523 Whitney Dr
Rochester Hills, MI

MLS# 2200059555

BED
3

BATH (FULL/HALF)
2/1

SQ. FT.
1495

ACREAGE
0.28

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
($1,144/$1,567)

YEAR BUILT
1986

GARAGE
Attached

STYLE
Colonial

WATER
Municipal Water

BASEMENT
Finished

HEATING / COOLING
Forced Air, Natural Gas

Central Air

DON'T MAKE A MOVE WITHOUT checking out this great home in a great neighborhood! Heatherwood Village Colonial with beautiful hillside view. Freshly painted throughout this home features updated kitchen, recessed lighting, wine rack, wood laminate floors, family room with gas fireplace, new carpet. Door wall leading fresh and well maintained deck. Remodeled baths - 1/2 bath with granite countertop. Formal dining with bay window & living room currently being used as home Flex room. Crown moldings throughout first floor. Master bath has regular and a large walk in closet, full master bath. Finished basement with glass block windows, comfy carpet, very comfortable for additional living space/office/bedroom. 2 car garage & large deck in great yard, storage shed, well landscaped. Great condition, well maintained. New smart sprinkler system. Central Vacuum. Smart thermostat. Pride of ownership, great location, central proximity to downtown rochester, parks, paths, shopping, freeways.

Real Estate One®

Leading REAL ESTATE COMPANIES OF THE WORLD

Caron Koteles Riha

☎ **248-379-6651**

(248) 652-6500

caron@caronkoteles.com

www.caronkoteles.com

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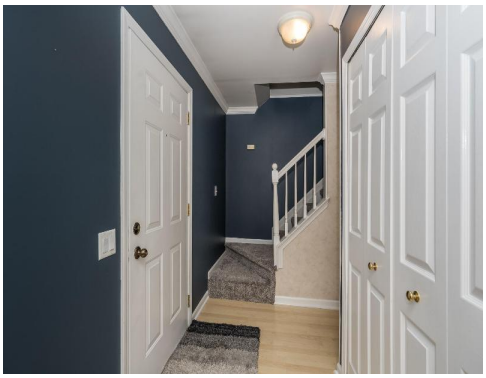

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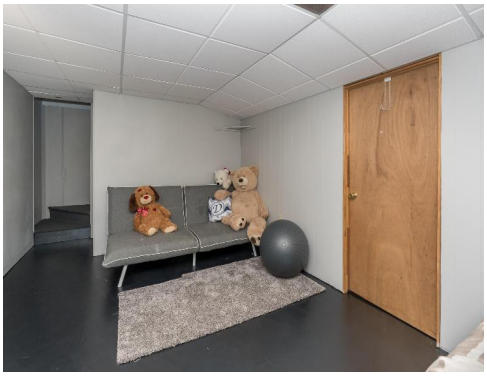

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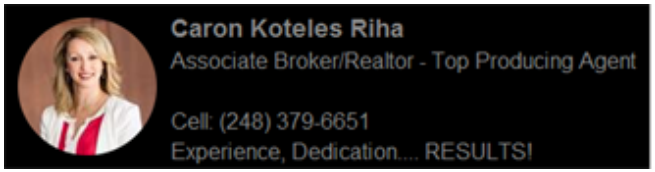

523 Whitney Drive, Rochester Hills 48307-2862

MLS#: **2200059555** | Area: **02151 - Rochester Hills** | Trans Type: **Sale** | LP: **$299,900**
County: **Oakland** | School D: **Rochester** | OLP: **$299,900**
Status: **Active**

Location Information

Prop Type:	**Residential**
City:	**Rochester Hills**
Mailing City:	**Rochester Hills**
Side of Street:	
Location:	**N of Avon / E of Rochester**
Directions:	**Rochester Road to Arlington to Whitney and down about 1/2 mile**

Parking

Garage:	**Yes**
Grg Sz:	**2 Car**
Grg Dim:	
Grg Feat:	**Attached**

Lot Information

Acreage:	**0.28**
Lot Dim:	**91 x 137**
Rd Front Ft:	**91**

Square Footage

Est Fin Abv Gr:	**1,495**
Est Fin Lower:	**800**
Est Tot Lower:	**1,200**
Est Tot Finished:	**2,295**

Layout

Rooms:	**9**
Beds:	**3**
Baths:	**2.1**

Arch Style: **Colonial**
Arch Level: **2 Story**

Waterfront Information

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

General Information

Year Built:	**1986**
Year Remod:	
Possession:	**Negotiable**

Recent CH: **07/31/2020 : New : CS->ACTV**
Upcoming OH: Public: Sun Aug 2, 3:00PM-5:00PM

Features

Pets Allowed:	**Yes**
Foundation:	**Basement**
Foundation Feat:	**Sump Pump**
Basement:	**Finished**
Exterior Feat:	**Chimney Cap(s), Outside Lighting**
Exterior:	**Vinyl**
Site Desc:	**Sprinkler(s)**
Porch Type:	
Fireplc Fuel:	**Gas, Natural**
Out Buildings:	**Shed**
Appliances:	**Dishwasher, Disposal, Dryer, Microwave, Free-Standing Gas Range, Free-Standing Refrigerator, Washer, Other**
Interior Feat:	**Central Vacuum, Humidifier, Jetted Tub, Programmable Thermostat, Security Alarm (owned)**
Heat & Fuel:	**Natural Gas, Forced Air**
Wtr Htr Fuel:	**Natural Gas**
Water Source:	**Municipal Water**

Entry Location:	**Ground Level**
Fndtn Mtrls:	**Poured**
Construct Feat:	
Roof Mtrls:	**Asphalt**
Fireplace Loc:	**Family Room**
Cooling:	**Central Air**
Road Frontage:	**Paved**
Sewer:	**Sewer-Sanitary**

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring

Bath - Full	**Second**	**8 x 5**	**Ceramic**	**Bath - Lav**	**First/Entry**	**4 x 4**	**Laminate**
Bath - Master	**Second**	**4 x 10**	**Ceramic**	**Bedroom**	**Second**	**10 x 9**	**Carpet**
Bedroom	**Second**	**13 x 9**	**Carpet**	**Bedroom - Mstr**	**Second**	**19 x 12**	**Carpet**
Dining Room	**First/Entry**	**11 x 10**	**Carpet**	**Family Room**	**First/Entry**	**15 x 12**	**Carpet**
Kitchen	**First/Entry**	**16 x 8**	**Laminate**	**Laundry Area/Room**	**Basement**	**27 x 9**	**Concrete**
Living Room	**First/Entry**	**18 x 13**	**Carpet**	**Recreation Room**	**Basement**	**22 x 11**	**Concrete**

Legal/Tax/Financial

Property ID:	**1514328004**	Short Sale:	**No**	Home Warranty:	**Yes**	Ownership:	**Private - Owned**
Tax Summer:	**$1,567**	Tax Winter:	**$1,144**	Homestead:	**Yes**	Oth/Sp Asmnt:	
SEV:	**124,820.00**	Taxable Value:	**114,970.00**	Existing Lease:	**No**		

Legal Desc: **T3N, R11E, SEC 14 HEATHERWOOD VILLAGE NO 2 LOT 231 6-19-84 FR 302-003**
Subdivision: **HEATHERWOOD ESTATES NO 2**
Terms Offered: **Cash, Conventional, FHA, VA**

Homeowner Association Information

Assoc Fee Amt:	**150**	Working Capital:	
Fee Frequency:	**Annually**	Association Contact\Website:	**www.heatherwoodvillage.us/home**
Fee Includes:	**Maintenance Grounds**	Association Phone\Email:	**248-509-4487**

Office Information

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

Remarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT checking out this great home in a great neighborhood! Heatherwood Village Colonial with beautiful hillside view. Freshly painted throughout this home features updated kitchen, recessed lighting, wine rack, wood laminate floors, family room with gas fireplace, new carpet. Door wall leading fresh and well maintained deck. Remodeled baths - 1/2 bath with granite countertop. Formal dining with bay window & living room currently being used as home Flex room. Crown moldings throughout first floor. Master bath has regular and a large walk in closet, full master bath. Finished basement with glass block windows, comfy carpet, additional living space/office/bedroom. 2 car garage with epoxy concrete & large deck in great yard, storage shed, well landscaped. Great condition, well maintained. New smart sprinkler system. Central Vacuum. Smart thermostat. Pride of ownership, great location, central proximity to downtown Rochester, parks, paths, shopping, freeways.**

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 8 results.

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Real Estate One®

Seller's Disclosure Statement

H

Property Address: 523 WHITNEY DR (Street) ROCHESTER HILLS (City, Village or Township) MICHIGAN

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
Range/oven	✓			
Dishwasher	✓			
Refrigerator	✓			
Hood/fan	✓			
Disposal	✓			
TV antenna, TV rotor & controls				✓
Electric System	✓			
Garage door opener & remote control	✓			
Alarm system		✓		
Intercom				✓
Central vacuum				✓
Attic fan				✓
Pool heater, wall liner & equipment				✓
Microwave	✓			
Trash compactor				✓
Ceiling fan	✓			
Sauna/hot tub				✓
Washer	✓			

	Yes	No	Unknown	Not Available
Lawn sprinkler system	✓			
Water heater	✓			
Plumbing system	✓			
Water softener/ conditioner				✓
Well & pump				✓
Septic tank & drain field				✓
Sump pump	✓			
City water system	✓			
City sewer system	✓			
Central air conditioning	✓			
Central heating system	✓			
Wall furnace				✓
Humidifier				✓
Electronic air filter				✓
Solar heating system				✓
Fireplace & chimney	✓			
Wood burning system				✓
Dryer	✓			

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:

1. **Basement/Crawlspace:** Has there been evidence of water? yes ____ no ✓
   If yes, please explain: ____
2. **Insulation:** Describe, if known: ____
   Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ✓ yes ____ no ____
3. **Roof:** Leaks? yes ____ no ✓
   Approximate age, if known: 16 YEARS
4. **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: ____

BUYER'S INITIALS ____ DS

SELLER'S INITIALS DG DC

Real Estate One, Inc - Rochester,543 N Main Rochester,MI 48307
Phone: 2483796651 Fax: 2489280988 Caron Koteles Riha

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Seller's Disclosure Statement

Property Address: 523 WHITNEY DR (Street), ROCHESTER HILLS (City, Village or Township) MICHIGAN

5. **Septic tanks/drain fields:** Condition, if known: N/A
6. **Heating system:** Type/approximate age: ORIGINAL
7. **Plumbing system:** Type: copper ✓ galvanized _____ other _____
   Any known problems? NONE
8. **Electrical system:** Any known problems? NONE
9. **History of Infestation,** if any: (termites, carpenter ants, etc.) NONE
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.
    If yes, please explain: _____ unknown ✓ yes _____ no _____
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: PONDS AND GRASSY AREAS

The Seller has lived in the residence on the property from 2014 (date) to PRESENT (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 DANIEL E. GUEDEL V. Date: 07/29/2020

Seller DAYANA N. CHRINOS M. Date: 07/29/2020

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time _____

Buyer _____ Date: _____ Time _____

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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 **803 Plate St** (Street) **Rochester** (City) **48307** (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

DS *(Seller must initial)*

1. **Presence of lead-based paint and/or lead-based paint hazards.** ***(Check the appropriate box below.)***
   ☐ 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.

DS *(Seller must initial)*

2. **Records and reports available to the Seller:** ***(Check the appropriate box below.)***
   ☐ 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.

DS *(Seller must initial)*

3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**

PURCHASER'S ACKNOWLEDGEMENT

(Purchaser must initial)

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):***
   ☐ 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

CKR *(Agent must initial)*

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.**

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: Dominique Strom 7/19/2020 | 14:40 EDT
(SELLER) **Dominique Strom** (DATE) (PURCHASER) (DATE)

(SELLER) (DATE) (PURCHASER) (DATE)

DocuSigned by: Caron Koteles Riha 7/14/2020 | 10:34 EDT
(AGENT) **Caron Koteles Riha** (DATE) (AGENT) (DATE)

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Phone: (248) 379-6651 Fax: (248) 218-6559 Caron Koteles Riha 803 Plate St
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RE: THE PROPERTY KNOWN AS **803 Plate St** (Street) **Rochester** (City) **48307** (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 _____ / _____ (Initials) Purchaser _____ / _____

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91 ft
35 ft
124 ft
12241 sqft
113 ft
91 ft
Whitney Dr