

1900 McCormick Dr Rochester Hills, MI

MLS# 2210043120

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

SQ. FT. **ACREAGE**
2839 0.39

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$1,981/\$2,454)

YEAR BUILT
1983

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

STYLE
Colonial, Tudor

WATER
Municipal Water

BASEMENT
Unfinished

HEATING / COOLING
ENERGY STAR® Qualified Furnace
Equipment, Forced Air, Natural Gas
Ceiling Fan(s), Central Air



Don't Make A Move Without ME!!


Don't Make A Move Without seeing this stunning colonial in Hawthorn Hills Subdivision. This move-in ready, METICULOUSLY MAINTAINED home features wood flooring, beautiful winding staircase, main floor office/study. Formal living room with bay window progresses into dining room, large kitchen with granite counters, stainless steel Whirlpool appliances, wood floors, recessed lights, naturally bright! Kitchen nook features additional cabinetry, doorwall to deck overlooking well groomed and landscaped yard, wood, paths, delightful setting. Convenient first-floor laundry room. Cathedral ceilings in great rm with a brick gas fireplace, wet bar. Upper level double doors lead you to the owners suite, vanity, walk-in closet, bay window w/an additional closet. 3 additional spacious bedrooms and full bath, storage in the full basement. Gorgeous backyard gardens. Updates: carpet 2017, Roof 2021, some windows, garage and front door, Furnace 2012, C/A 2017, Granite 2019, much more. Rochester Schools!



Leading
REAL ESTATE COMPANIES
OF THE WORLD



Caron Koteles Riha

 248-379-6651



 caron@caronkoteles.com



www.caronkoteles.com



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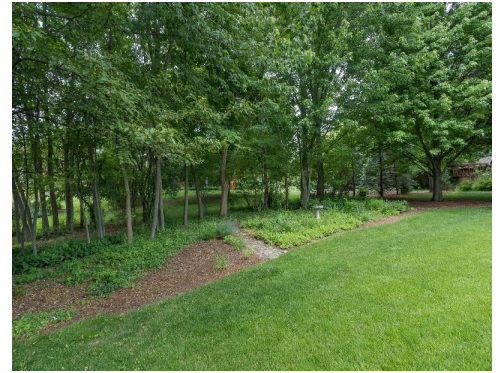
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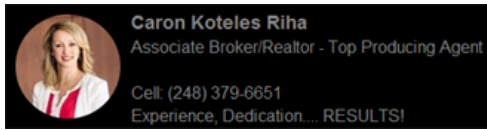


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1900 McCormick Drive, Rochester Hills 48306-2922

MLS#: **2210043120**
 P Type: **Residential**
 Status: **Active**

Area: **02151 - Rochester Hills**
 DOM: **N/2/2**

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

LP: **\$470,000**
 OLP: **\$470,000**



Location Information

County: **Oakland**
 City: **Rochester Hills**
 Mailing City: **Rochester Hills**
 Side of Str:

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim: **22x21**
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity, Side Entrance**

Lot Information

Acreage: **0.39**
 Lot Dim: **84x165x180x118**
 Rd Front Ft: **84**

School Dist: **Rochester**

Location: **S of Tienken / W of Adams**
 Directions: **North on Adams to Kilburn to McCormick**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **2,839**
 Est Fin Lower:
 Est Tot Lower: **1,553**
 Est Tot Fin: **2,839**
 Price/SqFt: **\$165.55**

Layout

Beds: **4**
 Baths: **2.1**
 Rooms: **12**
 Arch Sty: **Colonial, Tudor**
 Arch Lvl: **2 Story**
 Site Desc: **Sprinkler(s), Wooded**

Contact Information

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

Waterfront Information

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

General Information

Year Built: **1983**
 Year Remod:

Recent CH: **06/10/2021 : New : CS->ACTV**

Upcoming OH: **Public: Sun Jun 13, 1:00PM-4:00PM**

Listing Information

Listing Date: **06/08/2021**
 Activation Date: **06/10/2021**
 Land DWP:
 Protect Period: **180**
 Terms Offered: **Cash, Conventional, FHA, VA**

List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Land Int Rate: %
 Land Payment:
 Land Cntrt Term:
 Restrictions: **Yes**
 Exclusions: **No**
 Possession: **Negotiable**
 MLS Source: **REALCOMP**
 Originating MLS#: **2210043120**



Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Foundation Feat: **Sump Pump**
 Basement: **Unfinished**
 Exterior Feat: **Chimney Cap(s), Outside Lighting**
 Exterior: **Brick, Stucco/EIFS, Wood**
 Fireplc Fuel: **Gas**
 Porch Type: **Deck, Porch**
 Roof Material: **Asphalt**
 Appliances: **Dishwasher, Disposal, Dryer, Plumbed For Ice Maker, Microwave, Free-Standing Gas Oven, Free-Standing Gas Range, Free-Standing Refrigerator, Stainless Steel Appliance(s), Washer**
 Interior Feat: **Cable Available, High Spd Internet Avail, Humidifier, Programmable Thermostat, Wet Bar**
 Heat & Fuel: **Natural Gas, ENERGY STAR® Qualified Furnace Equipment, Cooling: Ceiling Fan(s), Central Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Municipal Water**
 % Wooded: **20**
 Entry Location: **Ground Level w/Steps**
 Frndtn Material: **Poured**
 Cnstrct Feat:
 Fireplace Loc: **Great Room**
 Road: **Paved**
 Sewer: **Sewer-Sanitary**
 % Tilled:
 Soil Type:

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	12 x 7	Ceramic	Bath - Lav	First/Entry	7 x 4	Wood
Bath - Master	Second	5 x 13	Ceramic	Bedroom	Second	12 x 11	Carpet
Bedroom	Second	15 x 10	Carpet	Bedroom	Second	13 x 12	Carpet
Bedroom - Mstr	Second	19 x 13	Carpet	Dining Room	First/Entry	12 x 11	Carpet
Family Room	First/Entry	20 x 15	Carpet	Kitchen	First/Entry	11 x 22	Wood
Laundry Area/Room	First/Entry	7 x 11	Ceramic	Library/Study	First/Entry	9 x 13	Carpet
Living Room	First/Entry	12 x 16	Carpet	Other	Basement	21 x 15	Concrete
Other	Basement	31 x 37	Concrete				

Legal/Tax/Financial

Property ID: **1506204003**
 Tax Summer: **\$2,454**
 SEV: **\$177,310**
 Legal Desc: **T3N, R11E, SEC 6 HAWTHORN HILLS LOT 37**
 Subdivision: **HAWTHORN HILLS**
 Ownership: **Private - Owned**
 Homestead: **Yes**
 Existing Lease: **No**
 Home Warranty: **No**
 Oth/Sp Asmnt: **6.03**


Homeowner Association Information

Assoc Fee Amt: **350**
 Fee Frequency: **Annually**
 Fee Includes: **Maintenance Grounds**
 Working Capital:
 Association Contact/Website: **Mark Hickson - President**
 Association Phone/Email: **hhboard@hawthornhills.com**

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 Agent: **CARON KOTELES RIHA**

List Office Ph: **(248) 652-6500**
 List Agent Ph: **(248) 379-6651**



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

Access:	Appointment/LockBox	LB Description:	LB Location:	Front Door
Public	Remarks:			
	<p>Don't Make A Move Without seeing this stunning colonial in Hawthorn Hills Subdivision. This move-in ready, METICULOUSLY MAINTAINED home features wood flooring, beautiful winding staircase, main floor office/study. Formal living room with bay window progresses into dining room, large kitchen with granite counters, stainless steel Whirlpool appliances, wood floors, recessed lights, naturally bright! Kitchen nook features additional cabinetry, doorwall to deck overlooking well groomed and landscaped yard, wood, paths, delightful setting. Convenient first-floor laundry room. Cathedral ceilings in great rm with a brick gas fireplace, wet bar. Upper level double doors lead you to the owners suite, vanity, walk-in closet, bay window w/an additional closet. 3 additional spacious bedrooms and full bath, storage in the full basement. Gorgeous backyard gardens. Updates: carpet 2017, Roof 2021, some windows, garage and front door, Furnace 2012, C/A 2017, Granite 2019, much more. Rochester Schools!</p>			
REALTOR®	<p>Schedule Appointments online or call 800-746-9464. No virtual showings, audio/video surveillance may be in use. Turn off lights/lock the doors. Offers to Caron@caronkoteles.com 248-379-6651</p>			

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 5 results.



Seller's Disclosure Statement

H

Property Address: 1900 McCormick Street Rochester Hills MICHIGAN
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:

- 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: NEW JUNE 2021
- Well:** Type of well (depth/diameter, age and repair history, if known): N/A
- Has the water been tested? yes _____ no _____
- If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS KPC KAC

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

1900 McCormick

Seller's Disclosure Statement

Property Address: 1900 McCormick Rochester Hills MICHIGAN
Street City

- 5. Septic tanks/drain fields: Condition, if known: N/A
 - 6. Heating system: Type/approximate age: CENTRAL GAS FURNACE, 8 YEARS
 - 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 2006-2004 (date) to CURRENT (date).
 The Seller has owned the property since _____ (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 Kerri F. Cope Date: 6.9.21
 Seller Humbury H Cope Date: 6.9.21

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.

McCormick Dr

165 ft

118 ft

85 ft

17213 sqft

180 ft

