MLS# 219116604

BED BATH (FULL/HALF)

4 2/1

SQ. FT. ACREAGE

2815 0.24

COUNTY Oakland

SCHOOL DISTRICT

Rochester

TAXES (WINTER/SUMMER)

(\$580/\$4,793)

YEAR BUILT

2000

GARAGE

Attached, Direct Access, Door Opener, Electricity

STYLE

Colonial

WATER

Municipal Water

BASEMENT

Finished

HEATING / COOLING

Forced Air, Natural Gas

Central Air







Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT seeing the beauty and elegance of this MJC built home in Stony Creek Ridge North with sidewalks, streetlights, situated deep in the sub. This bright, two-story foyer, featuring a library with French doors. formal dining room with wainscoting & a bay window. Walk though the butler pantry and into the spacious kitchen featuring island, newer stainless steel appliances, recessed lights, subway backsplash, large nook, doorwall to spacious yard, paver patio. First floor laundry, large mudroom, walk in pantry, plenty of storage with direct access to garage. 2 story Great room with open stairway and catwalk leads to four spacious bedrooms with full closets, cathedral ensuite includes dual sinks, jetted tub and separate shower. Finished basement with wet bar, sit at countertop, separate home office, large storage room, and recreation area. Updated hot water heater. New delta fixtures in all the bathrooms. Award-winning Rochester Schools.



Caron Koteles Riha

Associate Broker CRS,ABR,SFR,GRI **248-379-6651**



caron@caronkoteles.com



www.caronkoteles.com







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SCHOOL DISTRICT
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SQ. FT. **ACREAGE**

2815 0.24

COUNTY Oakland

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GARAGE

Attached, Direct Access, Door Opener, Electricity

STYLE

Colonial

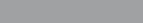
WATER

Municipal Water

BASEMENT

Finished

HEATING / COOLING



Forced Air, Natural Gas

























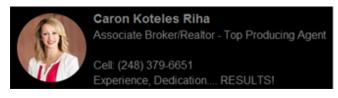
Caron Koteles Riha

Associate Broker CRS,ABR,SFR,GRI **248-379-6651**

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1323 Ross Lane, Rochester 48306-4813

LP: \$425,000 MLS#: 219116604 Area: 02152 - Rochester Trans Type: Sale OLP: \$425,000

County: Oakland School D: Rochester

Status: Active



Location Information Lot Information Parking Prop Type: Residential Garage: Acreage: Yes 0.24

Rochester Lot Dim: Grg Sz: 2 Car 91x135x133x64 City:

Mailing City: Rochester Gra Dim: 21x27 Rd Front Ft: 91

Side of Street: Grq Feat: Attached, Direct Access, Door Opener, Electricity

N of Runyon / W of Dequindre Location: Dequindre Road North to Runyon Road (25 Mile Road) turn Left (West) turn North Directions:

(right) onto Ramblewood R On Terra Left On Ross.

Square Footage Layout

Est Fin Aby Gr: 2,641 Rooms: 14 Arch Style: Colonial

1,400 Beds: 4 Est Fin Lower:

2.1 Est Tot Lower: 1,426 Baths: 2 Story Arch Level:

Est Tot Finished: 4,041

Waterfront Information General Information Water Name: Year Built: 2000

Water Facilities: Year Remod:

Water Features: Possession: Close Plus 6-15 Days

Water Front Feet:

Features

Construct Feat:

Pets Allowed: Yes Entry Location: **Ground Level w/Steps**

Basement Foundation: Fndtn Mtrls: **Poured**

Finished Basement: **Outside Lighting** Exterior Feat:

Aluminum, Brick, Vinyl Exterior:

Porch Type: Patio, Porch Roof Mtrls: Asphalt Fireplc Fuel: Fireplace Loc: **Great Room**

Appliances: Electric Cooktop, Dishwasher, Disposal, Dryer, Microwave, Built-In Gas Oven, Free-Standing Refrigerator, Washer

Cable Available, High Spd Internet Avail, Humidifier, Jetted Tub, Wet Bar Interior Feat:

Heat & Fuel: Natural Gas, Forced Air Coolina: **Central Air**

Paved, Pub. Sidewalk Wtr Htr Fuel: **Natural Gas** Road Frontage:

Municipal Water Sewer: Water Source: **Sewer-Sanitary**

Room Information

Level Dimensions Flooring Room Level **Dimensions** Flooring Room First/Entry 8 x 5 Bath - Full Second 12 x 8 Ceramic Bath - Lav Ceramic Bath - Master Second 15 x 16 Ceramic Bedroom Second 15 x 10 Carpet **Bedroom** Second 12 x 10 Carpet Bedroom Second 12 x 10 Carpet

Bedroom - Mstr Butlers Pantry Great Room Laundry Area/R Recreation Room Other	First/Entry First/Entry coom First/Entry	21 x 18 8 x 10 21 x 18	Carpet Ceramic Carpet Ceramic Carpet Vinyl	Breakfast Nook/Room Dining Room Kitchen Library/Study Other	First/Entry First/Entry First/Entry First/Entry Basement	14 x 11 18 x 12 13 x 10	Ceramic Carpet Ceramic Carpet Carpet	
				Legal/Tax/Financial —				
Property ID: Tax Summer: SEV: Legal Desc: Subdivision: Terms Offered:	1501379023 \$4,793 191,040.00 T3N, R11E, SEC 1 STONY CREEK RI Cash, Convention	DGE NORTH NO	RIDGE NORTH NO 1	Home Warranty: Homestead: Existing Lease: LOT 166 4-2-99 FR 376	Yes No		Ownership: Oth/Sp Asmnt:	Private - Owned 0
			Homeo	wner Association Informat	ion ———			
Assoc Fee Amt: Fee Frequency: Fee Includes:	450 Annually Other	Working Capital:		Association Contact\Website: Association Phone\Email:		www.scrnhoa.com		
				Office Information —				
List Office:	Real Estate One-	Rochester						

Remarks

Pub Rmks:

Don't Make A Move Without viewing our VOH video open house option online to view this Beauty and Elegance and the finest Stony Creek Ridge North has to offer in this price point... along with sidewalks, streetlights, commons areas, situated deep in the sub. Dramatic 2-story foyer, main floor study/library with French doors, formal dining room with wainscoting & bay window. Bonus on the Butler pantry! Spacious island kitchen featuring, new stainless steel appliances, rev osmosis water tap, recessed lights, subway tile backsplash, large nook, doorwall to private yard, paver patio. First floor laundry, large mudroom, huge walk-in pantry, direct access to garage. 2 story Great rm,open staircase, catwalk leads to four bedrooms with large closets, cathedral ensuite including dual sinks, jetted tub and separate shower and walk-in closet. Finished basement, wet bar, stools, separate home office, large storage room, open rec area includes sound bar, speakers, tv & furniture. Hugger/Hart/Stoney.

H

Seller's Disclosure Statement



Property Address			1323 R				hester	I.	/ICHIGAN
			Stre	et			City	1 13.	
disclosure of the condit expertise in construction or the land. Also, unless THIS STATEMENT IS	ion and info n, architectur s otherwise a NOT A W	rmation conc e, engineerin advised, the S ARRANTY C	erning the po g or any othe Seller has no DF ANY KIN	roperty, kno er specific a t conducted D BY THE	of the property in compliance own by the Seller. Unless of the are related to the construction of any inspection of generally E SELLER OR BY ANY AC INS OR WARRANTIES THE	nerwise advise n or condition inaccessible a SENT REPRE	ed, the Seller of the improvareas such as SENTING 1	r does not p vements on s the founda THE SELLE	the property
makes the following rep Seller's Agent is require any prospective Buyer i	resentations d to provide n connectior of the Selle	based on the a copy to the with any act	e Seller's kno Buyer or the tual or anticin	owledge at Agent of the pated sale o	the knowledge that even the the signing of this document. e Buyer. The Seller authorize of property. The following are on is a disclosure only and	Upon receivir s its Agent(s) representation	ng this staten to provide a ns made sole	nent from the copy of this selv by the Se	e Seller, the statement to
if additional space is req	uired. (4) Co WN. FAILUI	omplete this for RE TO PROV	orm yourself. 'IDE A PURC	(5) If some HASER W	conditions affecting the prope items do not apply to your pr TH A SIGNED DISCLOSURE	operty, check	NOT AVAILA	ABLE. If you	do not know
Appliances/Systems/S agreement so provides.)	ervices: The	e items below	are in workii	ng order. (T	he items listed below are incli	uded in the sa	le of the prop	erty only if t	he purchase
Range/oven	Yes	No	Unknown	Not Available	Lava andalda sudan	Yes	No	Unknown	Not Available
Dishwasher Refrigerator	× ×				Lawn sprinkler system Water heater Plumbing system	X			
Hood/fan	X	1 22			Water softener/				
Disposal TV antenna, TV rotor & controls				X	conditionerWell & pumpSeptic tank & drain				X
Electric System					field Sump pump				X
Garage door opener & remote control Alarm system	X			×	City water system City sewer system	X_			
Intercom				X	 Central air conditioning 				
Central vacuum Attic fan				X	Central heating system Wall furnace				
Pool heater, wall liner & equipment Microwave				X	Humidifier Electronic air filter Solar heating system				X
Trash compactor					_	*			
Ceiling fan Sauna/hot tub				×	Fireplace & chimney Wood burning system				X_
Washer					_ Dryer –				
Explanations (attach add	ditional shee	ts, if necessa	ry):						
UNLESS OTHERWISE BEYOND DATE OF CLO	AGREED, A DSING.	ALL HOUSEH	IOLD APPLIA	ANCES AR	E SOLD IN WORKING ORDI	ER EXCEPT A	AS NOTED,	WITHOUT V	VARRANTY
Property conditions, in 1. Basement/Crawls If yes, please expl	space: Has t	there been ev	vidence of wa	ter?			ye	es =	no <u>X</u>
Insulation: Description: Urea Formaldehyo	ibe, if knowr le Foam Insi	n: F. (ulation (UFF)	is installed?	5.5		unknown	ye	S	no 🔏
Roof: Leaks? Approximate age,						J. III. IOWII	ye.		no 🔀
Well: Type of well	(depth/diam	neter, age and	d repair histo	ry, if knowr): NOT AVAILAGE	LK			
Has the water bee If yes, date of last		ts:	2			- L	ye	s	no
PAGE 1 OF 2							BUYER'S	INITIALS _	
DEO 545 roy 11/16							SELLER'S	INITIALS _	DZN

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

1323 Ross Ln

Seller's Disclosure Statement

Street City Septic tanks/drain fields: Condition, if known: Not N	Prop	perty Address:	1323 Ross Ln		Rochester	MICHIGAN
6. Heating system: Type-copport age					City	
A Section Problems A A Section A Section A A Section A Section A A Section A		Septic tanks/drain fields: Conditio	n, if known: NOT AVAILABLE			
A Section Problems A A Section A Section A A Section A Section A A Section A		Heating system: Type/approximate	age: GAS - FORCED AIR	19 YRS		
9. History of Infestation, if any: (termites, carpenter anis, etc.) NO Environmental problems: Any eyou aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaticitycle, lead-based paint, fuel or chemical storage tanks and contaminated soil on property. If yes, please explain: If yes, please explain: If yes, please explain: If Plead Insurance: Do you have flood insurance on the property? Unknown yes no X Mineral Rights: Do you own the mineral rights? Unknown yes no X Mineral Rights: Do you own the mineral rights? Other Items: Are you aware of any of the following: If Peatures of the property shared in common with the adjaining landowners, such as walls, fences, roads and driveways, or other features whose use unknown yes no X Any encondements, assembners, zoning violations or nonconforming uses? Any encondements, assembners, zoning violations or nonconforming uses? Any common areas' (facilities like pools, tennis courts, walkways or other areas co-owned with othersity or a honeowners' association that has any unknown yes no X Settling, flooding, drainage, structural or grading problems? Settling, flooding, drainage, attructural or grading problems? Settling, flooding, drainage, attructural or grading problems? Any outstanding utility assessments or fees, including any natural ges main extension surcharge? Any outstanding utility assessments or fees, including any natural ges main extension surcharge? Any outstanding municipal assessments or fees, including any natural ges main extension surcharge? Any pending illigation that could affect the property from Peature and the property from P	7.	Any known problems?	galvanized o	ther		
9. History of Infestation, if any: (termites, carpenter anis, etc.) NO Environmental problems: Any eyou aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaticitycle, lead-based paint, fuel or chemical storage tanks and contaminated soil on property. If yes, please explain: If yes, please explain: If yes, please explain: If Plead Insurance: Do you have flood insurance on the property? Unknown yes no X Mineral Rights: Do you own the mineral rights? Unknown yes no X Mineral Rights: Do you own the mineral rights? Other Items: Are you aware of any of the following: If Peatures of the property shared in common with the adjaining landowners, such as walls, fences, roads and driveways, or other features whose use unknown yes no X Any encondements, assembners, zoning violations or nonconforming uses? Any encondements, assembners, zoning violations or nonconforming uses? Any common areas' (facilities like pools, tennis courts, walkways or other areas co-owned with othersity or a honeowners' association that has any unknown yes no X Settling, flooding, drainage, structural or grading problems? Settling, flooding, drainage, attructural or grading problems? Settling, flooding, drainage, attructural or grading problems? Any outstanding utility assessments or fees, including any natural ges main extension surcharge? Any outstanding utility assessments or fees, including any natural ges main extension surcharge? Any outstanding municipal assessments or fees, including any natural ges main extension surcharge? Any pending illigation that could affect the property from Peature and the property from P	8.	Electrical system: Any known prob	lems? N G			
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, abbestos, radon gas, formaliety de, lead-based paint, fuel or chemical storage tanks and contaminated soil on property. If yes, please explain: 1 Flood insurance: Do you have flood insurance on the property? 12. Mineral Rights: Do you own the mineral rights? 13. Mineral Rights: Do you own the mineral rights? 14. 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? 15. 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? 16. 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? 27. Any common areas "floatilities like pools, farms courts, walkways or other areas co-owned with others, by a homeowners' association that has any authority over the property? and individual control of the property? 28. Settling, flooding, drianage, structural or grading problems? 29. Any underground storage tanks? 20. Any underground storage tanks? 20. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? 20. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? 20. Any outstanding maincipal assessments or fees? 21. Any pending litigation that could affect the property from the date of the form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: 23. Form of a many of thes		History of Infestation, if any: (term	ites, carpenter ants, etc.)			
If yes, please explain: If yes, please explain: unknown yes no X	10.	Environmental problems: Are you	aware of any substances, materials or n	roducts that may be an	n environmental haza	ard such as, but not limited
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Buyer has read and acknowledges receipt of this statement. Buyer Date: Time	Calla	-			•	
Buyer Date: Time	Sellel				Date:	
Buyer Date: Time	Buye	r has read and acknowledges receipt	of this statement.			
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						
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	buye			Date:	Tin	ne
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	Buye	r		Date:	Tin	ne
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of form for misrepresentation or for warranties made in connection with the form	Discl	aimer: This form is provided as a s	ervice of the Michigan Association of RE	ALTORS®. Please revi	ew both the form an	d details of the particular
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PAGE 2 OF 2

REO 545 rev. 11/16



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).

riodoling balli belefe 10	or or this statement	io required by the recoldent	iai Ecaa Bacca Hazara	1000001171010111002	(12 0.0.0. 10024).
RE: THE PROPERTY	KNOWN AS 1323 (Street			Rochester (City)	48306 (Zip Code)
THE RESIDENCE AT	THIS ADDRESS WA	, AS CONSTRUCTED AFTE	R JANUARY 1, 1978: (\$, •,	
		Disclosure and sign below	, otherwise, complete	the following portion	J.
LEAD WARNING STA	ATEMENT				
property may present poisoning in young of quotient, behavioral printerest in residential assessments or inspe-	exposure to lead fro children may produ roblems and impaire real property is requ ctions in the Seller's	ntial real property on which m lead-based paint that make permanent neurological memory. Lead poisoning uired to provide the Purch possession and notify the hazards is recommended	ay place young children al damage, including le g also poses particular r aser with any information Purchaser of any know	at risk of developing le earning disabilities, re risk to pregnant womer on on lead-based pain	ead poisoning. Lead educed intelligence n. The Seller of any t hazards from risk
SELLER'S DISCLOSU	URE				
(Seller must initial)		l-based paint and/or lead- ased paint and/or lead-base			
	Seller has no l	knowledge of lead-based p	aint and/or lead-based p	paint hazards in the hou	using.
2.	Records and rep	orts available to the Selle	er: (Check the appropri	iate box below.)	
(Seller must initial)	☐ Seller has pro	vided Purchaser with all avint hazards in the housing.	ailable records and rep	orts pertaining to lead-	-based paint and/or
	Seller has no housing.	reports or records pertain	ning to lead-based pain	t and/or lead-based pa	aint hazards in the
(Seller must initial) 3.	Seller acknowled	lges that agents have info	ormed Seller of Seller's	s obligation under 42	U.S.C. 4852d.
PURCHASER'S ACK	NOWLEDGEMENT				
(<u>Purchaser must initial</u>) 4.	Purchaser has re	eceived copies of all infor	mation listed above ar	nd the attached	
(Purchaser must initial) 5.	Purchaser has re	eceived the pamphlet <i>Pro</i>	tect Your Family Fro	om Lead in Your Ho	me.
(Purchaser must initial)	Received a 1	e Sales Contract, Purcha 0-day opportunity (or mu the presence of lead-based	itually agreed upon pe	eriod) to conduct a ri	
		oportunity to conduct a rislased paint hazards.	c assessment or inspec	tion for the presence of	of lead-based paint
REALTOR® ACKNOW	WLEDGEMENT	·			
(Agent must initial) 7.		med Seller of Seller's of ensure compliance.	obligation under 42 L	J.S.C. 4852d and is	aware of his/her
CERTIFICATION OF	ACCURACY				
		nformation and certify, to	the best of their knowle	dge, that the informati	on provided by the
signatory is true and a Dunis Mentle	ccurate.	11/16/2019 07:57	EST		
(SETTER) Dennis No	emeth	(DATE) 11/19/2019 08:45	(PURCHASER) EST		(DATE
(SEEFERABYOShiko I	Nemeth	(DATE) 11/15/2019 12:46	(PURCHASER)		(DATE
Caron toteles Rilia					
(AGENT) Caron Kot	eies Riha	(DATE)	(AGENT)		(DATE
515 Rev. 5/16		Page	1 of 2	© Real Es	state One, Inc., 2016

39 - REO - Rochester, 1002 N. Main St. Rochester MI 48307 Phone: (248) 379-6651

RE: THE PROPERTY KNOWN AS 1323 Ross Ln (Street)

Rochester (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 Dv	/ S
(Initials) Seller	<u> </u>	/

(Initials) Purchaser _____ / _____

515 Rev. 5/16

Page 2 of 2

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