-car attached garage, HOA dues that cover water, sewer, trash, snow removal, lawn care, and exterior maintenance. Enjoy true single-level living with no stairs to navigate and an ideal location just minutes from I-75, Great Lakes Crossing, and walking or biking distance to top-rated schools and shopping. Move-in ready. Don't wait—this is easy, stress-free living at its best!**

Sold Information

Sold Price:
Sold Date:
Financing:

Notices and Disclaimers

1. 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.
2. Broker commissions are not set by law and are fully negotiable.
3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.
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Seller's Disclosure Statement

H

Property Address: 2652 Wildwood Ct Lake Orion 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"/>			<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: Blown-In Fiberglass
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): N/A
Has the water been tested? yes _____ no _____
If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS CRJ

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

Wildwood 2652,

Seller's Disclosure Statement

Property Address: 2652 Wildwood Ct Lake Orion MICHIGAN
 Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
 6. **Heating system:** Type/approximate age: _____
 7. **Plumbing system:** Type: copper ☒ galvanized _____ other _____
 Any known problems? None
 8. **Electrical system:** Any known problems? None
 9. **History of Infestation,** if any: (termites, carpenter ants, etc.) None
 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 06/21 (date) to 08/25 (date).
 The Seller has owned the property since 06/21 (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 TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller [Signature] Date: 8/7/25
 Seller _____ 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 **2652 Wildwood Ct** **Lake Orion** **48360**
(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 _____**
5. **Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.**
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.**

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.

DocuSigned by: Christopher Eltringham 7/23/2025 | 07:50 EDT
 (SELLER) Christopher Eltringham (DATE) (PURCHASER) (DATE)

Signed by: Caron Koteles Riha 7/22/2025 | 13:38 EDT
 (SELLER) (DATE) (PURCHASER) (DATE)
 (AGENT) Caron Koteles Riha (DATE) (AGENT) Caron Koteles Riha (DATE)

RE: THE PROPERTY KNOWN AS **2652 Wildwood Ct**
(Street)**Lake Orion**
(City)**48360**
(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 DS
CE / _____

(Initials) Purchaser _____ / _____

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	2652 Wildwood Court	Property ID:	0929226062
City/State/Zip:	Lake Orion, Michigan, 48360-1758		
Owner Name:	Christopher Eltringham	Lat/Long:	42.734824 / -83.301148
Taxpayer Address:	2652 Wildwood Court	Census Tract:	1283
City/State/Zip:	Lake Orion, Michigan, 48360-1758	Block Group:	1
City/Village/Town:	Orion Twp	School District:	Lake Orion
Subdivision:	KEATINGTON NEW TOWN OCCPN 52	Property Category:	Residential
MLS Area:	02091 - Orion Twp	Land Use:	407 - RESIDENTIAL - CONDOMINIUM
Legal Description:	T4N, R10E, SEC 29 OAKLAND COUNTY CONDOMINIUM PLAN NO 52 KEATINGTON NEW TOWN APT 15-A L 5798 P 864		

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	\$1,467.65	\$0.00	\$0.00	\$0.00	\$1,467.65
2023	W	\$672.62	\$0.00	\$0.00	\$0.00	\$672.62
2023	S	\$1,400.17	\$0.00	\$0.00	\$0.00	\$1,400.17
2022	W	\$641.24	\$0.00	\$0.00	\$0.00	\$641.24
2022	S	\$1,333.69	\$0.00	\$0.00	\$0.00	\$1,333.69
2021	W	\$192.29	\$0.00	\$0.00	\$0.00	\$192.29
2021	S	\$741.68	\$0.00	\$0.00	\$0.00	\$741.68
2020	W	\$191.23	\$0.00	\$0.00	\$0.00	\$191.23
2020	S	\$732.70	\$0.00	\$0.00	\$0.00	\$732.70

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$61,250	\$63,600	100	\$1,467.65
2023	\$58,340	\$58,560	100	\$2,072.79
2022	\$55,570	\$55,570	100	\$1,974.93
2021	\$17,610	\$52,730	100	\$933.97
2020	\$17,370	\$49,160	0	\$923.93

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>
HALE WILLIAM W	ELTRINGHAM CHRISTOPHEF	07/23/2021	06/11/2021	\$137,000	WAR/DEED	56592/0191
JACOBS WILLIAM T	HALE WILLIAM W	07/02/2004	09/18/2003	\$112,900	WAR/DEED	33490/0623
JACOBS WILLIAM T	HALE WILLIAM W	12/30/2003	09/18/2003		LC	31765/0653
RUWART JAMES T	JACOBS WILLIAM T	07/15/2003	05/20/2003	\$95,000	WAR/DEED	29935/0465

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 LLC	ELTRINGHAM CHRISTOPHEF	07/21/2021	06/11/2021	\$117,800	MTG	56578/0389

Characteristics

Living Area SF:	810	Bedrooms:	2
Basement Sqft:		Bathrooms:	1.0
Year Built:	1972	Pool:	
Exterior:	Aluminum, Vinyl	Garage Features:	
Architecture Level:	1 Story	Garage Year Built:	
Style:	Ranch	Garage Sqft:	221
Basement:	Slab	Garage Width:	
Water:		Garage Capacity:	1
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
Central Air:	Yes	Well:	
#1 Porch Type:	Porch - Concrete Covered	Septic:	
#1 Porch/Dimensions:	/	Storm Sewer:	
Irregular:		Acres:	1.00

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