

7600 31 Mile Rd  
Washington, MI

MLS# 2200076255

**BED** BATH (FULL/HALF)  
4 3/0

**SQ. FT.** ACREAGE  
3400 10.24

**COUNTY**  
Macomb

**SCHOOL DISTRICT**  
Romeo

**TAXES (WINTER/SUMMER)**  
(\$2,072/\$4,092)

**YEAR BUILT**  
1988

**GARAGE**  
Attached, Direct Access, Door  
Opener, Electricity, Side Entrance

**STYLE**  
Ranch

**WATER**  
Well-Existing

**BASEMENT**  
Finished

**HEATING / COOLING**  
LP Gas/Propane, Forced Air  
Ceiling Fan(s), Attic Fan, Centra



## ***DON'T MAKE A MOVE WITHOUT ME!***

**DON'T MAKE A MOVE WITHOUT** seeing this beautiful ranch on over 10 acres of land! You never need to leave this property with **FOUR** outbuildings and beautiful private beach & pond. The great room features a two-story brick fireplace, multiple door walls, & an overlooking catwalk. The spacious kitchen has extensive cupboard & counter space, a breakfast nook & a formal dining room. Beautiful master bedroom features a door wall to the large deck, a bathroom w/jetted tub, vanity & walk-in closet. Additional bedrooms all feature closet organizers. Finished basement with a ton of storage space, boasts entertainment w/a beautiful long bar, newly refinished flooring, large rec room. Laundry room has convenient counter space for folding laundry! **WOW**, with all the amenities we had to add additional information on the attached documents! New items include Deck, Roof, water softener, reverse osmosis water system, on-demand hot water systems, basement floor, oven, dishwasher. Invisible fencing



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**

 248-379-6651



 caron@caronkoteles.com



www.caronkoteles.com



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**7600 31 Mile Road, Washington Twp 48095-1201**

MLS#: **2200076255**  
 P Type: **Residential**  
 Status: **Active**

Area: **03041 - Washington Twp**  
 DOM: **N/O/O**

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

LP: **\$845,000**  
 OLP: **\$845,000**



Location Information

County: **Macomb**  
 Township: **Washington Twp**  
 Mailing City: **Washington**  
 Side of Str:

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim:  
 Grg Feat:

Lot Information

Acreeage: **10.24**  
 Lot Dim: **334x1339**  
 Rd Front Ft: **334**

**Attached, Direct Access, Door Opener, Electricity, Side Entrance**

School Dist:

**Romeo**  
 Location: **S of 31 Mile / W of Campground**  
 Directions: **South off of 31 Mile road and West off of Campground.**

Square Footage

Sqft Source: **Public Records**  
 Est Fin Abv Gr: **3,400**  
 Est Fin Lower: **2,000**  
 Est Tot Lower: **2,550**  
 Est Tot Fin: **5,400**  
 Price/SqFt: **\$248.53**

Layout

Beds: **5**  
 Baths: **3.0**  
 Rooms: **14**  
 Arch Sty: **Ranch**  
 Arch Lvl: **1 Story**  
 Site Desc: **Sprinkler(s), Wooded**

Contact Information

Name: **CARON KOTELES RIHA**  
 Phone: **248-652-6500**

Waterfront Information

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

General Information

Year Built: **1988**  
 Year Remod:

Recent CH: **09/25/2020 : New : ->ACTV**

Listing Information

Listing Date: **09/25/2020** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**  
 Activation Date: Srvc's Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**  
 Land DWP: Land Int Rate: **%** Land Payment:  
 Protect Period: **180** Restrictions: Exclusions: **No** Land Cntrt Term:  
 Terms Offered: **Cash, Conventional, FHA, VA** MLS Source: **REALCOMP** Possession: **Negotiable**  
 Originating MLS# **2200076255**

Features

Pets Allowed: **Yes** Entry Location: **Ground Level w/Steps**  
 Foundation: **Basement** Fndtn Material: **Poured**  
 Basement: **Finished**  
 Exterior Feat: **Gutter Guard System, Outside Lighting**  
 Exterior: **Brick** Cnstrct Feat:  
 Fireplc Fuel: **Natural** Fireplace Loc: **Great Room**  
 Porch Type: **Deck, Porch**  
 Roof Material: **Asphalt**  
 Out Buildings: **Hay Barn, Pole Barn, Shed**  
 Appliances: **Bar Fridge, Propane Cooktop, Dishwasher, Disposal, Down Draft, Dryer, Ice Maker, Convection Oven, Double Oven, Self Cleaning Oven, Plumbed For Ice Maker, Built-In Refrigerator, Washer**  
 Interior Feat: **Cable Available, High Spd Internet Avail, Humidifier, Jetted Tub, Programmable Thermostat, Water Softener (owned)**  
 Heat & Fuel: **LP Gas/Propane, Forced Air** Cooling: **Attic Fan, Ceiling Fan(s), Central Air**  
 Wtr Htr Fuel: **LP Gas/Propane, Tankless** Road: **Gravel**  
 Water Source: **Well-Existing** Sewer: **Septic-Existing**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry	16 x 6	Ceramic	Bath - Full	First/Entry	8 x 6	Ceramic
Bath - Master	First/Entry	11 x 11	Ceramic	Bedroom	Second	17 x 16	Carpet
Bedroom	First/Entry	15 x 12	Carpet	Bedroom	First/Entry	15 x 10	Carpet
Bedroom	First/Entry	15 x 10	Carpet	Bedroom - Mstr	First/Entry	20 x 20	Carpet
Breakfast Nook/Room	First/Entry	17 x 11	Ceramic	Dining Room	First/Entry	13 x 18	Carpet
Great Room	First/Entry	21 x 22	Carpet	Kitchen	First/Entry	16 x 16	Ceramic
Laundry Area/Room	Basement	13 x 16	Other	Mud Room	First/Entry	18 x 6	Wood
Other	First/Entry	30 x 24		Other	First/Entry	14 x 24	
Other	First/Entry	5 x 6					

Legal/Tax/Financial

Property ID: **0409200033** Ownership: **Private - Owned** Home Warranty: **Yes**  
 Tax Summer: **\$4,092** Tax Winter: **\$2,072** Homestead: **Yes** Oth/Sp Asmnt: **0**  
 SEV: **\$371,900** Taxable Value: **\$187,619** Existing Lease: **No**  
 Legal Desc: **Long legal attached hereto property ID 24-04-09-200-033**  
 Subdivision: **N/A**

Agent/Office Information

Sub Agency: **Yes** Buyer Agency: **Yes** Trans Coord: **Yes** Comp Arrange:  
 Sub Ag Comp: **3%** Buy Ag Comp: **3%** TC Comp: **3%** List Office Ph: **(248) 652-6500**  
 List Office: **Real Estate One-Rochester** List Agent Ph: **(248) 379-6651**  
 List Agent: **CARON KOTELES RIHA**  
 Access: **Appointment/LockBox** LB Description: LB Location: **Front Door**

Remarks

Public Remarks: **DON'T MAKE A MOVE WITHOUT seeing this beautiful ranch on over 10 acres of land! You never need to leave this property with FOUR outbuildings and beautiful private beach & pond. The great room features a two-story brick fireplace, multiple door walls, & an overlooking catwalk. The spacious kitchen has extensive cupboard & counter space, a breakfast nook & a formal dining room. Beautiful master bedroom features a door wall to the large deck, a bathroom w/jetted tub, vanity & walk-in closet. Additional bedrooms all feature closet organizers. Finished basement with a ton of storage space, boasts entertainment w/a beautiful long bar, newly refinished flooring, large rec room. Laundry room has convenient counter space for folding laundry! WOW, with all the amenities we had to add additional information on the attached documents! New items include Deck, Roof, water softener, reverse osmosis water system, on-demand hot water systems, basement floor, oven, dishwasher. Invisible fencing**

REALTOR® Remarks: **Please turn off lights and lock doors. Schedule showings online or call 800-746-9464. Audio/Video may be in use. All offers to Caron@caronkoteles.com 248-379-6651.**

**Search Criteria**

Status is one of 'Active', 'Contingent - CCS', 'Accepting Backup Offers', 'Coming Soon'

List Agent MUI is 37053

Co List Agent MUI is 37053

Selected 1 of 6 results.



# 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 7600 31 Mile Rd Washington 48095  
(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

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

### PURCHASER'S ACKNOWLEDGEMENT

- Purchaser has received copies of all information listed above and the attached \_\_\_\_\_**  
 (Purchaser must initial)
- Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.**  
 (Purchaser must initial)
- 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

- 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.

DocuSigned by: <u>Daniel Georgevich</u>	9/25/2020   07:37 EDT		
(SELLER) Daniel Georgevich	(DATE)	(PURCHASER)	(DATE)
DocuSigned by: <u>Penny Georgevich</u>	9/25/2020   07:38 EDT		
(SELLER) Penny Georgevich	(DATE)	(PURCHASER)	(DATE)
DocuSigned by: <u>Caron Koteles Riha</u>	9/21/2020   13:52 EDT		
(AGENT) Caron Koteles Riha	(DATE)	(AGENT)	(DATE)

RE: THE PROPERTY KNOWN AS **7600 31 Mile Rd**  
(Street)

**Washington**  
(City)

**48095**  
(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 PC / DS PC

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