



# 2670 SPRING GROVE DRIVE

*Genoa Twp, MI 48114*



**CARON KOTELES RIHA**

Associate Broker/Realtor

(248) 379-6651

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

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



**FEATURES:** 3 Bedrooms | 4 Bathrooms | 3,351 SqFt

**REMARKS:**

Don't Make a Move without experiencing this outstanding custom contemporary ranch, a modern masterpiece on over 3 wooded acres in Genoa Township. This rare estate pairs effortless 1st-floor luxury living with an enormous, fully finished walkout with an indoor pool. You're instantly welcomed by a sun-filled living room with gas fireplace, vaulted ceilings and a taste of the views. Large home office filled with scenery. The massive primary sanctuary features its own dual-sided gas fireplace, skylights, twin walk-in closets, wooded views, and a spa-like en suite bath with ceramic tile, jetted soaking tub, and separate shower with loungers. The floor plan opens into a dramatic central core. The great room and formal dining space boast vaulted ceilings, skylights, and soaring cathedral-like A-frame windows framing panoramic nature views. This grand space centers around a dual-sided marble gas fireplace. Past the dining area, the chef's kitchen features premium professional appliances by Viking, a gas range, huge refrigerator, skylights, ceramic backsplash, and extensive counters. Off the kitchen is a 2nd staircase, central bath, laundry room, and a versatile, tile-floored dream sunroom with skylights. Two separate staircases lead you to the massive finished walkout basement an entertainer's dream. The lower-level retreat highlights a spectacular indoor inground pool room, workout gym space, 2nd kitchen with cabinetry, gas range and microwave. Huge gathering space with gas fireplace, full bath with a walk-in bathtub. Separate snack area with sink. Two large lower-level bedrooms with wood floors share the 4th bath - fully wheel chair accessible. The 3-car attached garage with ramp for full wheelchair accessibility. Equipped with a whole-house generator, dual central air units, natural gas forced air heat, water softening system, and security alarm. Path to a woodsy patio space. Brighton Schools! Luxury living within the trees!



**2670 Spring Grove Drive, Genoa Twp 48114-9448**

MLS#: **20261034799**  
 P Type: **Residential**  
 Status: **Active**

Area: **01111 - Genoa Twp**  
 DOM: **/0/167**

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

LP: **\$800,000**  
 OLP: **\$800,000**



Location Information

County: **Livingston**  
 Township: **Genoa Twp**  
 Mailing City: **Brighton**  
 Side of Str: **NW**

Garage: **Yes**

Tot Grg Sp: **3.0**  
 Grg Sz: **3 Car**  
 Grg Dim: **35 x 23**  
 Grg Feat: **Direct Access, Electricity, Door Opener, Attached, Circular Drive, Driveway, Garage Faces Front**

Lot Information

Acres: **3.09**  
 Lot Dim: **198 x 923 x 812**  
 Rd Front Ft: **198**

School Dist: **Brighton**

Location: **Herbst Road / Grand River**

Directions: **Go west on Herbst from Grand River, south on Spring Grove. Road dead ends, look for wooden placard for 2670, follow signs.**

Square Footage

Sqft Source: **Public Records**  
 Est Fin Abv Gr: **3,351**  
 Est Fin Lower: **3,351**  
 Est Tot Lower: **3,431**  
 Est Tot Fin: **6,702**  
 Price/SqFt: **\$238.73**

Layout

Beds: **3**  
 Baths: **4.0**  
 Rooms: **16**  
 Arch Sty: **Ranch**  
 Arch Lvl: **1 Story**  
 Site Desc: **Dead End Street, Wooded**

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: **1998**  
 Year Remod:

Recent CH: **05/21/2026 : New ->ACTV**

Listing Information

Listing Date: **05/21/2026**      Listing Type/Level Of Service: **Exclusive Right to Sell/Full Service**  
 Activation Date: **05/21/2026**      Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**  
 Land DWP:      Land Int Rate: **%**      Land Payment:      Land Cntr Term:  
 Protect Period: **180 Days**      Restrictions:      Exclusions:      Possession: **At Close**  
 Terms Offered: **Cash, Conventional, FHA, VA**      MLS Source: **REALCOMP**      Originating MLS#: **20261034799**  
 Listing Exemptions:

Includes:

Features

Pets Allowed: **Yes**      Entry Location: **Ground Level w/Steps**  
 Foundation: **Basement**      Fndtn Material: **Poured**  
 Basement: **Daylight, Finished, Interior Entry, Walk-Out Access**  
 Exterior Feat: **Whole House Generator, Pool - Inground**  
 Exterior: **Brick**      Cnstrct Feat:  
 Porch Type: **Patio, Enclosed**  
 Roof Material: **Asphalt**  
 Appliances: **Built-In Gas Range, Built-In Refrigerator, Dishwasher, Disposal, Down Draft, Dryer, Exhaust Fan, Ice Maker, Plumbed For Ice Maker, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Washer**  
 Interior Feat: **Smoke Alarm, Circuit Breakers, Entrance Foyer, High Spd Internet Avail, Indoor Pool, Jetted Tub, Programmable Thermostat, Security Alarm (owned), Furnished - No, Exterior Video Surveillance**  
 Accessibility: **Accessible Approach with Ramp, Accessible Full Bath, Accessible Hallway(s), Accessible Kitchen, Accessible Kitchen Appliances**  
 Heat & Fuel: **Natural Gas, Forced Air**      Cooling: **Ceiling Fan(s), Central Air**  
 Wtr Htr Fuel: **Natural Gas**      Road: **Paved, Private, Cul-De-Sac**  
 Water Source: **Well (Existing)**      Sewer: **Septic Tank (Existing)**  
 % Wooded: **70**      % Tillable:      Sewer:      Soil Type:

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Basement	7 x 10	Ceramic	Bath - Full	First/Entry	6 x 10	Ceramic
Bath - Full	Basement	9 x 9	Ceramic	Bath - Primary	First/Entry	16 x 13	Ceramic
Bedroom	Basement	15 x 14	Wood	Bedroom	Basement	15 x 14	Wood
Bedroom - Primary	First/Entry	30 x 15	Wood	Dining Room	First/Entry	23 x 17	Wood
Family Room	First/Entry	15 x 19	Wood	Flex Room	Basement	32 x 23	Wood
Flex Room	First/Entry	18 x 7	Wood	Great Room	First/Entry	29 x 23	Wood
Kitchen	First/Entry	16 x 18	Wood	Kitchen - 2nd	Basement	12 x 9	Wood
Laundry Area/Room	First/Entry	15 x 7	Ceramic	Library (Study)	First/Entry	12 x 15	Wood
Other	Basement	55 x 30	Concrete	Other	First/Entry	7 x 12	Ceramic
Other	First/Entry	8 x 15	Ceramic	Other	First/Entry	17 x 18	Ceramic

Legal/Tax/Financial

Property ID: **1124200061**      Subdivision:  
 Ownership: **Standard (Private)**      Occupant: **Owner**  
 Tax Summer: **\$3,120**      Tax Winter: **\$1,756**      Homestead: **Yes**      Oth/Sp Asmnt:  
 SEV: **\$368,400**      Taxable Value: **\$233,924**      Existing Lease: **No**      Home Warranty: **No**  
 Legal Desc: **SEC 24 T2N R5E COMM AT N 1/4 COR TH S64\*E 746.34 FT TH S 36.63 FT TH S64\*E 62.30 FT SW'LY ALNG ARC OF A CURVE LEFT CHORD BEARING S12\*W 103.79 FT TH S185.14 FT TH ALNG ARC OF A CURVE TO THE RIGHT CHORD BEARING S09\*W 157.25 FT TH S18\*W 211.46 FT TH ALN G ARC OF A CURVE TO LEFT CHORD BEARING S02\*W 279.83 FT TH S14\*E 185 FT TO CENTER OF A 70 FT RADIUS CUL-DE-SAC FOR POB TH S11\*E 70 FT TH S19\*E 168.19 FT ALNG ARC OF A CURVE RIGHT 112.63 FT CHORD BEARING S06\*E 111.63 FT TH S06\*W 132.70 FT TH ALNG ARC O F A CURVE LEFT CHORD BEARING S23\*E 87.31 FT TH S36\*W 26 FT TH S12\*W 342.63 FT TH N88\*W 199.11 FT TH N11\*E 920.97 FT TO POB CONT 3.09 AC M/L SPLIT FR 028 7/94. CORR 12/95. PARCEL 6-4.**

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**

Remarks

Public Remarks: **Don't Make a Move without experiencing this outstanding custom contemporary ranch, a modern masterpiece on over 3 wooded acres in Genoa Township. This rare estate pairs effortless 1st-floor luxury living with an enormous, fully finished walkout with indoor pool. You're instantly welcomed by a sun-filled living room with gas fireplace, vaulted ceilings and a taste of the views. Large home office filled with scenery. The massive primary sanctuary features its own dual sided gas fireplace, skylights, twin walk-in closets, wooded views, and a spa-like en suite bath with ceramic tile, jetted soaking tub, and separate shower with loungers. The floor plan opens into a dramatic central core. The great room and formal dining space boast vaulted ceilings, skylights, and soaring cathedral-like A-frame windows framing panoramic nature views. This grand space centers around a dual-sided marble gas fireplace. Past the dining area, the chef's kitchen features premium professional appliances by Viking, a gas range, huge refrigerator, skylights, ceramic backsplash and extensive counters. Off the kitchen is a 2nd staircase, central bath, laundry room, and a versatile, tile-floored dream sunroom with skylights. Two**







# Seller's Disclosure Statement

# H

Property Address: 2670 Spring Grove Dr Brighton 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall furnace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool heater, wall liner & equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace & chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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? \_\_\_\_\_  
Approximate age, if known: new roof installed 2010 yes  no
- 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: \_\_\_\_\_

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BUYER'S INITIALS \_\_\_\_\_  
SELLER'S INITIALS BJK

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

Spring Grove

### Seller's Disclosure Statement

Property Address: 2670 Spring Grove Dr Brighton MICHIGAN  
Street City

5. **Septic tanks/drain fields:** Condition, if known: cleaned/cleaned 2025
6. **Heating system:** Type/approximate age: \_\_\_\_\_
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.) NA
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 Dec 1999 (date) to Oct 2025 (date).  
 The Seller has owned the property since 1998 (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 Bentley J Kovacs Date: 5/19/26  
 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 2670 Spring Grove Dr Brighton 48114  
(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

- (Seller must initial) 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.
- (Seller must initial) 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.
- (Seller must initial) 3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**

### PURCHASER'S ACKNOWLEDGEMENT

- (Purchaser must initial) 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

- CKRC 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.

<u>Beatrice Kovacs</u> (SELLER) <u>Beatrice Kovacs</u>	<u>5/13/26</u> (DATE)	_____ (PURCHASER)	_____ (DATE)
<u>Caron Koteles Riha</u> (AGENT) <u>Caron Koteles Riha</u>	<u>5/13/26</u> (DATE)	_____ (PURCHASER)	_____ (DATE)
_____ (AGENT)	_____ (DATE)	_____ (AGENT)	_____ (DATE)

## RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978**.

1. Seller must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review the disclosure language, and to amend the offer, if Purchaser wishes.
  - a. If Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
    - i. Seller's basis for determining the lead-based paint and/or lead-based paint hazards exist;
    - ii. The location of the lead-based paint and/or lead-based paint hazards; and
    - iii. The condition of the painted surfaces.
  - b. If a lead-based paint hazard is not known to Seller, the disclosure must include a statement disclaiming such knowledge.
  - c. Seller must provide a list of any records and reports available to Seller pertaining to lead-based paint and/lead-based paint hazards, copies of which must be provided to Purchaser. (If no such records or reports exist, the disclosure statement should affirmatively so state.)
  - d. The disclosure must include the government-mandated **Lead Warning Statement**, found on page one of this form.
2. Seller must provide Purchaser with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. A copy of this pamphlet is available from your REALTOR®.
3. Seller must permit Purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before Purchaser becomes obligated under the Sales Contract.

A civil fine of \$10,000 may be levied against any seller or real estate agent who fails to live up to the obligations imposed by this law.

(Initials) Seller

Bgd

(Initials) Purchaser

\_\_\_\_ / \_\_\_\_



2670 SPRING GROVE DRIVE, BRIGHTON, MI 48114

## OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	<b>GOLF COURSE</b> <b>JACKAL GOLF COURSE</b>	<b>1</b> MILES
	<b>LAKE</b> <b>WOODLAND MARINA</b>	<b>1.3</b> MILES
	<b>PARK</b> <b>MICHIGAN RECREATIONAL CONSTRUCTION</b>	<b>5.2</b> MILES

  
WITHIN  
10 MILES

20

GOLF  
COURSES

7

LAKES

1

PARK



2670 SPRING GROVE DRIVE, BRIGHTON, MI 48114

## 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**.



MOVIE THEATER



ATM



CLEANERS



GROCERIES



MEDICAL



0.3  
MILES

0.5  
MILES

0.5  
MILES

0.5  
MILES

0.6  
MILES



GYM



PHARMACY



COFFEE



GAS

0.8  
MILES

0.7  
MILES

0.7  
MILES

0.6  
MILES



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## FOOD REPORT



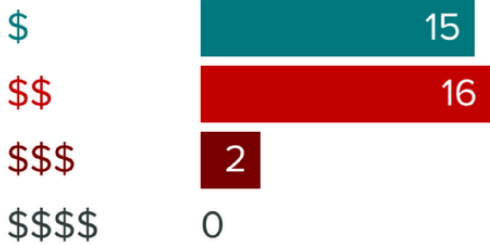
# NEIGHBORHOOD EATS

This home is located near **31** moderately priced restaurants and has an **average** variety of cuisines.

# 35



WITHIN 5 MILES



## GOOD EATS BY CATEGORY

PIZZA	9
AMERICAN	6
FAST FOOD	5
BARS	4
SUSHI	2
JAPANESE	2
CHINESE	1
VEGAN AND VEGETARIAN	1
INTERNATIONAL	1
OTHER	4



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## SCHOOL REPORT



# SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **5** private schools and **2** charter schools within **5** miles.

K-4

HORNUNG ELEMENTARY  
SCHOOL  
ASSIGNED

10  
RATING

7-8

SCRANTON MIDDLE  
SCHOOL  
ASSIGNED

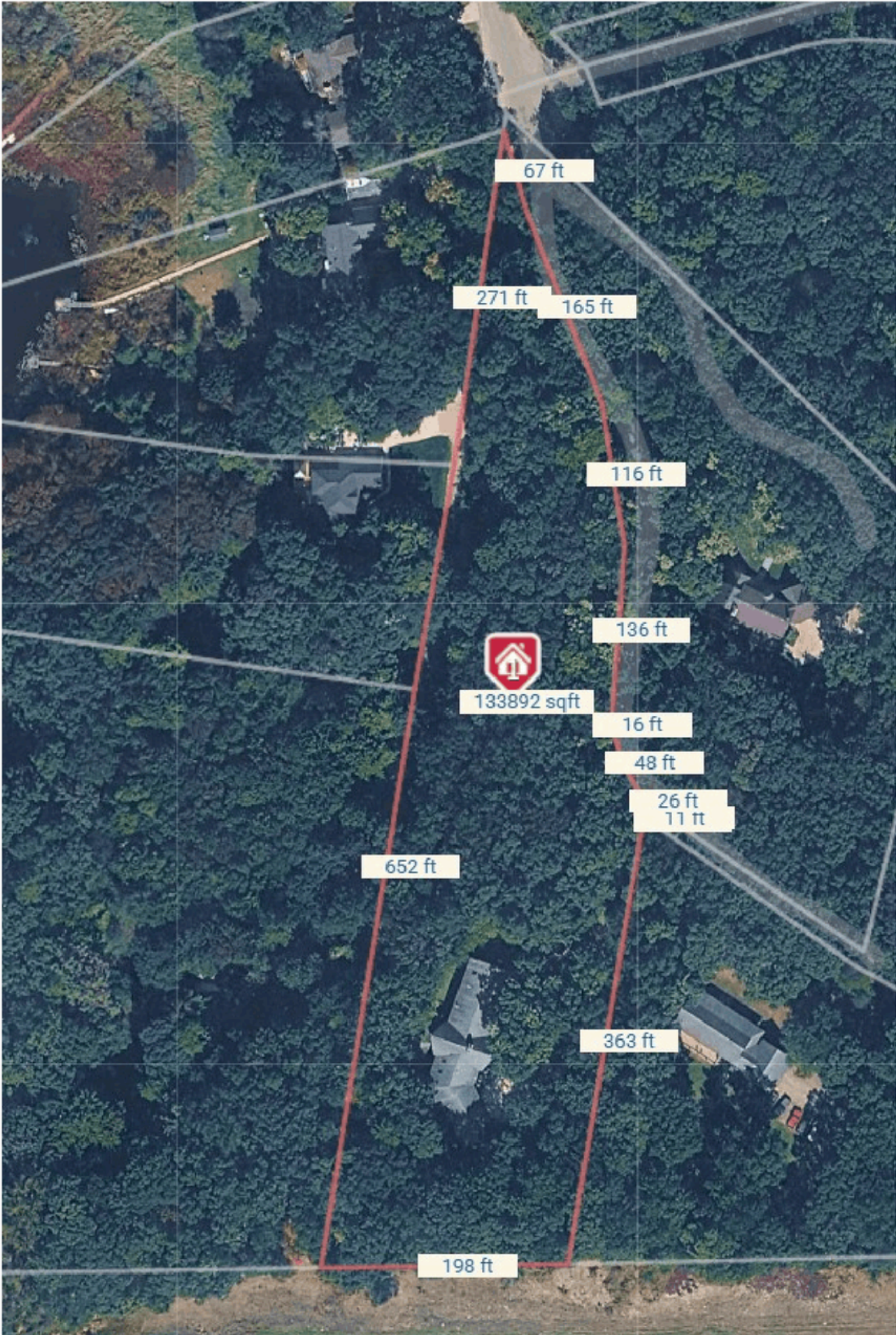
6  
RATING

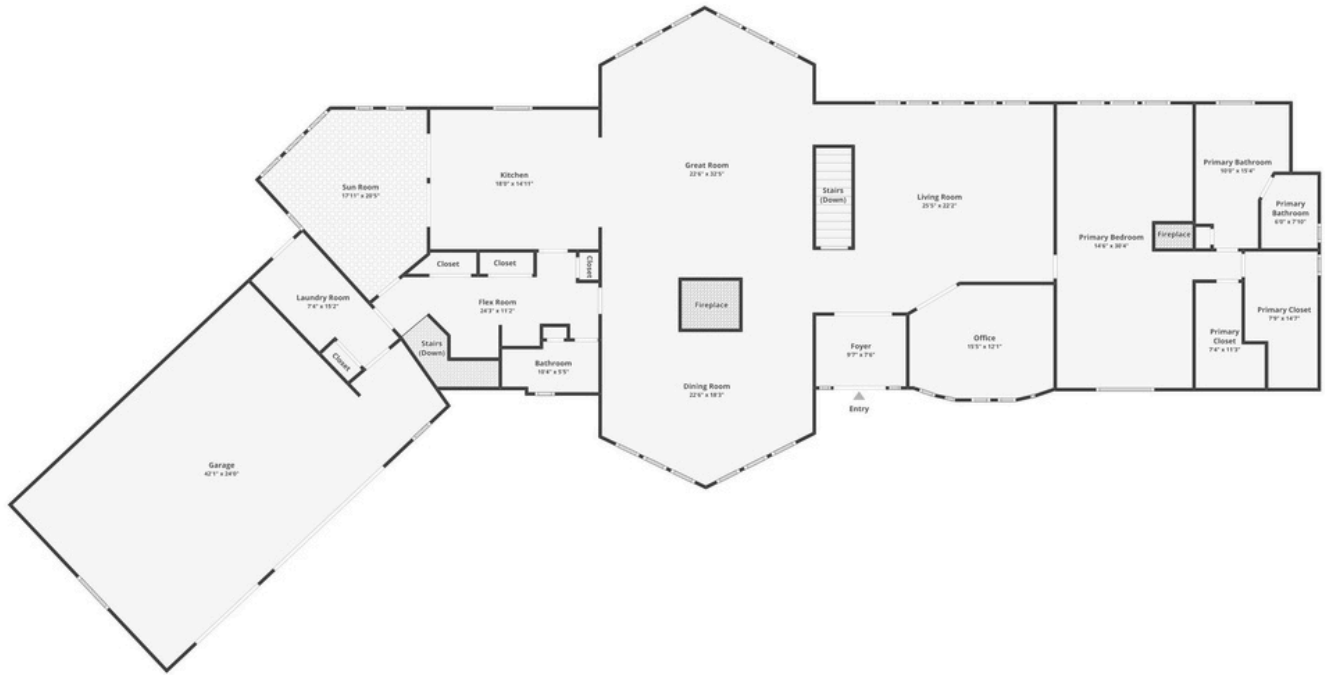
9-12

BRIGHTON HIGH  
SCHOOL  
ASSIGNED

10  
RATING

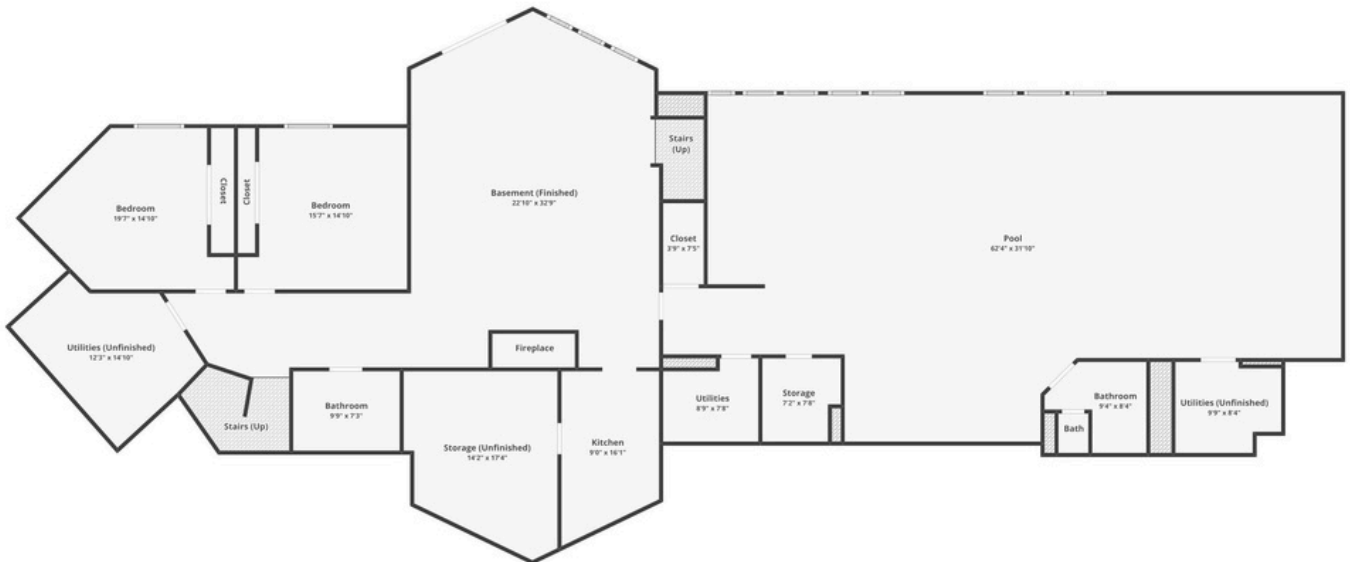






## Floor 1

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.



## Basement

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.



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