

6355 Cherry Tree Crt Rochester Hills, MI

MLS# 2210038763

BED **BATH (FULL/HALF)**
4 3/1

SQ. FT. **ACREAGE**
3563 0.62

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$3,483/\$4,328)

YEAR BUILT
1994

GARAGE
Attached, Direct Access, Door
Opener, Side Entrance

STYLE
Split Level, Colonial, Contemporary

WATER
Municipal Water

BASEMENT
Unfinished, Walkout Access

HEATING / COOLING
Forced Air, Natural Gas

Ceiling Fan(s), Central Air




Don't Make A Move Without seeing this home with a **FIRST FLOOR** Master! Open floor plan wood floors, a den with built-in shelves, dual entry bathroom leading into the first-floor master. Master bedroom has a fireplace with a private door to the deck. His/her closets with built-ins, and a spacious master bath with sunk-in jetted tub, and a separate vanity area with a sink. Kithcne first floor laundry room, wood floors, kitchen, built in oven stove top (gas), doorway to deck, floor features a Jack and Jill bathroom with two sinks with walk in closets and an additional bedroom with walk-out basement. extra tall basement ceiling. 3 fireplaces, great room natural marble fireplace. granite island in kitchen. walk-in pantry. jack and jill bathroom upstairs. walk-in closet. 2 decks. fountain. new deck. roof 12 yrs old.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

 248-379-6651



 caron@caronkoteles.com



www.caronkoteles.com

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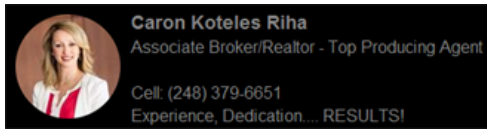
 248-379-6651



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6355 Cherry Tree Court, Rochester Hills 48306-3343

MLS#: **2210038763**
 P Type: **Residential**
 Status: **Coming Soon**

Area: **02151 - Rochester Hills**
 DOM: **N/0/0**

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

LP: **\$598,000**
 OLP: **\$598,000**
 SP:



Location Information
 County: **Oakland**
 City: **Rochester Hills**
 Mailing City: **Rochester Hills**
 Side of Str:
 School Dist: **Rochester**
 Location: **S of Dutton / W of Orion**
 Directions: **South of Dutton, West of Orion. Turn onto Cherry Tree Lane**

Parking
 Garage: **Yes**
 Grg Sz: **3 Car**
 Grg Dim:
 Grg Feat: **Attached, Direct Access, Door Opener, Side Entrance**

Lot Information
 Acreage: **0.62**
 Lot Dim: **131.00X216.00**
 Rd Front Ft: **55**

Square Footage
 Sqft Source: **Public Records**
 Est Fin Abv Gr: **3,563**
 Est Fin Lower:
 Est Tot Lower: **2,350**
 Est Tot Fin: **3,563**
 Price/SqFt: **\$167.84**

Layout
 Beds: **4**
 Baths: **3.1**
 Rooms: **10**
 Arch Sty: **Colonial, Contemporary, Split Level**
 Arch Lvl: **1 1/2 Story**
 Site Desc: **Sprinkler(s)**

Contact Information
 Name: **CARON KOTELES RIHA**
 Phone: **2483796651**

Waterfront Information
 Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information
 Year Built: **1994**
 Year Remod:

Recent CH: **05/26/2021 : Coming Soon : ->CS**

Listing Information

Listing Date: **05/26/2021** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Activation Date: **05/29/2021** Svcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Land DWP: Land Int Rate: **%** Land Payment: Land Cntr Term:
 Protect Period: **180** Restrictions: Exclusions: **No** Possession: **At Close**
 Terms Offered: **Cash, Conventional, FHA, VA** MLS Source: **REALCOMP** Originating MLS#: **2210038763**

Features

Pets Allowed: **Yes** Entry Location: **Ground Level w/Steps**
 Foundation: **Basement** Fndtn Material: **Poured**
 Basement: **Unfinished, Walkout Access**
 Exterior: **Aluminum, Vinyl** Cnstrct Feat:
 Fireplc Fuel: **Gas, Natural** Fireplace Loc: **Great Room, Master Bedroom, Other**
 Porch Type: **Deck, Patio, Porch**
 Roof Material: **Asphalt**
 Appliances: **Dishwasher, Disposal, Dryer, Microwave, Free-Standing Refrigerator, Washer**
 Interior Feat: **Cable Available, High Spd Internet Avail, Humidifier**
 Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Central Air**
 Wtr Htr Fuel: **Natural Gas** Road: **Paved**
 Water Source: **Municipal Water** Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Dual Entry	Second	13 x 5	Carpet	Bath - Full	Second	6 x 8	Ceramic
Bath - Lav	First/Entry	5 x 5	Wood	Bath - Master	First/Entry	19 x 10	Other
Bedroom	Second	12 x 11	Carpet	Bedroom	Second	13 x 12	Carpet
Bedroom	Second	12 x 13	Carpet	Bedroom - Mstr	First/Entry	13 x 17	Carpet
Breakfast Nook/Room	First/Entry	13 x 10	Wood	Great Room	First/Entry	30 x 16	Carpet
Kitchen	First/Entry	18 x 19	Wood	Laundry Area/Room	First/Entry	7 x 6	Ceramic
Library/Study	First/Entry	14 x 13	Carpet	Other	First/Entry	10 x 6	Carpet

Legal/Tax/Financial

Property ID: **1503205002** Ownership: **Private - Owned** Home Warranty: **No**
 Tax Summer: **\$4,328** Tax Winter: **\$3,483** Homestead: **Yes** Oth/Sp Asmnt: **0**
 SEV: **\$276,880** Taxable Value: **\$250,920** Existing Lease: **No**
 Legal Desc: **T3N, R11E, SEC 3 KNORRWOOD HILLS NO 4 LOT 100 9-2-87 FR 129-006**
 Subdivision: **KNORRWOOD HILLS NO 4**


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 home with a FIRST FLOOR Master! Open floor plan wood floors, a den with built-in shelves, dual entry bathroom leading into the first-floor master. Master bedroom has a fireplace with a private door to the deck. His/her closets with built-ins, and a spacious master bath with sunk-in jetted tub, and a separate vanity area with a sink. Kithcne first floor laundry room, wood floors, kitchen, built in oven stove top (gas), doorway to deck, floor features a Jack and Jill bathroom with two sinks with walk in closets and an additional bedroom with walk-out basement. extra tall basement ceiling. 3 fireplaces, great room natural marble fireplace. granite island in kitchen. walk-in pantry. jack and jill bathroom upstairs. walk-in closet. 2 decks. fountain. new deck. roof 12 yrs old.**

REALTOR@ Remarks: **Schedule appointments online or call 800-746-9464. No virtual showings, audio/video surveillance may be in use. Turn off lights/lock the doors. Offer to Caron@caronkoteles.com**



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

Search Criteria

Status is 'Coming Soon'

List Agent MUI is 37053

Co List Agent MUI is 37053

Selected 1 of 1 result.



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 6355 Cherry Tree Court Rochester Hills 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

- 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: Tracy A Vincent 5/24/21
 (SELLER) Tracy A Vincent (DATE) 5/25/2021 | 10:34 EDT (PURCHASER) _____ (DATE) _____
 (SELLER) Tracy A Vincent (DATE) _____ (PURCHASER) _____ (DATE) _____
 (AGENT) Caron Koteles Riha 5/24/21 (DATE) _____ (AGENT) _____ (DATE) _____

RE: THE PROPERTY KNOWN AS 6355 Cherry Tree Court
(Street)

Rochester Hills
(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  / DS
TAU

(Initials) Purchaser _____ / _____



Seller's Disclosure Statement

H

Property Address: 6355 Cherry Tree Court Rochester Hills 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:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no X
 If yes, please explain: _____
- Insulation:** Describe, if known: Fiberglass
 Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes X no _____
- Roof:** Leaks? _____
 Approximate age, if known: None approx 12 year old
 yes _____ no X
- Well:** Type of well (depth/diameter, age and repair history, if known): None
 Has the water been tested? _____
 If yes, date of last report/results: _____
 yes _____ no X

BUYER'S INITIALS _____
 SELLER'S INITIALS TAU

Seller's Disclosure Statement

Property Address: 6355 Cherry Tree Court Rochester Hills MICHIGAN
Street City

- 5. **Septic tanks/drain fields:** Condition, if known: None
 - 6. **Heating system:** Type/approximate age: 2 gas 2 1/2 years old
 - 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? 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 1996 sept (date) to Now (date).
The Seller has owned the property since 1996 (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.**

DocuSigned by:
Seller: Tracy A Vincent Date: 5/24/21
Seller: _____ Date: 5/25/2021 | 10:34 EDT
CB8C559195264FB...

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.



144 ft

28 ft

27 ft

26723 sqft

280 ft

287 ft

Orion Rd