

# 45445 Willis Rd Belleville, MI

MLS# 2210027408

**BED** BATH (FULL/HALF)  
2 1/0

**SQ. FT.** ACREAGE  
1032 0.73

**COUNTY**  
Wayne

**SCHOOL DISTRICT**  
Van Buren

**TAXES (WINTER/SUMMER)**  
(\$1,043/\$555)

**YEAR BUILT**  
1921

**GARAGE**  
Detached

**STYLE**  
Bungalow

**WATER**  
Municipal Water

**BASEMENT**  
Unfinished

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




Don't Make A Move Without seeing this beautifully maintained home! This bungalow has plenty of character from the coved ceilings, to the ceiling fan, and natural brightness in the spacious living room. First-floor office/bedroom with built-in shelving. Formal dining room opens into the adorable kitchen with solid wood cabinetry, butcher block counters, and all appliances included. Plenty of workable space and storage. Separate shelving is included. Large laundry room with washer, dryer, laundry tub, cabinetry, and shelving, enough room to double as a mudroom. The upper level includes a large bedroom with an additional room that can be used for either a walk-in closet, playroom, or a home office. Located on a 3/4 of an acre with an extensive fenced-in backyard and detached garage - new garage floor 2019. Tons of updates: Remodeled bathroom 2020. 2019 new carpet in bedrooms Roof 2015.



*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



**Caron  
Koteles Riha**

 248-379-6651



 caron@caronkoteles.com



www.caronkoteles.com

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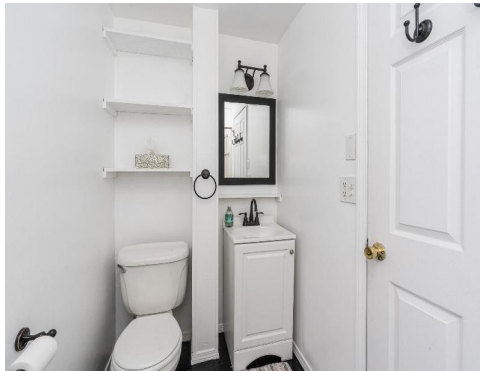
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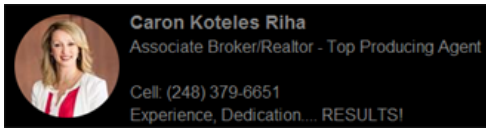


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**45445 Willis Road, Sumpter Twp 48111-9244**

MLS#: **2210027408**  
 County: **Wayne**  
 Status: **Coming Soon**  
 Activation Date: **05/01/2021**

Area: **05151 - Sumpter Twp**  
 School D: **Van Buren**

Trans Type: **Sale**

LP: **\$150,000**  
 OLP: **\$150,000**  
 SP:



Location Information

Prop Type: **Residential**  
 Township: **Sumpter Twp**  
 Mailing City: **Belleville**  
 Side of Street:  
 Location: **S of Willis / W of Sumpter**  
 Directions: **Sumpter to West on Wills**

Parking

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

Lot Information

Acreage: **0.73**  
 Lot Dim: **124x330x91x165x33x165**  
 Rd Front Ft: **124**

Square Footage

Est Fin Abv Gr: **1,032**  
 Est Fin Lower:  
 Est Tot Lower: **900**  
 Est Tot Finished: **1,032**

Layout

Rooms: **9**  
 Beds: **2**  
 Baths: **1.0**

Arch Style: **Bungalow**  
 Arch Level: **1 1/2 Story**

Waterfront Information

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

General Information

Year Built: **1921**  
 Year Remod:  
 Possession: **At Close**

Recent CH: **04/29/2021 : Coming Soon : ->CS**

Pets Allowed: <b>Yes</b>	Features
Foundation: <b>Basement</b>	Entry Location: <b>Ground Level w/Steps</b>
Basement: <b>Unfinished</b>	Fndtn Mtrls: <b>Block</b>
Porch Type:	Roof Mtrls: <b>Asphalt</b>
Interior Feat: <b>Cable Available, High Spd Internet Avail</b>	Cooling: <b>Ceiling Fan(s), Central Air</b>
Heat & Fuel: <b>Natural Gas, Forced Air</b>	Road Frontage: <b>Paved</b>
Wtr Htr Fuel: <b>Natural Gas</b>	Sewer: <b>Sewer-Sanitary</b>
Water Source: <b>Municipal Water</b>	

Room Information			
Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	4 x 9	Ceramic
Bedroom	First/Entry	16 x 9	Carpet
Kitchen	First/Entry	14 x 17	Laminate
Library/Study	First/Entry	7 x 8	Carpet
Other	Basement	24 x 21	Concrete

Legal/Tax/Financial			
Property ID: <b>81033990003000</b>	Short Sale: <b>No</b>	Home Warranty: <b>Yes</b>	Ownership: <b>Private - Owned</b>
Tax Summer: <b>\$555</b>	Tax Winter: <b>\$1,043</b>	Homestead: <b>Yes</b>	Oth/Sp Asmnt:
SEV: <b>53,000.00</b>	Taxable Value: <b>47,163.00</b>	Existing Lease: <b>No</b>	
Legal Desc: <b>09C1B THAT PT OF THE NE 1/4 OF SEC 9 DESC AS BEG AT A PTE ON THE N LINE OF SAID SEC DIST S84DEG 17M 10S W 132.0FT FROM THE NE COR OF SEC 9 AND PROC TH S84DEG 17M 10S W ALONG SAID N LINE 124.62FT TH S0DEG 07M 10S W 330.0FT TH N84DEG 17M 10S E 91.6 FT TH N0DEG 07M 10S E 165.0 FT TH N84DEG 17M 10S E 33.0FT TH N0DEG 07M 10S E 165.0FT TO THE POB 0.82 AC</b>			
Terms Offered: <b>Cash, Conventional, FHA, VA</b>			

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

Pub Rmks: **Don't Make A Move Without seeing this beautifully maintained home! This bungalow has plenty of character from the coved ceilings, to the ceiling fan, and natural brightness in the spacious living room. First-floor office/bedroom with built-in shelving. Formal dining room opens into the adorable kitchen with solid wood cabinetry, butcher block counters, and all appliances included. Plenty of workable space and storage. Separate shelving is included. Large laundry room with washer, dryer, laundry tub, cabinetry, and shelving, enough room to double as a mudroom. The upper level includes a large bedroom with an additional room that can be used for either a walk-in closet, playroom, or a home office. Located on a 3/4 of an acre with an extensive fenced-in backyard and detached garage - new garage floor 2019. Tons of updates: Remodeled bathroom 2020. 2019 new carpet in bedrooms Roof 2015.**

Sold Information	
Sold Price:	Financing:
Sell Concession:	Concession Amt:
Sold Date:	
Concession Type:	

**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 4 results.



# Seller's Disclosure Statement

# H

Property Address: 45445 Willis Rd Belleville 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 checked="" 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood burning system	<input 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 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? If yes, please explain: small leaks in the spring of 2020, but not in 2021 after flushing out the sump line yes  no
- Insulation:** Describe, if known: Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown  yes  no
- Roof:** Leaks? Approximate age, if known: 10 years yes  no
- Well:** Type of well (depth/diameter, age and repair history, if known): NO WELL Has the water been tested? yes  no   
If yes, date of last report/results: \_\_\_\_\_

PAGE 1 OF 2

BUYER'S INITIALS \_\_\_\_\_

SELLER'S INITIALS RV

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

45445 Willis Rd

## Seller's Disclosure Statement

Property Address: 45445 Willis Rd Belleville MICHIGAN  
Street City

5. **Septic tanks/drain fields:** Condition, if known: NIA
6. **Heating system:** Type/approximate age: Forced air / 2009
7. **Plumbing system:** Type: copper  galvanized  other   
 Any known problems? NONE
8. **Electrical system:** Any known problems? NONE
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: \_\_\_\_\_

The Seller has lived in the residence on the property from August 2017 (date) to April 2021 (date).  
 The Seller has owned the property since August 2017 (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 *Francis Valdez* Date: 4/22/2021  
 Seller \_\_\_\_\_ Date: 4/22/2021

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.

Willis Rd

121 ft

174 ft

35542 sqft

338 ft

33 ft

161 ft

91 ft

