



# 2737 PEBBLE BEACH DRIVE

*Oakland Twp, MI 48363*



## **CARON KOTELES RIHA**

Associate Broker/Realtor

(248) 379-6651

[CaronKoteles.com](http://CaronKoteles.com)

[Caron@CaronKoteles.com](mailto:Caron@CaronKoteles.com)



**FEATURES:** 5 Bedrooms | 3.2 Bathrooms | 4,700 SqFt

**REMARKS:**

DON'T MAKE A MOVE WITHOUT experiencing this extraordinary builder's own masterpiece situated on a spectacular lot in gated Twin Lakes! Through the front door into a grand foyer with imported Italian travertine tile flowing into the powder room and kitchen. Custom 9-ft solid doors lead you into the spacious great room, formal dining room, and executive den, all with rich Brazilian cherry floors. The den showcases raised cherry panels, coffered ceilings, while a cozy 2-way see-through fireplace warms the main floor. The gourmet kitchen boasts custom cherry cabinets, granite countertops, undermount sinks, a premium Thermador Professional gas cooktop, a reverse osmosis system, and a butler's pantry. The luxurious 1st-floor primary features a private balcony, travertine floors, cherry cabinets, and its own dedicated 50g H2O tank. Upstairs offers 4 spacious bedrooms - Jack n Jill , 2 full baths, a large bonus room, and a dedicated 2nd-floor office. Staircase down to the ultimate finished walkout lower level, highlighting grand 10-ft ceilings, 8' doors, a second fireplace, and a custom wine cellar. Entertain guests at the stunning bar equipped with an ice maker, refrigerator, and dishwasher. This lower level also includes a private bedroom or office with a separate exterior stairway entrance. Walk directly from the basement up private interior staircase right into the 3-car garage with insulated overhead doors. Structural and mechanical features include an I-joint floor system, aluminum-clad windows, 50 yr shingles, alarm, 3 furnaces, water softener, and a separate H2O tank. Outside, enjoy a raised steel concrete deck with a spiral staircase leading to the perennial-filled park-like yard, beautifully illuminated by custom exterior soffit lighting. Landscaping is perfection. Located within the Rochester schools. This home offers the perfect combination of luxury, space, and lifestyle steps away from the community's golf course and pool/tennis accessible with membership.









**2737 Pebble Beach Drive, Oakland Twp 48363-2452**

MLS#: **20261045204**  
 P Type: **Residential**  
 Status: **Active**

Area: **02101 - Oakland Twp**  
 DOM: **/0/0**

Short Sale: **No**  
 Trans Type: **Sale ERTS/FS**

LP: **\$1,190,000**  
 OLP: **\$1,190,000**



Location Information

County: **Oakland**  
 Township: **Oakland Twp**  
 Mailing City: **Oakland**  
 Side of Str: **E**  
 School Dist: **Rochester**  
 Location: **Rochester Road / Buell**  
 Directions: **Rochester Rd to E on Twin Lakes Dr to Pebble Beach Dr to House**

Garage:

**Yes**  
 Tot Grg Sp: **3.0**  
 Grg Sz: **3 Car**  
 Grg Dim: **38 x 23**  
 Grg Feat: **Direct Access, Electricity, Door Opener, Attached, Driveway**

Lot Information

Acreage: **0.49**  
 Lot Dim: **103 x 211**  
 Rd Front Ft: **103**

Square Footage

Sqft Source: **Owner**  
 Est Fin Abv Gr: **4,700**  
 Est Fin Lower: **2,300**  
 Est Tot Lower: **2,932**  
 Est Tot Fin: **7,000**  
 Price/SqFt: **\$253.19**

Layout

Beds: **5**  
 Baths: **3.2**  
 Rooms: **21**  
 Arch Sty: **Colonial**  
 Arch Lvl: **2 Story**  
 Site Desc: **Gated Community, Near Golf Course, Sprinkler(s)**

Contact Information

Name: **CARON KOTELES RIHA**  
 Phone: **(248) 379-6651**

Waterfront Information

Wtrfrnt Name:  
 Water Facilities:  
 Water Features:  
 Water Frt Feet:

General Information

Year Built: **2003**  
 Year Remod:

Recent CH: **06/18/2026 : New : ->ACTV**

Listing Information

Listing Date: **06/18/2026** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**  
 Activation Date: **06/18/2026** Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**  
 Land DWP: Land Int Rate: **%** Land Payment: Land Cntrt Term:  
 Protect Period: **180 Days** Restrictions: Exclusions: Possession: **Close Plus 31-60 Days**  
 Terms Offered: **Cash, Conventional, FHA, VA** MLS Source: **REALCOMP** Originating MLS#: **20261045204**  
 Listing Exemptions:

Features

Pets Allowed: **Yes** Entry Location: **Ground Level w/Steps**  
 Foundation: **Basement** Fndtn Material: **Poured**  
 Basement: **Finished, Walk-Out Access**  
 Exterior Feat: **Tennis Court, Club House, Gate House, Lighting, Pool - Community, Pool - Inground**  
 Exterior: **Aluminum, Brick** Cnstrct Feat:  
 Fireplc Fuel: **Gas** Fireplace Loc: **Basement, Double Sided, Great Room**  
 Porch Type: **Balcony, Deck, Patio, Patio - Covered, Covered**  
 Roof Material: **Asphalt**  
 Appliances: **Built-In Gas Range, Built-In Refrigerator, Dishwasher, Disposal, Down Draft, Dryer, Free-Standing Refrigerator, Ice Maker, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Washer, Wine Refrigerator, Bar Fridge, Free-Standing Ice Maker**  
 Interior Feat: **Smoke Alarm, Cable Available, Circuit Breakers, High Spd Internet Avail, Programmable Thermostat, Security Alarm (owned), Furnished - No, Water Softener (owned), Wet Bar**  
 Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Ceiling Fan(s), Central Air**  
 Wtr Htr Fuel: **Natural Gas** Road: **Paved**  
 Water Source: **Community** Sewer: **Septic Tank (Existing)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	8 x 10	Ceramic	Bath - Full	Second	8 x 10	Ceramic
Bath - Lav	Basement	9 x 6	Ceramic	Bath - Lav	First/Entry	9 x 5	Ceramic
Bath - Primary	First/Entry	12 x 12	Ceramic	Bedroom	Second	11 x 21	Carpet
Bedroom	Second	12 x 16	Carpet	Bedroom	Second	15 x 13	Carpet
Bedroom	Second	12 x 15	Carpet	Bedroom - Primary	First/Entry	24 x 20	Carpet
Breakfast Nook/Room	First/Entry	16 x 17	Ceramic	Butlers Pantry	First/Entry	6 x 6	Ceramic
Dining Room	First/Entry	12 x 16	Wood	Flex Room	Basement	44 x 49	Ceramic
Great Room	First/Entry	26 x 20	Wood	Kitchen	First/Entry	18 x 14	Ceramic
Laundry Area/Room	First/Entry	9 x 9	Ceramic	Library (Study)	Basement	17 x 15	Carpet
Library (Study)	First/Entry	12 x 16	Wood	Other	Second	12 x 12	
Other	Second	12 x 13	Carpet	Other	Basement	20 x 30	Concrete
Other	Basement	8 x 8	Ceramic	Other	Basement	17 x 11	Ceramic
Other	First/Entry	7 x 7	Carpet	Other	First/Entry	14 x 6	Carpet

Legal/Tax/Financial

Property ID: **1014401022** Subdivision: **Twin Lakes Occpn 1090**  
 Ownership: **Standard (Private)** Occupant: **Owner**  
 Tax Summer: **\$4,916** Tax Winter: **\$2,756** Homestead: **Yes** Oth/Sp Asmnt:  
 SEV: **\$421,730** Taxable Value: **\$306,840** Existing Lease: **No** Home Warranty: **No**  
 Legal Desc: **T4N, R11E, SEC 14 OAKLAND COUNTY CONDOMINIUM PLAN NO 1090 TWIN LAKES UNIT 132 L 18062 P 125 6-13-01 FR 400-014**

Homeowner Association Information

Assoc Fee Amt: **1,500** Working Capital: Association Contact/Website: **Stephanie Pasquantonio - JBC Property Mgmt**  
 Fee Frequency: **Annually** Association Phone/Email: **586-254-3000 stephanie@teamjbc.com**  
 Fee Includes: **Snow Removal, Trash**

Agent/Office Information

List Office: **Real Estate One-Rochester** List Office Ph: **(248) 652-6500**  
 List Agent: **CARON KOTELES RIHA** List Agent Ph: **(248) 379-6651**  
 Co-list Agent: **LAUREN KOTELES** Co-List Agent Ph: **(248) 953-6671**  
 Listing Exemptions: Access: **Appointment/LockBox** LB Location: **Front Door**

Public Remarks: **DON'T MAKE A MOVE WITHOUT experiencing this extraordinary builder's own masterpiece situated on a spectacular lot in gated Twin Lakes! Through the front door into a grand foyer with imported Italian travertine tile flowing into the powder room and kitchen. Custom 9-ft solid doors lead you into the spacious great room, formal dining room, and executive den, all with rich Brazilian cherry floors. The den showcases raised cherry panels, coffered ceilings, while a cozy 2-way see-through fireplace warms the main floor. The gourmet kitchen boasts custom cherry cabinets, granite countertops, undermount sinks, a premium Thermador Professional gas cooktop, a reverse osmosis system, and a butler's pantry. The luxurious 1st-floor primary features a private balcony, travertine floors, cherry cabinets, and its own dedicated 50g H2O tank. Upstairs offers 4 spacious bedrooms - Jack n Jill , 2 full baths, a large bonus room, and a dedicated 2nd-floor office. Staircase down to the ultimate finished walkout lower level, highlighting grand 10-ft ceilings, 8' doors, a second fireplace, and a custom wine cellar. Entertain guests at the stunning bar equipped with an ice maker, refrigerator, and dishwasher. This lower level also includes a private bedroom or office with a separate exterior stairway entrance. Walk directly from the basement up private interior**

Builders Residence  
Year Built: 2003

Park Setting Lot

4,700 Sq. Ft.- 1<sup>st</sup> Floor Primary

2,650 Sq. Ft.- Walk out, Finished lower level, 10 ft Ceilings, Ice maker, bar refrigerator, dishwasher, wine cellar

Lower-Level Office- Separate Entrance

Stairway Entrance from Garage to Basement

4 Bedrooms, 3 Full Baths, 2 Half Baths

3 Furnaces, one 75 Gallon H2O Tank, & 50 Gallon Separate-Master

Commercial Grade Water Softener with reverse osmosis in kitchen

Insulated 3 Car Garage with Insulated Overhead Doors

Aluminum Clad Windows

Roofing Shingles 50 year CertainTeed

I Joist Floor System

Travertine Floors imported from Italy, kitchen, Foyer, Powder room, Primary Bathroom

Brazilian Cherry Floors- Great room, Dining Room & Den

Raised Panel Cherry and Coffered Ceiling Den

Custom 8 ft Solid Core Doors- First Floor

6'8 Solid Custom Core Doors- Second Floor

8 ft. Solid Core- Basement Doors

Custom Trim- Base and Case Molding, Crown Moldings, Panels and Accents throughout

Cherry Cabinets Kitchen, Butlers Pantry, Powder Room, Primary Bathroom

Thermador Professional Gas Cook Top

Granite Kitchen Tops and all bathrooms with Undermount Sinks

Second Floor Bonus Room and Office

2 Fireplaces- First Floor See Through and Basement Level

Alarm System

Exterior Soffit Lighting

Raised Steele Concrete Deck with Spiral Staircase

Raised Steele Balcony off Primary Suite



# Seller's Disclosure Statement

# H

Property Address: 2737 Pebble Beach Dr Oakland MICHIGAN  
Street City

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

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

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

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

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>				Lawn sprinkler system	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/>				Water softener/conditioner	<input checked="" type="checkbox"/>			
Disposal	<input checked="" type="checkbox"/>				Well & pump				<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>			
Electric System	<input checked="" type="checkbox"/>				Sump pump	<input checked="" type="checkbox"/>			
Garage door opener & remote control	<input checked="" type="checkbox"/>				City water system				<input checked="" type="checkbox"/>
Alarm system	<input checked="" type="checkbox"/>				City sewer system				<input checked="" type="checkbox"/>
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			
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"/>			<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: Exterior walls R13 Fiberglass, Ceiling R38  
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown \_\_\_\_\_ yes \_\_\_\_\_ no
- Roof:** Leaks? \_\_\_\_\_  
Approximate age, if known: 22 years  
yes \_\_\_\_\_ no
- Well:** Type of well (depth/diameter, age and repair history, if known): Community  
Has the water been tested? \_\_\_\_\_  
If yes, date of last report/results: \_\_\_\_\_  
yes \_\_\_\_\_ no

BUYER'S INITIALS \_\_\_\_\_

SELLER'S INITIALS LR

## Seller's Disclosure Statement

Property Address: 2737 Pebble Beach Dr Oakland MICHIGAN  
Street City

5. **Septic tanks/drain fields:** Condition, if known: NEW DRAIN FIELD 2025
6. **Heating system:** Type/approximate age: Basement Zone Replaced 2025, First Floor 23 years 2nd 23y
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.) 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 5/10/04 (date) to \_\_\_\_\_ (date).  
 The Seller has owned the property since 2003 (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 A. Panelli Date: 6/10/26  
 Seller Ava Panelli Date: 6/10/2026

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** 2737 Pebble Beach Dr Oakland 48363  
(Street) (City) (Zip Code)

THE RESIDENCE AT THIS ADDRESS WAS CONSTRUCTED AFTER JANUARY 1, 1978: *(Seller must check one.)*  
 Yes     No     Unknown

**If Yes is checked, omit the rest of this Disclosure and sign below, otherwise, complete the following portion.**

**LEAD WARNING STATEMENT**

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE**

1. **Presence of lead-based paint and/or lead-based paint hazards. *(Check the appropriate box below.)***  
(Seller must initial)  
 Known lead-based paint and/or lead-based paint hazards are present in the housing. *(Explain.)*  
 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
2. **Records and reports available to the Seller: *(Check the appropriate box below.)***  
(Seller must initial)  
 Seller has provided Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. *(List documents below.)*  
 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**  
(Seller must initial)

**PURCHASER'S ACKNOWLEDGEMENT**

4. **Purchaser has received copies of all information listed above and the attached \_\_\_\_\_**  
(Purchaser must initial)
5. **Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home.***  
(Purchaser must initial)
6. **As set forth in the Sales Contract, Purchaser has *(Check the appropriate box below):***  
(Purchaser must initial)  
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**REALTOR® ACKNOWLEDGEMENT**

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

**CERTIFICATION OF ACCURACY**

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

<small>DocuSigned by:</small> <u>Louis Ranelli</u>	6/14/2026   17:18 EDT		
<b>(SELLER) Louis Ranelli</b>	<small>(DATE)</small>	<small>(PURCHASER)</small>	<small>(DATE)</small>
<small>Signed by:</small> <u>Lisa Ranelli</u>	6/14/2026   17:07 EDT		
<b>(SELLER) Lisa Ranelli</b>	<small>(DATE)</small>	<small>(PURCHASER)</small>	<small>(DATE)</small>
<small>Signed by:</small> <u>Caron Koteles Riha</u>	6/10/2026   13:00 EDT		
<b>(AGENT) Caron Koteles Riha</b>	<small>(DATE)</small>	<small>(AGENT)</small>	<small>(DATE)</small>

RE: THE PROPERTY KNOWN AS **2737 Pebble Beach Dr**  
(Street)

**Oakland**  
(City)

**48363**  
(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  
UR / Initial  
UR

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



2737 PEBBLE BEACH DRIVE, OAKLAND TOWNSHIP, MI 48363

## FOOD REPORT



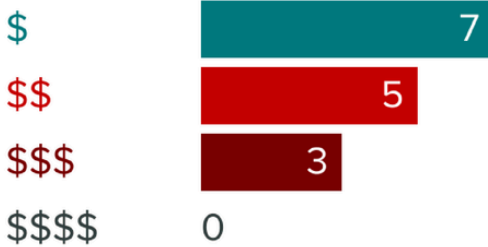
# NEIGHBORHOOD EATS

This home is located near **12** moderately priced restaurants and has an **average** variety of cuisines.

# 15



WITHIN 5 MILES



## GOOD EATS BY CATEGORY

AMERICAN	4
PIZZA	3
ASIAN	2
MEXICAN	2
ITALIAN	1
FAST FOOD	1
INTERNATIONAL	1
BARS	1



2737 PEBBLE BEACH DRIVE, OAKLAND TOWNSHIP, MI  
48363

## SCHOOL REPORT



# SCHOOLS IN YOUR AREA

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

PK-5

BALDWIN ELEMENTARY  
SCHOOL  
ASSIGNED

6-8

HART MIDDLE SCHOOL  
ASSIGNED

9-12

STONEY CREEK HIGH  
SCHOOL  
ASSIGNED





2737 PEBBLE BEACH DRIVE, OAKLAND TOWNSHIP, MI 48363





## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	GOLF COURSE <b>TWIN LAKES GOLF COURSE</b>	<b>0.6</b> MILES
	LAKE <b>UPPER LAKEVILLE LAKE</b>	<b>4.6</b> MILES
	DOG PARK <b>ELIZABETH PARK</b>	<b>5.5</b> MILES
	PARK <b>ROCHESTER PLAY</b>	<b>5.5</b> MILES





2737 PEBBLE BEACH DRIVE, OAKLAND TOWNSHIP, MI 48363

# AREA REPORT



Some daily errands in this location **require a car** and most major services are within **5** miles.



ATM



GROCERIES



COFFEE



GAS



MEDICAL



1.5 MILES

2.7 MILES

2.7 MILES

2.8 MILES

4.3 MILES



MOVIE THEATER



GYM



CLEANERS



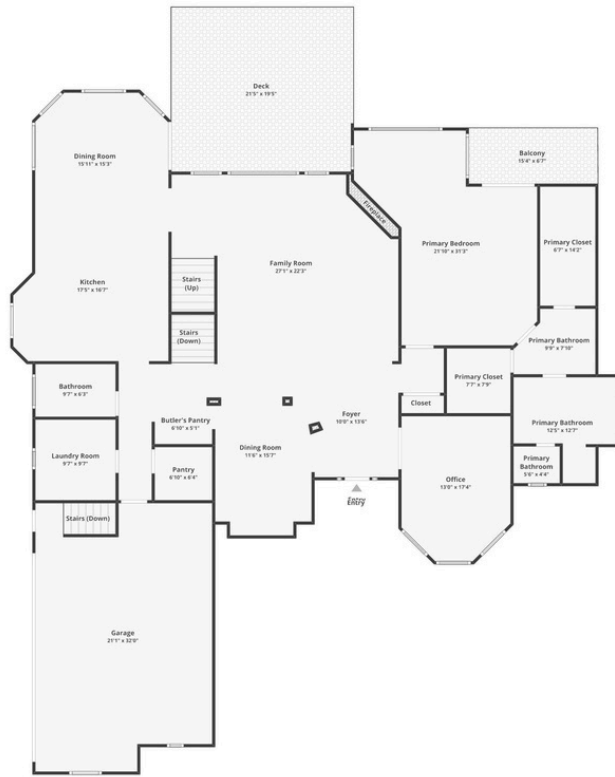
PHARMACY

5.5 MILES

4.6 MILES

4.4 MILES

4.3 MILES



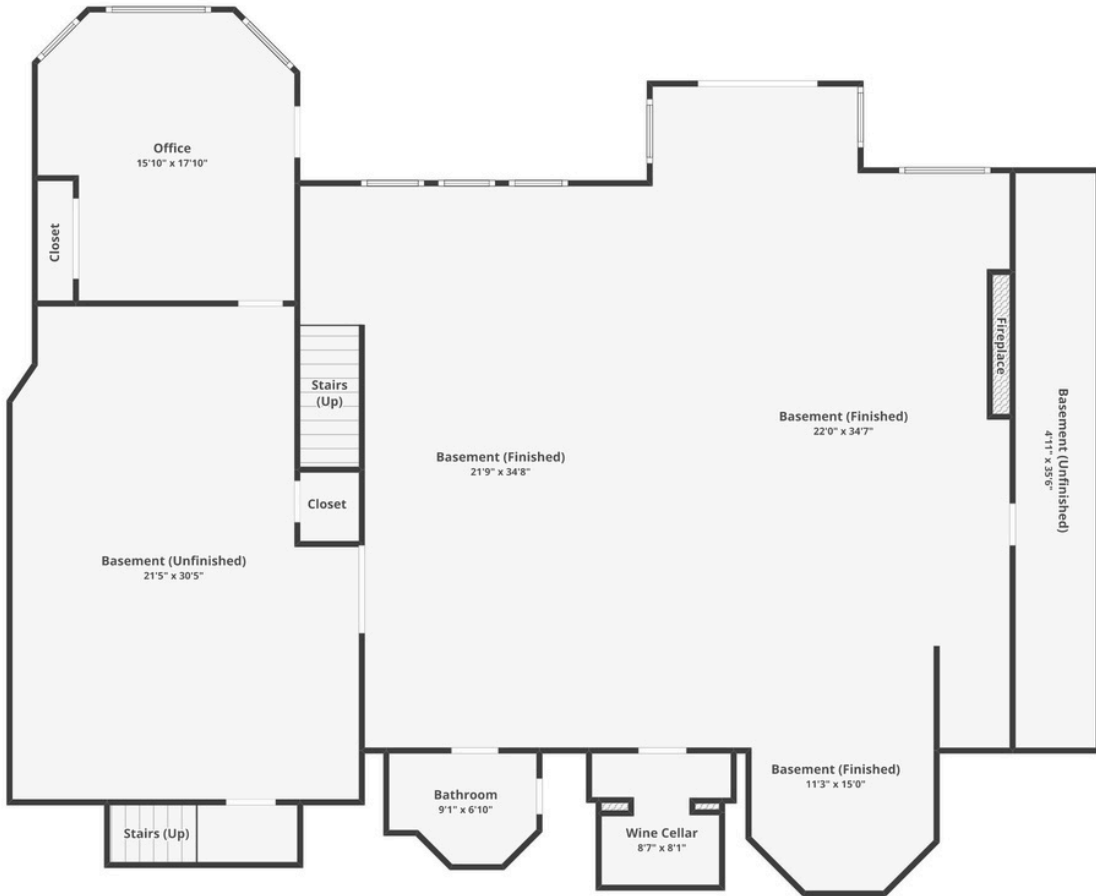
## Floor 1

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.



## Floor 2

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.



Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.

## Basement







*POWERED BY*  
**REAL ESTATE ONE**

1002 N. Main Street, Rochester MI 48307  
[www.CaronKoteles.com](http://www.CaronKoteles.com)



*Check Out My Other  
Property Listings!*

