



Seller's Disclosure Statement

H

Property Address: 1821 Cloverdale Rochester MICHIGAN
Street City, Village or Township

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"/>			<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? _____
Approximate age, if known: _____
- 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

REO 545 rev. 3/08

Real Estate One, Inc - Rochester, 543 N Main Rochester, MI 48307

Phone: 2483796651

Fax: 2489280988

Caron Koteles Riha

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Seller's Disclosure Statement

Property Address: 1821 Cloverdale Rochester MICHIGAN
Street City, Village or Township

5. Septic tanks/drain fields: Condition, if known: _____
6. Heating system: Type/approximate age: forced air - approx 1998
7. Plumbing system: Type: copper X 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 X
If yes, please explain: _____
11. Flood Insurance: Do you have flood insurance on the property? unknown _____ yes _____ no X
12. Mineral Rights: Do you own the mineral rights? unknown _____ yes _____ no X

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 X
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no X
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 X no _____
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no X
5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no X
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no X
7. Any underground storage tanks? unknown _____ yes _____ no X
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no X
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no X
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no X
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no X

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 1998 (date) to July 2021 (date).
The Seller has owned the property since August 1998 (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 James Ward Date: 7/14/21
Seller Angela Ward Date: 7/15/21

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.

1821 Cloverdale Dr Rochester, MI

MLS# 2210053868

BED
4

BATH (FULL/HALF)
3/1

SQ. FT.
2815

ACREAGE
0.21

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$586/\$5,277)

YEAR BUILT
1998

GARAGE
Attached, Direct Access, Door
Opener, Electricity

STYLE
Colonial

WATER
Municipal Water

BASEMENT
Finished

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air

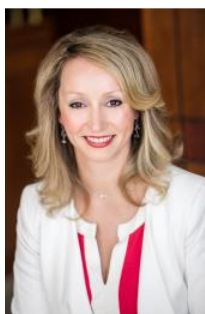


Don't Make A Move Without ME!!


Don't Make A Move Without Seeing this gorgeous move-in home in Stony Creek Ridge Sub featuring common pool, club house, tennis, playground! Two-story foyer, open staircase, great room with beautiful fireplace, large windows, natural lighting. Formal dining with butlers pantry, extensive kitchen with cabinetry/counter space galore, command center, island. Spacious first-floor office & built-in shelves in the front closet. First-floor laundry room. Owners suite features a cathedral ceiling, ceiling fan, and two walk-in closets. Three additional bedrooms, a full bath w/dual sinks complete the upstairs. Finished lower level boasts entertainment w/inviting rec. room, full kitchen/bar area & full bath. Pretty brick paver patio, great yard and landscaping, playhouse. Located near historical downtown Rochester, shopping, dining, Macomb & Paint Creek Trails, metropark. All the fun of an inground pool w/none of the maintenance! Sidewalks, street lights, great community! Pride of ownership!



Leading
REAL ESTATE COMPANIES
OF THE WORLD



Caron Koteles Riha

 **248-379-6651**



 caron@caronkoteles.com



 www.caronkoteles.com



1821 Cloverdale Dr
Rochester, MI

BED
4

BATH (FULL/HALF)
3/1

SQ. FT.
2815

ACREAGE
0.21

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$586/\$5,277)

YEAR BUILT
1998

GARAGE
Attached, Direct Access, Door
Opener, Electricity

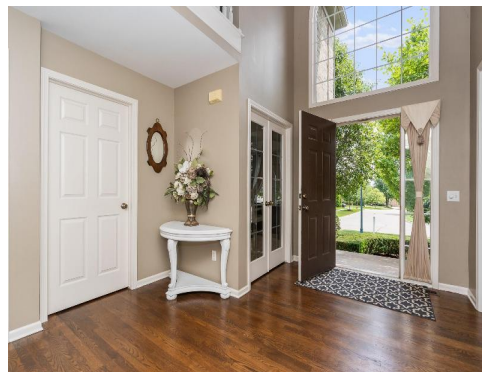
STYLE
Colonial

WATER
Municipal Water

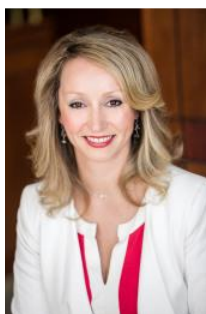
BASEMENT
Finished

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



1821 Cloverdale Dr
Rochester, MI

BED
4

BATH (FULL/HALF)
3/1

SQ. FT.
2815

ACREAGE
0.21

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$586/\$5,277)

YEAR BUILT
1998

GARAGE
Attached, Direct Access, Door
Opener, Electricity

STYLE
Colonial

WATER
Municipal Water

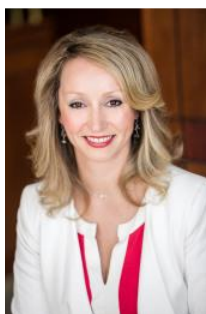
BASEMENT
Finished

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



1821 Cloverdale Dr
Rochester, MI

BED
4

BATH (FULL/HALF)
3/1

SQ. FT.
2815

ACREAGE
0.21

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$586/\$5,277)

YEAR BUILT
1998

GARAGE
Attached, Direct Access, Door
Opener, Electricity

STYLE
Colonial

WATER
Municipal Water

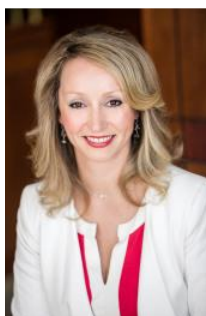
BASEMENT
Finished

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com



1821 Cloverdale Dr
Rochester, MI

BED
4

BATH (FULL/HALF)
3/1

SQ. FT.
2815

ACREAGE
0.21

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$586/\$5,277)

YEAR BUILT
1998

GARAGE
Attached, Direct Access, Door
Opener, Electricity

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**

📞 248-379-6651



✉ caron@caronkoteles.com



🌐 www.caronkoteles.com



1821 Cloverdale Dr
Rochester, MI



BED
4

BATH (FULL/HALF)
3/1

SQ. FT.
2815

ACREAGE
0.21

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$586/\$5,277)

YEAR BUILT
1998

GARAGE
Attached, Direct Access, Door
Opener, Electricity

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**

248-379-6651



caron@caronkoteles.com



www.caronkoteles.com



1821 Cloverdale Dr
Rochester, MI

BED
4

BATH (FULL/HALF)
3/1

SQ. FT.
2815

ACREAGE
0.21

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$586/\$5,277)

YEAR BUILT
1998

GARAGE
Attached, Direct Access, Door
Opener, Electricity

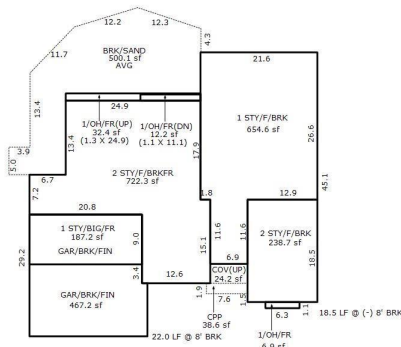
STYLE
Colonial

WATER
Municipal Water

BASEMENT
Finished

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air



No photo available
at this time

No photo available
at this time

No photo available
at this time

No photo available
at this time

No photo available
at this time



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

☎ 248-379-6651



✉ caron@caronkoteles.com



www.caronkoteles.com





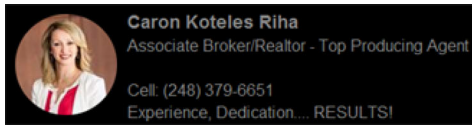
70 ft

An aerial photograph of a residential property. A red rectangular boundary is drawn around a central area. Inside this boundary, there is a blue square marker. The property is surrounded by other houses and trees. The text '70 ft' is displayed in a yellow box at the top of the red boundary. The text '130 ft 9188 sqft 130 ft' is displayed in a yellow box across the middle of the red boundary. The text '71 ft' is displayed in a yellow box at the bottom of the red boundary. The text 'Cloverdale Dr' is visible in the bottom right corner.

130 ft 9188 sqft 130 ft

71 ft

Cloverdale Dr



1821 Cloverdale Drive, Rochester 48307-6039

MLS#: **2210053868**
County: **Oakland**
Status: **Coming Soon**
Activation Date: **07/17/2021**

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

Trans Type: **Sale**

LP: **\$492,500**
OLP: **\$492,500**
SP:



Location Information

Prop Type: **Residential**
City: **Rochester**
Mailing City: **Rochester**
Side of Street:
Location: **N of Parkdale / W of Dequindre**
Directions: **N of Parkdale West of Dequindre**

Parking

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

Lot Information

Acreage: **0.21**
Lot Dim: **71x130x70x130**
Rd Front Ft: **71**

Square Footage

Est Fin Abv Gr: **2,815**
Est Fin Lower: **1,550**
Est Tot Lower: **1,616**
Est Tot Finished: **4,365**

Layout

Rooms: **13**
Beds: **4**
Baths: **3.1**
Arch Style: **Colonial**
Arch Level: **2 Story**

Waterfront Information

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

General Information

Year Built: **1998**
Year Remod:
Possession: **Negotiable**

Recent CH: **07/15/2021 : Coming Soon : ->CS**
Upcoming OH: **Public: Sun Jul 18, 2:00PM-4:00PM**

Features

Pets Allowed: **Yes**
Foundation: **Basement**
Basement: **Finished**
Exterior Feat: **Club House, Pool - Common, Pool - Inground, Tennis Court**
Exterior: **Brick, Other**
Porch Type: **Porch**
Fireplc Fuel:
Appliances: **Dishwasher, Disposal, Dryer, Microwave, Free-Standing Gas Range, Free-Standing Refrigerator, Washer**
Interior Feat: **Cable Available, High Spd Internet Avail**
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	6 x 7	Ceramic	Bath - Full	Second	13 x 4	Ceramic
Bath - Lav	First/Entry	7 x 5	Wood	Bath - Master	Second	15 x 8	Ceramic
Bedroom	Second	10 x 12	Carpet	Bedroom	Second	11 x 11	Carpet
Bedroom	Second	12 x 11	Carpet	Bedroom - Mstr	Second	14 x 16	Carpet
Breakfast Nook/Room	First/Entry	14 x 11	Wood	Butlers Pantry	First/Entry	5 x 5	Wood
Dining Room	First/Entry	12 x 11	Ceramic	Great Room	First/Entry	21 x 19	Carpet
Kitchen	First/Entry	13 x 13	Wood	Kitchen - 2nd	Basement	12 x 8	Ceramic
Laundry Area/Room	First/Entry	8 x 6	Ceramic	Library/Study	First/Entry	12 x 11	Carpet
Other	Basement	35 x 35	Carpet				

Legal/Tax/Financial

Property ID: **1512430030**
Tax Summer: **\$5,277**
SEV: **213,520.00**
Legal Desc: **T3N, R11E, SEC 12 STONY CREEK RIDGE NO 3 LOT 273 10-30-97 FR 426-004**
Subdivision: **STONY CREEK RIDGE NO 3**
Terms Offered: **Cash, Conventional, FHA, VA**

Short Sale: **No**
Tax Winter: **\$586**
Taxable Value: **174,070.00**

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

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

Homeowner Association Information

Assoc Fee Amt: **845**
Fee Frequency: **Annually**
Fee Includes:

Working Capital:
Association Contact\Website: **www.stonycreekridgehomeowners.com**
Association Phone\Email: **248-608-0727**

Office Information

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

Remarks

Pub Rmks: **Don't Make A Move Without Seeing this gorgeous move-in home in Stony Creek Ridge Sub featuring common pool, club house, tennis, playground! Two-story foyer, open staircase, great room with beautiful fireplace, large windows, natural lighting. Formal dining with butlers pantry, extensive kitchen with cabinetry/counter space galore, command center, island. Spacious first-floor office & built-in shelves in the front closet. First-floor laundry room. Owners suite features a cathedral ceiling, ceiling fan, and two walk-in closets. Three additional bedrooms, a full bath w/dual sinks complete the upstairs. Finished lower level boasts entertainment w/inviting rec. room, full kitchen/bar area & full bath. Pretty brick paver patio, great yard and landscaping, playhouse. Located near historical downtown Rochester, shopping, dining, Macomb & Paint Creek Trails, metropark. All the fun of an inground pool w/none of the maintenance! Sidewalks, street lights, great community! Pride of ownership!**

Sold Information

Sold Price:
Sell Concession:

Sold Date:
Concession Type:

Financing:
Concession Amt: