

1275 Bald Mountain Rd Lake Orion, MI

MLS# 2200049676

BED BATH (FULL/HALF)
4 2/0

SQ. FT. ACREAGE
1197 0.39

COUNTY
Oakland

SCHOOL DISTRICT
Lake Orion

TAXES (WINTER/SUMMER)
(\$764/\$2,001)

YEAR BUILT
1957

GARAGE
Attached, Direct Access, Door Opener, Tandem

STYLE
Ranch

WATER
Municipal Water

BASEMENT
Finished, Walkout Access

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



Don't Make A Move Without visiting this STUNNING move-in RANCH home! Enjoy peace & serenity in this beautiful setting, private outdoor living, close proximity to downtown Lake Orion. Newly finished hardwood flooring, fresh paint, gorgeous extensive granite counters, raised snack bar, extended storage, coffee bar area with modern glass tile backsplash and so much more! Dining room allows a fabulous view of the yard, plenty of natural light, hardwood flooring. Sunroom has access to wood deck, Perennials, gorgeous landscaping, fountain, brick pavers. Living room has bay window, coved ceilings, hardwood floors. All 3 large bedrooms on main floor, modern ceiling fans. Beautifully finished walkout basement offers huge add'l living space, natural brick fireplace add'l bedroom, full bathroom, large laundry, door to patio. Adjacent to Bald Mountain Rec area. Great neighborhood feeling with an incredible location. Frontage of 121' includes adjacent lot of 20'. Parcels 0913103006 and 005 incl



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

 248-379-6651



 caron@caronkoteles.com



 www.caronkoteles.com

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Lake Orion, MI



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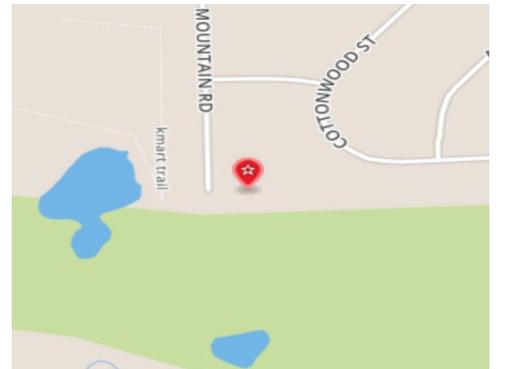
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Seller's Disclosure Statement

H

Property Address: 1275 BALD MOUNTAIN RD LAKE ORION 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"/>	<input checked="" type="checkbox"/>	<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):

Sprinkler system has not been used during our ownership. Unknown if functional.

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: 2009
- 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: _____

BUYER'S INITIALS _____
SELLER'S INITIALS DS
MT

Seller's Disclosure Statement

Property Address: 1275 BALD MOUNTAIN RD Street LAKE ORION City, Village or Township MICHIGAN

- 5. Septic tanks/drain fields: Condition, if known Inspected June 2020, good condition
- 6. Heating system: Type/approximate age: FORCED AIR 2010
- 7. Plumbing system: Type: copper galvanized other
- Any known problems? NO KNOWN ISSUES
- 8. Electrical system: Any known problems? NO KNOWN ISSUES
- 9. History of Infestation, if any: (termites, carpenter ants, etc.) NO KNOWN ISSUES
- 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	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 11. Flood Insurance: Do you have flood insurance on the property?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 12. Mineral Rights: Do you own the mineral rights?

unknown	<input checked="" type="checkbox"/>	yes	<input checked="" type="checkbox"/>	no	<input checked="" type="checkbox"/>
---------	-------------------------------------	-----	-------------------------------------	----	-------------------------------------

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	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 2. Any encroachments, easements, zoning violations or nonconforming uses?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 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	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 5. Settling, flooding, drainage, structural or grading problems?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 6. Major damage to the property from fire, wind, floods, or landslides?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 7. Any underground storage tanks?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 10. Any outstanding municipal assessments or fees?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------
- 11. Any pending litigation that could affect the property or the Seller's right to convey the property?

unknown	_____	yes	_____	no	<input checked="" type="checkbox"/>
---------	-------	-----	-------	----	-------------------------------------

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 2014 (date) to 2020 (date).
The Seller has owned the property since 2014 (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 *M. Kelly Murray* Date: 6/30/20
Seller _____ Date: _____

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.



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 1275 Bald Mountain Rd Lake Orion 48360
(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

1. **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.
2. **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.
3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**
 (Seller must initial) ^{DS} MT

PURCHASER'S ACKNOWLEDGEMENT

4. **Purchaser has received copies of all information listed above and the attached _____**
 (Purchaser must initial)
5. **Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.**
 (Purchaser must initial)
6. **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

7. **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) ^{DS} CR

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.

^{DS} David Tunney 6/23/2020 | 13:33 EDT
 (SELLER) David Tunney (DATE) (PURCHASER) (DATE)

^{DS} Michelle Tunney 6/23/2020 | 13:27 EDT
 (SELLER) Michelle Tunney (DATE) (PURCHASER) (DATE)

^{DS} Caron Koteles Riha 6/23/2020 | 12:03 EDT
 (AGENT) Caron Koteles Riha (DATE) (AGENT) (DATE)

RE: THE PROPERTY KNOWN AS **1275 Bald Mountain Rd**
(Street)

Lake Orion
(City)

48360
(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
DT / DS
MT

(Initials) Purchaser _____ / _____

Updates on the home by year.

- 2020 Replaced attic ladder and door
- 2019 Updated basement bathroom
- 2019 Clean lead and copper water testing report
- 2019 Second door wall and dog run added
- 2019 New ceiling fans in 4 rooms, LED lighting
- 2019 Drains cleaned and inspected from septic to kitchen main
- 2018 Trees trimmed and dead trees removed
- 2018 New Wallside windows w/ 35 year warranty / added bay window
- 2018 Freshly painted exterior
- 2018 Washer & Dryer
- 2018 Kitchen addition w/ undermount microwave
- 2018 New insulated garage doors (R18.3) and front door
- 2018 Septic tank cleaned and inspected
- 2018 Laundry room remodeled
- 2018 New basement bedroom carpet
- 2018 Kitchen update w/ new range hood
- 2017 Water heater installed
- 2017 Main floor Full bathroom remodeled
- 2016 New mailbox and post
- 2016 Property surveyed and corners staked
- 2014 Chimney cleaned, doors installed, not used since
- 2014 All new kitchen granite
- 2012 Double Koi pond with waterfall in the backyard
- 2012 Kitchen appliances
- 2012 New outdoor shed
- 2011 New composite deck and 4-season room including landscape lighting and wiring for a hot tub under the porch
- 2011 New attic insulation above standard
- 2011 Stamped Concrete from porch, back patio and corner slab
- 2011 Large arbor with gate constructed in the yard
- 2010 Furnace
- 2010 Air Conditioning
- 2010 Updated electric including a second panel
- 2010 Contributed funds to have the complete road repaved
- 2009 New siding and new roof
- 2008 New doors, trim and crown molding
- 2007 Recessed lighting throughout
- 2007 Updated plumbing
- 2006 In ground sprinklers and landscape lighting (in conduit) in the front yard (Needs to be fixed)

2006 Hooked up to city water (1 inch line)

Easement (outlet) property included, not part of mortgage process

Fenced yard

Private end of street, surrounded by Bald Mountain State Park on north and east property lines

Most LED lighting

California closet organization systems in each of the two master bedrooms

Hookup for hot tub

Garage parking (2 spots) plus additional parking (3 spots)

Crown molding throughout

Three season room

Nest thermostat

Custom blinds

No HOA!

Hardwood floors throughout

Builder's home - built by the man who built most of the homes on this street

4 bedroom, 2 bath home with finished, walkout basement and finished two-car attached garage, three season room

Located at the end of a private, dead-end street, surrounded by beautiful Bald Mountain State Park on two sides

Fireplace, crown molding and hardwood floors throughout, well-maintained and many updates and upgrades

Fenced yard, composite deck and stamped concrete leading down to a second stamped concrete patio and firepit area

Pond with water lillies in the front, double pond waterfall in the backyard

No HOA in this small, friendly sub

Brand new Wallside windows with custom blinds, new garage and front exterior door, custom painted, entire home esteri

Nest thermostat, LED lighting throughout, new ceiling fans in several rooms, new water heater, new washer and dryer

Spacious kitchen with granite countertops, stainless steel appliances, extension in 2018, tons of cabinet space plus bonus

Hookup for a hot tub on a third stamped concrete patio!

Updated kitchen, updated bathrooms, new basement flooring

Mature trees professionally groomed

