

1225 Welland Dr Rochester, MI

MLS# 2200028546

BED **BATH (FULL/HALF)**
4 2/2

SQ. FT. **ACREAGE**
2685 0.21

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$569/\$5,084)

YEAR BUILT
2000

GARAGE
Attached, Direct Access, Door
Opener, Electricity

STYLE
Colonial

WATER
Municipal Water

BASEMENT
Finished

HEATING / COOLING
Forced Air, Natural Gas
Ceiling Fan(s), Central Air




Don't Make A Move Without seeing this beautiful home in sought after Stony Creek Ridge North Sub! Featuring the perfect layout, this home has a Two-story foyer, w/two coat closets Lead glass French doors into the study. Formal dining room blends right into the kitchen featuring a back staircase, wood flooring, granite sit at island, walk-in pantry, spacious breakfast nook. Natural lit Great room w/high ceilings, gas fireplace, and a view of the catwalk. Master bedroom ensuite features a tray ceiling, soaking tub, and large walk-in closet. 2nd bedroom has a vaulted ceiling with ceiling fan, 3rd bedroom with ceiling fan, shiplap wall feature, Spacious fourth bedroom with all new carpet throughout the entire main home. First-floor laundry! Two-tiered deck/patio, UV protection on all sun-exposed windows. Sprinkler system, nicely finished garage. Really nice fully finished basement w/half bath open rec. room and plenty of storage Award-winning Rochester Schools Hugger/Hart/Stoney.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

 248-379-6651



 caron@caronkoteles.com



 www.caronkoteles.com

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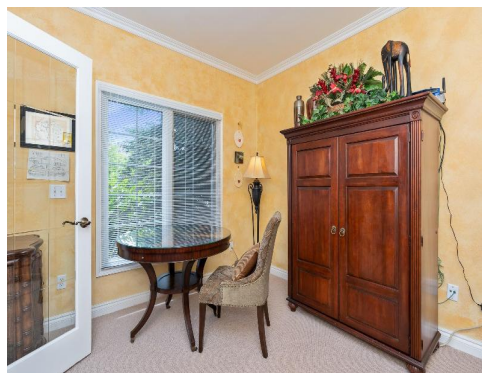
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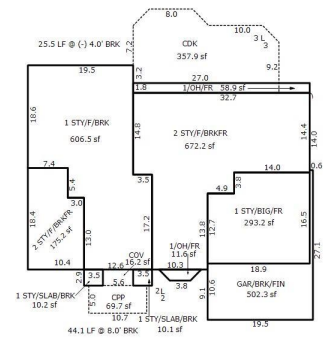
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Caron Koteles Riha
Associate Broker/Realtor - Top Producing Agent
Cell: (248) 379-6651
Experience, Dedication... RESULTS!

1225 Welland Drive, Rochester 48306-4824

MLS#: **2200028546**
County: **Oakland**
Status: **Active**

Area: **02152 - Rochester**
School D: **Rochester**

Trans Type: **Sale**

LP: **\$450,000**
OLP: **\$450,000**



Location Information

Prop Type: **Residential**
City: **Rochester**
Mailing City: **Rochester**
Side of Street:
Location: **N of Runyon / W of Dequindre**
Directions: **Dequindre Road North turn W onto Runyon, Turn Right onto Ramblewood, L onto Welland**

Parking

Garage: **Yes**
Grg Sz: **2 Car**
Grg Dim:
Grg Feat: **Attached, Direct Access, Door Opener, Electricity**

Lot Information

Acreage: **0.21**
Lot Dim: **75x120x75x120**
Rd Front Ft: **75**

Square Footage

Est Fin Abv Gr: **2,685**
Est Fin Lower: **1,300**
Est Tot Lower: **1,454**
Est Tot Finished: **3,985**

Layout

Rooms: **10**
Beds: **4**
Baths: **2.2**

Arch Style: **Colonial**

Arch Level: **2 Story**

Waterfront Information

Water Name:
Water Facilities:
Water Features:
Water Front Feet:

General Information

Year Built: **2000**
Year Remod:
Possession: **Close Plus 6-15 Days**

Recent CH: **06/02/2020 : New : CS->ACTV**

Pets Allowed: **Yes**
Foundation: **Basement**
Basement: **Finished**
Porch Type: **Deck, Patio, Porch**
Fireplc Fuel: **Gas**
Heat & Fuel: **Natural Gas, Forced Air**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Municipal Water**

Features

Entry Location: **Ground Level w/Steps**
Fndtn Mtrls: **Poured**
Roof Mtrls: **Asphalt**
Fireplace Loc: **Great Room**
Cooling: **Ceiling Fan(s), Central Air**
Road Frontage: **Paved, Pub. Sidewalk**
Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second	10 x 10	Ceramic	Bath - Lav	Basement	6 x 8	Ceramic
Bath - Lav	First/Entry	6 x 8	Wood	Bath - Master	Second	12 x 15	Ceramic
Bedroom	Second	10 x 14	Carpet	Bedroom	Second	10 x 13	Carpet
Bedroom	Second	13 x 10	Carpet	Bedroom - Mstr	Second	15 x 15	Carpet
Breakfast Nook/Room	First/Entry	13 x 13	Wood	Dining Room	First/Entry	10 x 13	Carpet
Great Room	First/Entry	17 x 18	Carpet	Kitchen	First/Entry	12 x 13	Wood
Laundry Area/Room	First/Entry	10 x 10	Ceramic	Library/Study	First/Entry	10 x 11	Carpet

Legal/Tax/Financial

Property ID: **1501380020** Short Sale: **No** Home Warranty: **No** Ownership: **Private - Owned**
Tax Summer: **\$5,084** Tax Winter: **\$569** Homestead: **Yes** Oth/Sp Asmnt:
SEV: **209,950.00** Taxable Value: **168,120.00** Existing Lease: **No**
Legal Desc: **T3N, R11E, SEC 1 STONY CREEK RIDGE NORTH NO 2 LOT 190 7-26-99 FR 376-007**
Subdivision: **STONY CREEK RIDGE NORTH NO 2**
Terms Offered: **Cash, Conventional, FHA, VA**

Homeowner Association Information

Assoc Fee Amt: **450** Working Capital: Association Contact\Website: **www.scrnhoa.com**
Fee Frequency: **Annually** Association Phone\Email:
Fee Includes:

Office Information

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

Pub Rmks: **Don't Make A Move Without seeing this beautiful home in sought after Stony Creek Ridge North Sub! Featuring the perfect layout, this home has a Two-story foyer, w/two coat closets Lead glass French doors into the study. Formal dining room blends right into the kitchen featuring a back staircase, wood flooring, granite sit at island, walk-in pantry, spacious breakfast nook. Natural lit Great room w/high ceilings, gas fireplace, and a view of the catwalk. Master bedroom ensuite features a tray ceiling, soaking tub, and large walk-in closet. 2nd bedroom has a vaulted ceiling with ceiling fan, 3rd bedroom with ceiling fan, shiplap wall feature, Spacious fourth bedroom with all new carpet throughout the entire main home. First-floor laundry! Two-tiered deck/patio, UV protection on all sun-exposed windows. Sprinklers, new tear off roof 2017, nicely finished garage. Professionally finished basement w/half bath open rec. room and plenty of storage Rochester Schools Hugger/Hart/Stoney.**

- 2800 Sq Feet
- Six Zone programmable sprinklers
- Landscape lighting
- UV protection on all sun-exposed windows
- Security system
- All appliance included
- Home exterior painted in 2005 - two coats of durations paint. Expected to last 20 years.
- PetSafe Pet Electric Fence
- Added attic insulation (Over Garage as well)
- Added Foam insulation to Foundation and in walls on 2nd Floor
- Added insulation to garage door
- 30 AMP power box inlet box from garage to breaker box in basement to power the home with a gas powered generator during outages
- 50 gallon Bradford White water heater replaced in 6/8/18.
- Roof tear off and replace Merkle Roofing - 30 year Timberline High Definition Shingles.
- Kenmore Elite High Efficiency Washer / Dryer
- HunterDouglas Luminette Privacy Shears Kitchen Door wall, 1st floor laundry and two upstairs bathrooms
- Front Door - Feather River single entry w/2 sidelites \$3,843. Composite door with wood frame. Installed 8/11/11
- Kenmore dishwasher - new April 2011
- Living room - Altura 68-Inch Ceiling Fan, new 2019
- Electric Cook Top - Hawthorne appliance new 1/14/19

- Berber carpet entire house (excluding basement), new 3/1/19
- Furnace: significant overhaul around 2018



Seller's Disclosure Statement

H

Property Address: 1225 Welland Dr Rochester 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	X				Lawn sprinkler system	X			
Dishwasher	X				Water heater	X			
Refrigerator	X				Plumbing system	X			
Hood/fan	X				Water softener/ conditioner				X
Disposal	X				Well & pump				X
TV antenna, TV rotor & controls				X	Septic tank & drain field				X
Electric System	X				Sump pump				X
Garage door opener & remote control	X				City water system	X			
Alarm system	X				City sewer system	X			
Intercom				X	Central air conditioning	X			
Central vacuum				X	Central heating system	X			
Attic fan				X	Wall furnace				X
Pool heater, wall liner & equipment				X	Humidifier	X			
Microwave	X				Electronic air filter				X
Trash compactor				X	Solar heating system				X
Ceiling fan	X				Fireplace & chimney		X		
Sauna/hot tub				X	Wood burning system				X
Washer	X				Dryer	X			

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:

1. **Basement/Crawlspace:** Has there been evidence of water? yes _____ no X
 If yes, please explain: _____
2. **Insulation:** Describe, if known: Added spray foam to Basement + Attic. Added fiberglass yes _____ no X
 Urea Formaldehyde Foam Insulation (UFFI) is installed? to Attic unknown _____ yes _____ no _____
3. **Roof:** Leaks? yes _____ no X
 Approximate age, if known: 1 yr
4. **Well:** Type of well (depth/diameter, age and repair history, if known): _____ yes _____ no X
 Has the water been tested? _____
 If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____
 SELLER'S INITIALS PR

REO 545 rev. 11/16

39 - REO - Rochester, 1002 N. Main St. Rochester MI 48307
 Phone: (248) 379-6651 Fax: (248) 218-6559

Caron Kotcles Riha

1225 Welland Dr

Seller's Disclosure Statement

Property Address: 1225 Welland Dr Rochester MICHIGAN
Street City

- 5. **Septic tanks/drain fields:** Condition, if known: NA
 - 6. **Heating system:** Type/approximate age: Gas forced Air + New Control/Motor 2 2017
 - 7. **Plumbing system:** Type: copper galvanized _____ other _____
Any known problems? No
 - 8. **Electrical system:** Any known problems? No
 - 9. **History of infestation,** if any: (termites, carpenter ants, etc.) No
 - 10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
unknown _____ yes _____ no
- If yes, please explain: _____
- 11. **Flood Insurance:** Do you have flood insurance on the property? unknown _____ yes _____ no
 - 12. **Mineral Rights:** Do you own the mineral rights? unknown _____ yes _____ no

- Other Items:** Are you aware of any of the following:
- 1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown _____ yes _____ no
 - 2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no
 - 3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown _____ yes no _____
 - 4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no
 - 5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no
 - 6. Major damage to the property from fire, wind, floods, or landslides? Roof Replaced 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 2005 + Present (date) to _____ (date).
The Seller has owned the property since 2005 (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 [Signature] Date: 5.31.20
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 1225 Welland Dr Rochester 48306
(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.

(SELLER) Phillip E Bernstein (DATE) 5-31-20 (PURCHASER) _____ (DATE) _____
 (SELLER) _____ (DATE) _____ (PURCHASER) _____ (DATE) _____
 (AGENT) Caron Koteles Riha (DATE) 5-31-2020 (AGENT) _____ (DATE) _____

RE: THE PROPERTY KNOWN AS 1225 Welland Dr
(Street)

Rochester
(City)

48306
(Zip Code)

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

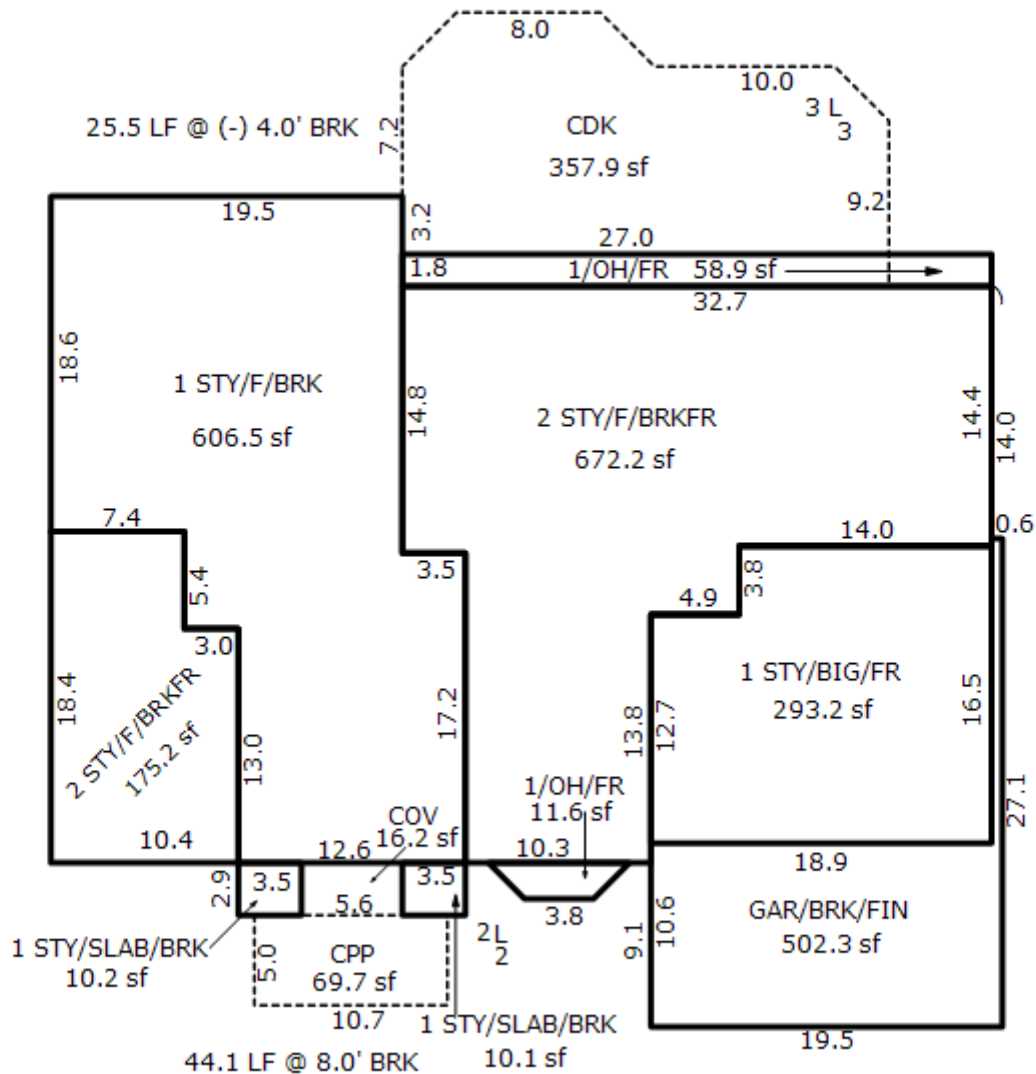
Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978**.

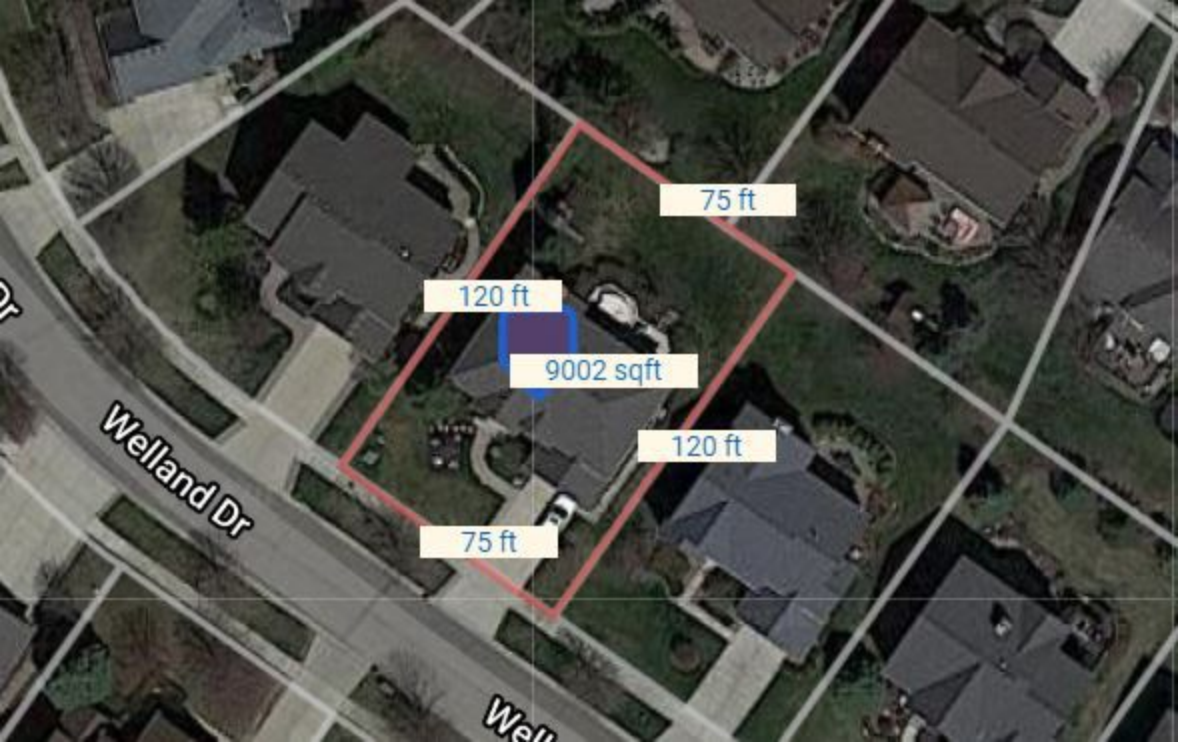
1. Seller must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review 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 RD / _____

(Initials) Purchaser _____ / _____





75 ft

120 ft

9002 sqft

120 ft

75 ft

Welland Dr

Well