

# 420 Roundview Dr Rochester, MI

MLS# 2210015123

**BED**            **BATH (FULL/HALF)**  
4                    2/1

**SQ. FT.**        **ACREAGE**  
3059              0.26

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$738/\$6,655)

**YEAR BUILT**  
2000

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Unfinished

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



## ***Don't Make A Move Without Me!***


Don't Make A Move Without seeing this Exquisite Executive Colonial home in the highly sought-after Stony Creek Ridge Community. Beautiful Cabinetry in the kitchen with subway tile, granite countertops, large island, plenty of counter space, built-in wine fridge, and kitchen nook. The dining room has bay window, arched doorways, fantastic views. Library/Studio features built-in bookshelves and a lot of natural light! First Floor Laundry! The great room features a gas fireplace, catwalk, High ceilings, and the two-story large windows show off the breathtaking views of Creek, Pond, & Woods. Master bedroom is spacious, natural lighting, more great views, tray ceiling, huge walk-in closet, and master bath. Amazingly beautiful back yard, Trex deck, brick paver patio. Some New Windows. Swim, Tennis, Clubhouse, playground included in annual HOA Dues. Close to trails for walking and bike riding! Walk to downtown Rochester! North Hill/Hart/Stoney. Sidewalks, streetlights, neighborhood events.



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**  
Associate Broker

 248-379-6651



 caron@caronkoteles.com



 www.caronkoteles.com



420 Roundview Dr  
Rochester, MI



**BED** BATH (FULL/HALF)  
4 2/1

**SQ. FT.** **ACREAGE**  
3059 0.26

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$738/\$6,655)

**YEAR BUILT**  
2000

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Unfinished

**HEATING / COOLING**  
Forced Air, Natural Gas


Ceiling Fan(s), Central Air




*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**  
Associate Broker

 248-379-6651



 caron@caronkoteles.com



 www.caronkoteles.com



420 Roundview Dr  
Rochester, MI



**BED** BATH (FULL/HALF)  
4 2/1

**SQ. FT.** **ACREAGE**  
3059 0.26

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$738/\$6,655)

**YEAR BUILT**  
2000

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Unfinished

**HEATING / COOLING**  
Forced Air, Natural Gas


Ceiling Fan(s), Central Air



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**  
Associate Broker

 248-379-6651



caron@caronkoteles.com



www.caronkoteles.com



420 Roundview Dr  
Rochester, MI

**BED** 4  
**BATH (FULL/HALF)** 2/1

**SQ. FT.** 3059  
**ACREAGE** 0.26

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$738/\$6,655)

**YEAR BUILT**  
2000

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Unfinished

**HEATING / COOLING**  
Forced Air,Natural Gas

Ceiling Fan(s),Central Air



Leading  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**  
Associate Broker

248-379-6651



caron@caronkoteles.com



www.caronkoteles.com



420 Roundview Dr  
Rochester, MI



**BED** 4  
**BATH (FULL/HALF)** 2/1

**SQ. FT.** 3059  
**ACREAGE** 0.26

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$738/\$6,655)

**YEAR BUILT**  
2000

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Unfinished

**HEATING / COOLING**  
Forced Air, Natural Gas


Ceiling Fan(s), Central Air



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**  
Associate Broker

 248-379-6651



caron@caronkoteles.com



www.caronkoteles.com



420 Roundview Dr  
Rochester, MI



**BED**            **BATH (FULL/HALF)**  
4                    2/1

**SQ. FT.**        **ACREAGE**  
3059               0.26

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$738/\$6,655)

**YEAR BUILT**  
2000

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Unfinished

**HEATING / COOLING**  
Forced Air, Natural Gas


Ceiling Fan(s), Central Air



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**  
Associate Broker

 248-379-6651



 caron@caronkoteles.com



 www.caronkoteles.com



420 Roundview Dr  
Rochester, MI



**BED** 4  
**BATH (FULL/HALF)** 2/1

**SQ. FT.** 3059  
**ACREAGE** 0.26

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$738/\$6,655)

**YEAR BUILT**  
2000

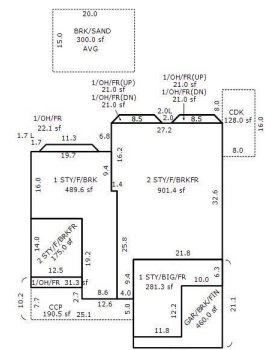
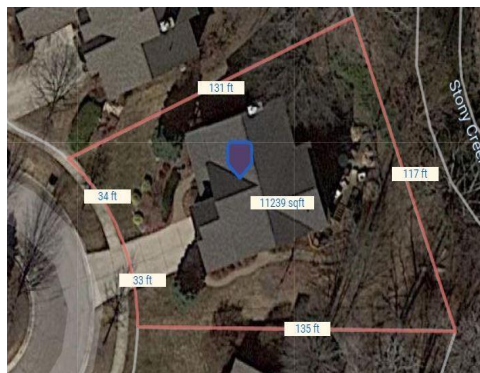
**GARAGE**  
Attached, Direct Access, Door Opener, Electricity  
**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Unfinished

**HEATING / COOLING**  
Forced Air, Natural Gas

Ceiling Fan(s), Central Air



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**  
Associate Broker

248-379-6651




caron@caronkoteles.com



www.caronkoteles.com





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

**420 Roundview Drive, Rochester 48307-6051**

MLS#: **2210015123** Area: **02152 - Rochester** Short Sale: **No** LP: **\$515,000**  
 P Type: **Residential** DOM: **N/0/0** Trans Type: **Sale** OLP: **\$515,000**  
 Status: **Coming Soon** ERTS/FS SP:



Location Information  
 County: **Oakland**  
 City: **Rochester**  
 Mailing City: **Rochester**  
 Side of Str:  
 School Dist: **Rochester**  
 Location: **N of Parkdale / W of Dequindre**  
 Directions: **North of Parkdale, West of Dequindre**

Parking  
 Garage: **Yes**  
 Grg Sz: **2.5 Car**  
 Grg Dim:  
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity**

Lot Information  
 Acreage: **0.26**  
 Lot Dim: **67x131x117x135**  
 Rd Front Ft: **67**

Square Footage  
 Sqft Source: **Public Records**  
 Est Fin Abv Gr: **3,059**  
 Est Fin Lower:  
 Est Tot Lower: **1,565**  
 Est Tot Fin: **3,059**  
 Price/SqFt: **\$168.36**

Layout  
 Beds: **4**  
 Baths: **2.1**  
 Rooms: **10**  
 Arch Sty: **Colonial**  
 Arch Lvl: **2 Story**  
 Site Desc:

Contact Information  
 Name: **CARON KOTELES RIHA**  
 Phone: **248-379-6651**

Waterfront Information  
 Wtrfrnt Name: **Stony Creek**  
 Water Facilities: **Creek, Shared Water Frontage**  
 Water Features:  
 Water Frt Feet: **117**

General Information  
 Year Built: **2000**  
 Year Remod:

Recent CH: **03/10/2021 : Coming Soon : ->CS**

Listing Information

Listing Date: **03/10/2021** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**  
 Activation Date: **03/11/2021** Svcs 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: **Yes** Exclusions: **No** Land Cntrt Term:  
 Terms Offered: **Cash, Conventional, FHA, VA** MLS Source: **REALCOMP** Possession: **Negotiable**  
 Originating MLS# **2210015123**

Features

Pets Allowed: **Yes** Entry Location: **Ground Level w/Steps**  
 Foundation: **Basement** Fndtn Material: **Poured**  
 Foundation Feat: **Active Radon Mitigation, Sump Pump**  
 Basement: **Unfinished**  
 Exterior Feat: **Club House, Pool - Common, Tennis Court**  
 Exterior: **Brick Siding, Vinyl, Wood** Cnstrct Feat:  
 Fireplc Fuel: **Gas** Fireplace Loc: **Great Room**  
 Porch Type: **Deck, Patio, Porch - Covered**  
 Roof Material: **Asphalt**  
 Appliances: **Gas Cooktop, ENERGY STAR® qualified dishwasher, Disposal, Dryer, Microwave, Double Oven, Free-Standing Refrigerator, Stainless Steel Appliance(s), Washer, Wine Refrigerator**  
 Interior Feat: **Cable Available, High Spd Internet Avail, Humidifier**  
 Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Ceiling Fan(s), Central Air**  
 Wtr Htr Fuel: **Natural Gas** Road: **Paved, Pub. Sidewalk**  
 Water Source: **Municipal Water** Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	9 x 8	Ceramic	Bath - Lav	First/Entry	5 x 7	Ceramic
Bath - Master	Second	10 x 9	Ceramic	Bedroom	Second	13 x 11	Carpet
Bedroom	Second	12 x 11	Carpet	Bedroom	Second	13 x 11	Carpet
Bedroom - Mstr	Second	18 x 16	Carpet	Breakfast Nook/Room	First/Entry	8 x 8	Ceramic
Dining Room	First/Entry	13 x 12	Carpet	Great Room	First/Entry	16 x 16	Carpet
Kitchen	First/Entry	14 x 15	Ceramic	Laundry Area/Room	First/Entry	7 x 8	Ceramic
Library/Study	First/Entry	12 x 12	Carpet				

Legal/Tax/Financial

Property ID: **1512301030** Ownership: **Private - Owned** Home Warranty: **No**  
 Tax Summer: **\$6,655** Tax Winter: **\$738** Homestead: **Yes** Oth/Sp Asmnt: **0**  
 SEV: **\$219,560** Taxable Value: **\$219,560** Existing Lease: **No**  
 Legal Desc: **T3N, R11E, SEC 11 & 12 STONY CREEK RIDGE NO 2 LOT 243 4-17-97 FR 326-003**  
 Subdivision: **STONY CREEK RIDGE NO 2**

Homeowner Association Information

Assoc Fee Amt: **770** Working Capital:  
 Fee Frequency: **Annually** Association Contact\Website: **stonycreekridgehomeowners.com**  
 Fee Includes: **Other** Association Phone\Email:


Agent/Office Information

Sub Ag Comp: **Yes: 3%**  
 Buy Ag Comp: **Yes: 3%**  
 Trn Crd Comp: **Yes: 3%**  
 Compensation Arrangements:  
 List Office: **Real Estate One-Rochester** List Office Ph: **(248) 652-6500**  
 List Agent: **CARON KOTELES RIHA** List Agent Ph: **(248) 379-6651**  
 Access: **Appointment/LockBox** LB Description: LB Location: **Front Door**

Remarks

Public Remarks: **Don't Make A Move Without seeing this Exquisite Executive Colonial home in the highly sought-after Stony Creek Ridge Community. Beautiful Cabinetry in the kitchen with subway tile, granite countertops, large island, plenty of counter space, built-in wine fridge, and kitchen nook. The dining room has bay window, arched doorways, fantastic views. Library/Studio features built-in bookshelves and a lot of natural light! First Floor Laundry! The great room features a gas fireplace, catwalk, High ceilings, and the two-story large windows**





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

**show off the breathtaking views of Creek, Pond, & Woods. Master bedroom is spacious, natural lighting, more great views, tray ceiling, huge walk-in closet, and master bath. Amazingly beautiful back yard, Trex deck, brick paver patio. Some New Windows. Swim, Tennis, Clubhouse, playground included in annual HOA Dues. Close to trails for walking and bike riding! Walk to downtown Rochester! North Hill/Hart/Stoney. Sidewalks, streetlights, neighborhood events.**

REALTOR®  
Remarks:

**Schedule appointments online or call 800-746-9464. No virtual showings, audio/video may be in use. Turn off lights/lock the doors. Please wear masks. Offers to [caron@caronkoteles.com](mailto:caron@caronkoteles.com) 248-379-6651**



# 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 420 Roundview Dr Rochester 48307  
(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

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

### CERTIFICATION OF ACCURACY

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

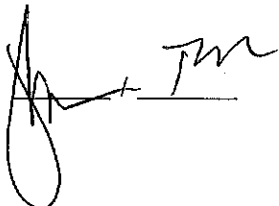
<u>Timothy D Mulcrone</u> (SELLER) Timothy D Mulcrone	<u>3/3/2021</u> (DATE)	_____	(PURCHASER)	_____	(DATE)
<u>Janet H Mulcrone</u> (SELLER) Janet H Mulcrone	<u>3/3/2021</u> (DATE)	_____	(PURCHASER)	_____	(DATE)
<u>Caron Koteles Riha</u> (AGENT) Caron Koteles Riha	<u>3/3/2021</u> (DATE)	_____	(AGENT)	_____	(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 

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



# Seller's Disclosure Statement

# H

Property Address: 420 Roundview 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	Wall furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" 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 checked="" type="checkbox"/>	Wood burning system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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: \_\_\_\_\_  
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown  yes  no
- Roof: Leaks?** yes  no   
Approximate age, if known: 2013
- 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: \_\_\_\_\_

PAGE 1 OF 2

BUYER'S INITIALS \_\_\_\_\_  
SELLER'S INITIALS mgjh

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

420 Roundview Dr

## Seller's Disclosure Statement

Property Address: 420 Roundview Dr Rochester MICHIGAN  
Street City

5. **Septic tanks/drain fields:** Condition, if known: None
6. **Heating system:** Type/approximate age: 2012 new motor 2021
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: HOA Stony Creek Ridge

The Seller has lived in the residence on the property from Jan 2018 (date) to present (date).  
 The Seller has owned the property since Jan 2018 (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.

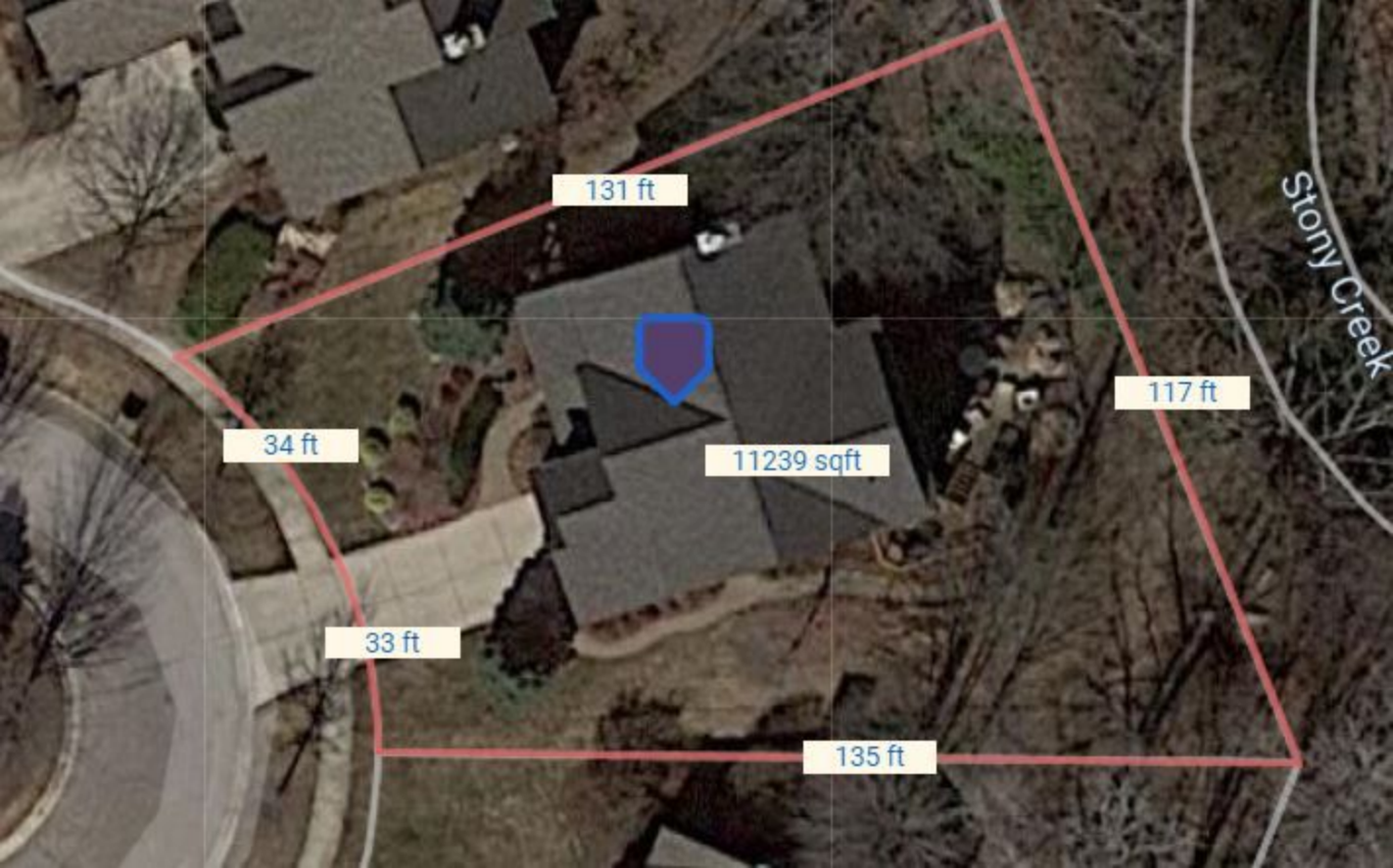
BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

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 Timothy J. Melvin Date: 3/3/2021  
 Seller [Signature] Date: 3/3/21

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.



131 ft

34 ft

33 ft

11239 sqft

117 ft

135 ft

Stony Creek