

# 1107 Miners Run Dr Rochester, MI

MLS# 2210016959

**BED** BATH (FULL/HALF)  
5 4/1

**SQ. FT.** ACREAGE  
2665 0.27

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$660/\$5,943)

**YEAR BUILT**  
1999

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Finished

**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 all of the conveniences for your busy lifestyle. Automated skylight, WIFI sensor sprinklers, energy-efficient appliances, electric vehicle charger! Great room is inviting with a stacked stone gas fireplace, built-in shelving. Spacious all-new kitchen w/granite counters, island, stainless steel appliances, modern lighting, soft close drawers. Entire first-floor wood flooring. Spacious dining and living rooms with bay window, crown. Master bedroom/bath w/euro shower dual shower heads, granite, jetted tub, skylight, walk-in closet w/organizers. 2nd Floor laundry w/ granite counters, sink, cabinets. Finished basement boasts large recreation room, full wet bar, wine rack, daylight windows, bedroom, full bath, Sauna Room, amazing storage room. Breathtaking landscaping brick paver patio backs to commons area, stone wall, playscape, pergola & driveway, aggregate concrete! Sidewalks, swim, tennis/volleyball/basketball, playground! Roof 2018. Rochester Schools.



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



## **Caron Koteles Riha**

Associate Broker  
GRI, CRS, ABR

 248-379-6651



 caron@caronkoteles.com



www.caronkoteles.com



1107 Miners Run Dr  
Rochester, MI

**BED** BATH (FULL/HALF)  
5 4/1

**SQ. FT.** **ACREAGE**  
2665 0.27

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$660/\$5,943)

**YEAR BUILT**  
1999

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Finished

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

Ceiling Fan(s),Central Air



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**

Associate Broker  
GRI, CRS, ABR

 248-379-6651



 caron@caronkoteles.com



www.caronkoteles.com



1107 Miners Run Dr  
Rochester, MI

**BED** 5  
**BATH (FULL/HALF)** 4/1

**SQ. FT.** 2665  
**ACREAGE** 0.27

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$660/\$5,943)

**YEAR BUILT**  
1999

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Finished

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

Ceiling Fan(s), Central Air



Leading  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**

Associate Broker  
GRI, CRS, ABR

📞 248-379-6651



✉ caron@caronkoteles.com



🌐 www.caronkoteles.com



1107 Miners Run Dr  
Rochester, MI

**BED** 5  
**BATH (FULL/HALF)** 4/1

**SQ. FT.** 2665  
**ACREAGE** 0.27

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$660/\$5,943)

**YEAR BUILT**  
1999

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

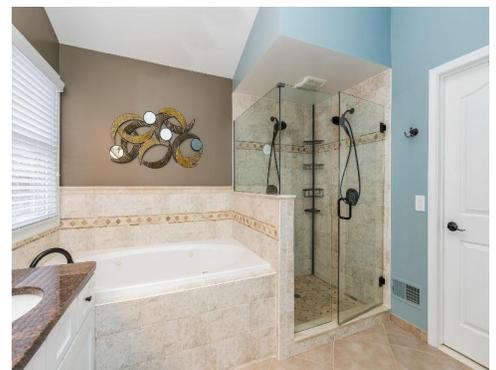
**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Finished

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

Ceiling Fan(s), Central Air



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**

Associate Broker  
GRI, CRS, ABR

📞 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



1107 Miners Run Dr  
Rochester, MI

**BED** 5  
**BATH (FULL/HALF)** 4/1

**SQ. FT.** 2665  
**ACREAGE** 0.27

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$660/\$5,943)

**YEAR BUILT**  
1999

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

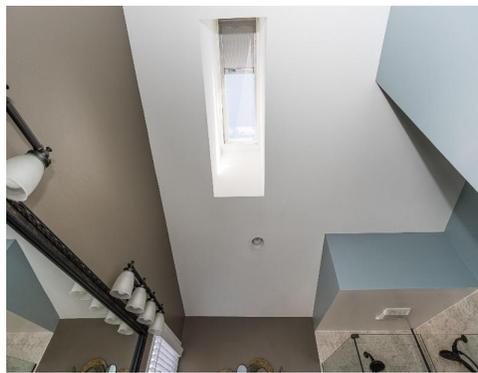
**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Finished

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

Ceiling Fan(s), Central Air



Leading  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**

Associate Broker  
GRI, CRS, ABR

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



1107 Miners Run Dr  
Rochester, MI



**BED** BATH (FULL/HALF)  
5 4/1

**SQ. FT.** **ACREAGE**  
2665 0.27

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$660/\$5,943)

**YEAR BUILT**  
1999

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Finished

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

Ceiling Fan(s), Central Air



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**

Associate Broker  
GRI, CRS, ABR

📞 248-379-6651



✉ caron@caronkoteles.com



🌐 www.caronkoteles.com



1107 Miners Run Dr  
Rochester, MI



**BED**            **BATH (FULL/HALF)**  
5                    4/1

**SQ. FT.**        **ACREAGE**  
2665              0.27

**COUNTY**  
Oakland

**SCHOOL DISTRICT**  
Rochester

**TAXES (WINTER/SUMMER)**  
(\$660/\$5,943)

**YEAR BUILT**  
1999

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

**STYLE**  
Colonial

**WATER**  
Municipal Water

**BASEMENT**  
Finished

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

Ceiling Fan(s), Central Air



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron Koteles Riha**

Associate Broker  
GRI, CRS, ABR

 248-379-6651



 caron@caronkoteles.com



www.caronkoteles.com





**1107 Miners Run Drive, Rochester 48306-4599**

MLS#: **2210016959**  
 County: **Oakland**  
 Status: **Coming Soon**  
 Activation Date: **03/24/2021**

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

Trans Type: **Sale**

LP: **\$500,000**  
 OLP: **\$500,000**  
 SP:



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 West (left) onto Runyon to North (Right) on Miners Run**

Parking

Garage: **Yes**  
 Grg Sz: **2.5 Car**  
 Grg Dim: **100**  
 Grg Feat: **Attached, Direct Access, Door Opener, Side Entrance**

Lot Information

Acreage: **0.27**  
 Lot Dim: **100x119x100x119**  
 Rd Front Ft: **100**

Square Footage

Est Fin Aby Gr: **2,665**  
 Est Fin Lower: **1,200**  
 Est Tot Lower: **1,367**  
 Est Tot Finished: **3,865**

Layout

Rooms: **12**  
 Beds: **5**  
 Baths: **4.1**  
 Arch Style: **Colonial**  
 Arch Level: **2 Story**

Waterfront Information

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

General Information

Year Built: **1999**  
 Year Remod: **2014**  
 Possession: **Close Plus 31-60 Days**

Recent CH: **03/17/2021 : Coming Soon : ->CS**

Features

Pets Allowed: **Yes**  
 Foundation: **Basement**  
 Basement: **Finished**  
 Exterior Feat: **Pool - Common, Tennis Court**  
 Exterior: **Brick, Vinyl, Wood**  
 Site Desc: **Sprinkler(s)**  
 Porch Type: **Patio, Porch**  
 Fireplc Fuel: **Gas**  
 Appliances: **Bar Fridge, Dishwasher, Disposal, Dryer, Microwave, Free-Standing Gas Oven, ENERGY STAR® qualified refrigerator, Stainless Steel Appliance(s), Washer, Wine Refrigerator**  
 Interior Feat: **Cable Available, Egress Window(s), High Spd Internet Avail, Humidifier, Jetted Tub, Security Alarm (owned), Wet Bar**  
 Heat & Fuel: **Natural Gas, Forced Air**  
 Wtr Htr Fuel: **Natural Gas**  
 Water Source: **Municipal Water**

Entry Location: **Ground Level w/Steps**  
 Fndtn Mtrls: **Poured**

Construct Feat:  
 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	Basement	8 x 5	Ceramic	Bath - Full	Second	10 x 5	Ceramic
Bath - Lav	First/Entry	5 x 4	Wood	Bath - Master	Second	11 x 12	Ceramic
Bedroom	Basement	10 x 20	Carpet	Bedroom	Second	13 x 15	Carpet
Bedroom	Second	10 x 11	Carpet	Bedroom	Second	11 x 13	Carpet
Bedroom - Mstr	Second	15 x 15	Carpet	Breakfast Nook/Room	First/Entry	10 x 13	Wood
Dining Room	First/Entry	13 x 11	Wood	Great Room	First/Entry	14 x 20	Wood
Kitchen	First/Entry	17 x 10	Wood	Laundry Area/Room	Second	5 x 9	Ceramic
Living Room	First/Entry	13 x 15	Wood	Recreation Room	Basement	26 x 25	Carpet

Legal/Tax/Financial

Property ID: **1501426003**  
 Tax Summer: **\$5,943**  
 SEV: **223,650.00**  
 Legal Desc: **T3N, R11E, SEC 1 PHEASANT CREEK VILLAGE SUB NO 2 LOT 31 5-7-98 FR 400-008**  
 Subdivision: **PHEASANT CREEK VILLAGE NO 1**  
 Terms Offered: **Cash, Conventional, FHA, VA**

Short Sale: **No**  
 Tax Winter: **\$660**  
 Taxable Value: **196,030.00**

Home Warranty: **No**  
 Homestead: **Yes**  
 Existing Lease: **No**

Ownership: **Private - Owned**  
 Oth/Sp Asmnt: **0**

Homeowner Association Information

Assoc Fee Amt: **700**  
 Fee Frequency: **Annually**  
 Fee Includes:

Working Capital:  
 Association Contact\Website: **A Condominium Management**  
 Association Phone\Email: **248-650-8983**

Office Information

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

Remarks

Pub Rmks: **Don't Make A Move Without seeing all of the conveniences for your busy lifestyle. Backing to open commons area, this renovated home includes an automated skylight, WIFI sensor sprinklers, energy-efficient appliances, electric vehicle charger! Great room is inviting with a stacked stone gas fireplace, built-in shelving. Spacious all-new kitchen w/granite counters, island, stainless steel appliances, modern lighting, soft close drawers. Entire first-floor wood flooring. Spacious dining & living rms w/ bay window, crown. Master bedrm/bath w/euro shower, dual heads, granite, jetted tub, skylight, walk-in closet w/organizers. 2nd Floor laundry w/granite counters. Finished basement boasts large recreation room, full wet bar, wine rack, daylight windows, bedroom, full bath, Sauna Room, amazing storage room. Breathtaking landscaping brick paver patio, stone wall, playscape, pergola & driveway, aggregate concrete! Sidewalks, swim, tennis/volleyball/basketball, playground! Roof 2018.**

Sold Information

Sold Price:  
 Sell Concession:

Sold Date:  
 Concession Type:

Financing:  
 Concession Amt:



## Seller's Disclosure Statement

**H**

**Property Address:** 1107 Miners Run 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"/>				Lawn sprinkler system	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/>				Water softener/ conditioner				<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>				Well & pump				<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>	Septic tank & drain field				<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>				Sump pump				<input checked="" type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>				City water system	<input checked="" type="checkbox"/>			
Alarm system	<input checked="" type="checkbox"/>				City sewer system	<input checked="" type="checkbox"/>			
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			
Attic fan				<input checked="" type="checkbox"/>	Wall furnace				<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>			
Microwave	<input checked="" type="checkbox"/>				Electronic air filter				<input checked="" type="checkbox"/>
Trash compactor				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney	<input checked="" type="checkbox"/>			
Sauna/hot tub	<input checked="" type="checkbox"/>				Wood burning system				<input checked="" type="checkbox"/>
Washer	<input checked="" type="checkbox"/>				Dryer	<input checked="" type="checkbox"/>			

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

**Property conditions, improvements & additional information:**

1. **Basement/Crawlspace:** Has there been evidence of water? yes \_\_\_\_\_ no   
 If yes, please explain: \_\_\_\_\_
2. **Insulation:** Describe, if known: \_\_\_\_\_  
 Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown  yes \_\_\_\_\_ no \_\_\_\_\_
3. **Roof:** Leaks? yes \_\_\_\_\_ no   
 Approximate age, if known: 9/2018
4. **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: \_\_\_\_\_

BUYER'S INITIALS \_\_\_\_\_  
 SELLER'S INITIALS MR AR

### Seller's Disclosure Statement

Property Address: 1107 Miners Run Street Rochester City MICHIGAN

- 5. **Septic tanks/drain fields:** Condition, if known: \_\_\_\_\_
- 6. **Heating system:** Type/approximate age: 8/2013
- 7. **Plumbing system:** Type: copper  galvanized \_\_\_\_\_ other \_\_\_\_\_  
Any known problems? \_\_\_\_\_
- 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? 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 2013 (date) to present (date).  
The Seller has owned the property since 2013 (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.**

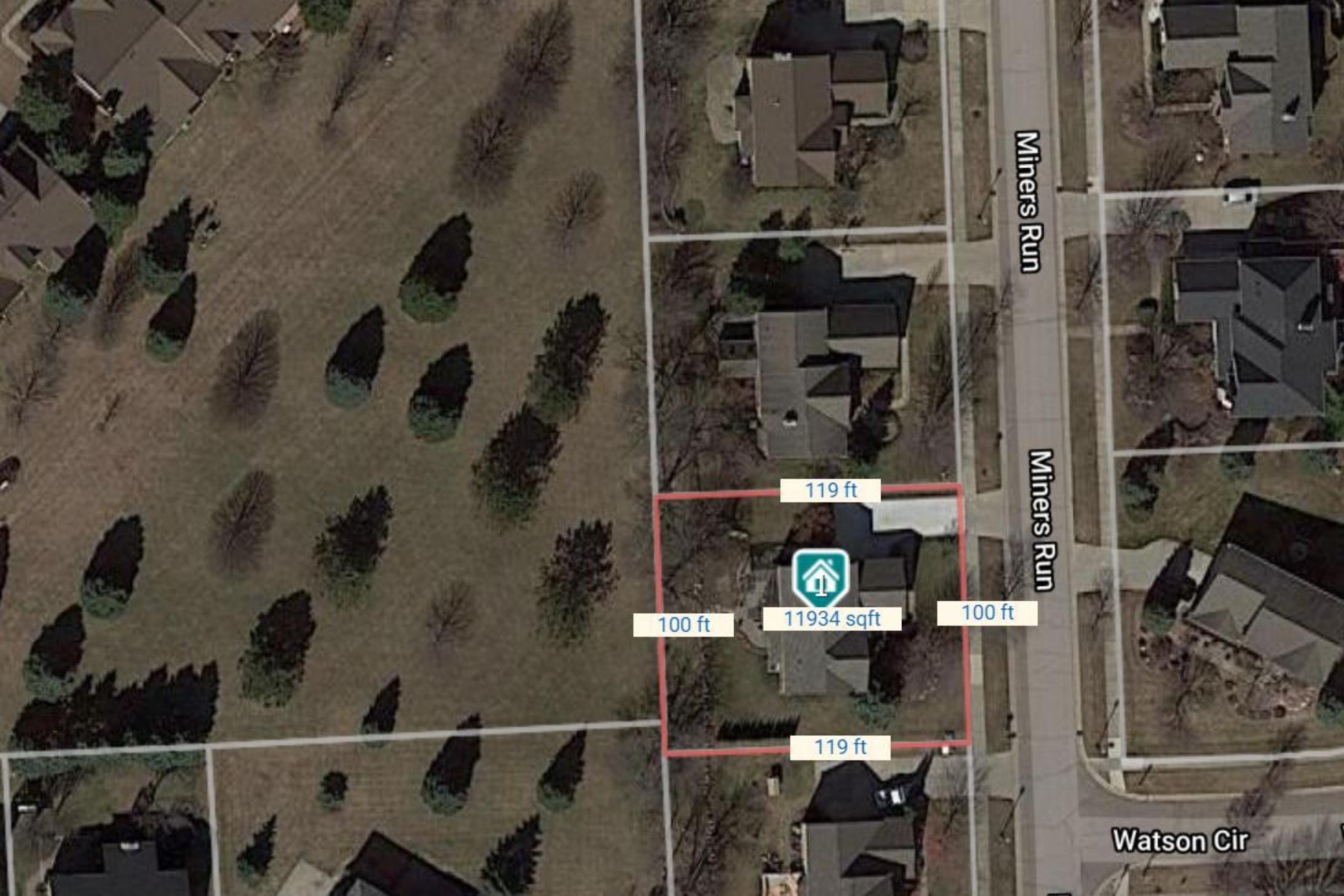
Seller Martius Radtke Date: 3/23/2021 | 21:28 EDT  
 Seller Ana Radtke Date: 3/23/2021 | 21:14 EDT

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.

DS  
CER



Miners Run

Miners Run

Watson Cir

119 ft

11934 sqft

100 ft

100 ft

119 ft

