

3786 Hazelton Ave Rochester Hills, MI

MLS# 2200067945

BED **BATH (FULL/HALF)**
3 1/1

SQ. FT. **ACREAGE**
1486 0.41

COUNTY
Oakland

SCHOOL DISTRICT
Avondale

TAXES (WINTER/SUMMER)
(\$1,616/\$1,999)

YEAR BUILT
1985

GARAGE
Attached, Direct Access, Door
Opener, Electricity, Heated,
Workshop

STYLE
Colonial

WATER
Municipal Water

BASEMENT
Unfinished

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




DON'T MAKE A MOVE WITHOUT seeing this home located in Rochester Hills. Gorgeous hardwood flooring throughout the main floor. The updated kitchen offers tons of cabinet space - under cabinet lights with a dimmer, granite counters, new faucet, pull out maple cabinets, stainless steel appliances and recessed lighting. Kitchen nook has a doorwall that leads out to the recently stained deck. Convenient large first floor Laundry/Mudroom. Spacious bedrooms with large closets, and ceiling fans. Large back yard with additional separate detached garage with utility door. Programmable thermostat, 2nd garage has pull down Attic Access. 2020 GFA/Humidifier and Air cleaner. Close to freeways and shopping. Award winning 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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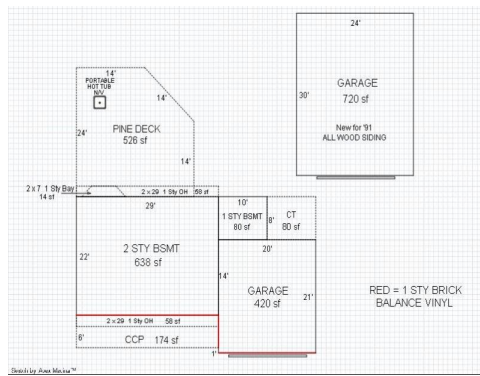


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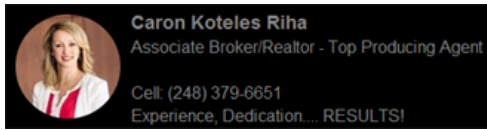
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3786 Hazelton Avenue, Rochester Hills 48307-5116

MLS#: **2200067945**
 County: **Oakland**
 Status: **Active**

Area: **02151 - Rochester Hills**
 School D: **Avondale**

Trans Type: **Sale**

LP: **\$288,000**
 OLP: **\$288,000**



Location Information

Prop Type: **Residential**
 City: **Rochester Hills**
 Mailing City: **Rochester Hills**
 Side of Street:

Parking

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

Lot Information

Acreage: **0.41**
 Lot Dim: **80.00X224.00**
 Rd Front Ft: **80**

Location: **N of South Blvd / W of Rochester Road**
 Directions: **North off South Blvd on Hazelton**

Square Footage

Est Fin Abv Gr: **1,486**
 Est Fin Lower:
 Est Tot Lower: **718**
 Est Tot Finished: **1,486**

Layout

Rooms: **7**
 Beds: **3**
 Baths: **1.1**

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

Waterfront Information

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

General Information

Year Built: **1985**
 Year Remod:
 Possession: **Negotiable**

Recent CH: **08/21/2020 : New : -->ACTV**

Upcoming OH: **Public: Sun Aug 23, 3:00PM-5:00PM**

Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Foundation Feat: **Sump Pump**
 Basement: **Unfinished**
 Porch Type: **Deck**
 Out Buildings: **Second Garage**
 Appliances: **Disposal, Dryer, Microwave, Free-Standing Gas Range, Free-Standing Refrigerator, Stainless Steel Appliance(s)**
 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**

Roof Mtrls: **Asphalt**

Cooling: **Ceiling Fan(s), Central Air**
 Road Frontage: **Paved**
 Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Dual Entry	Second	16 x 11	Ceramic	Bath - Lav	First/Entry	4 x 5	Ceramic
Bedroom	First/Entry	12 x 11	Carpet	Bedroom	Second	11 x 10	Carpet
Bedroom - Mstr	Second	18 x 10	Carpet	Kitchen	First/Entry	29 x 21	Wood
Laundry Area/Room	First/Entry	9 x 7	Ceramic	Living Room	First/Entry	16 x 12	Wood
Other	Basement	21 x 24	Other				

Legal/Tax/Financial

Property ID: **1534402019** Short Sale: **No** Home Warranty: **No** Ownership: **Private - Owned**
 Tax Summer: **\$1,999** Tax Winter: **\$1,616** Homestead: **Yes** Oth/Sp Asmnt: **1.38**
 SEV: **108,490.00** Taxable Value: **105,930.00** Existing Lease: **No**
 Legal Desc: **T3N, R11E, SEC 34 MARTIN FARMS SUB N 80 FT OF LOT 9**
 Subdivision: **MARTIN FARMS SUB**
 Terms Offered: **Cash, Conventional, FHA, VA**

Office Information

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

Remarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT seeing this home located in Rochester Hills. Gorgeous hardwood flooring throughout the main floor. The updated kitchen offers tons of cabinet space - under cabinet lights with a dimmer, granite counters, new faucet, pull out maple cabinets, stainless steel appliances and recessed lighting. Kitchen nook has a doorwall that leads out to the recently stained deck. Convenient large first floor Laundry/Mudroom. Spacious bedrooms with large closets, and ceiling fans. Large back yard with additional separate detached garage with utility door. Programmable thermostat, 2nd garage has pull down Attic Access. 2020 GFA/Humidifer and Air cleaner. Close to freeways and shopping. Award winning Rochester Schools.**



Seller's Disclosure Statement

H

Property Address: 3786 Hazelton Ave Rochester Hills MICHIGAN
Street 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	X				Lawn sprinkler system				X
Dishwasher	X				Water heater	X			
Refrigerator	X				Plumbing system	X			
Hood/fan	X				Water softener/ conditioner				X
Disposal	X				Well & pump				X
TV antenna, TV rotor & controls			X		Septic tank & drain field				X
Electric System	X				Sump pump	X			
Garage door opener & remote control	X				City water system	X			
Alarm system				X	City sewer system	X			
Intercom				X	Central air conditioning	X			
Central vacuum				X	Central heating system				
Attic fan				X	Wall furnace				
Pool heater, wall liner & equipment				X	Humidifier	X			
Microwave	X				Electronic air filter	X			
Trash compactor				X	Solar heating system				X
Ceiling fan	X				Fireplace & chimney				X
Sauna/hot tub				X	Wood burning system				X
Washer	X				Dryer	X			

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 X
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown X yes _____ no _____
- Roof:** Leaks? _____
Approximate age, if known: ~2005 yes _____ no X
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes _____ no X
If yes, date of last report/results: _____

BUYER'S INITIALS _____
SELLER'S INITIALS RP

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Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
6. **Heating system:** Type/approximate age: Carrier Furnace April 2020
7. **Plumbing system:** Type: copper galvanized other
 Any known problems? _____
8. **Electrical system:** Any known problems? NO
9. **History of Infestation,** if any: (termites, carpenter ants, etc.) N/A
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 October 2017 (date) to August 2020 (date).
 The Seller has owned the property since September 2017 (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.

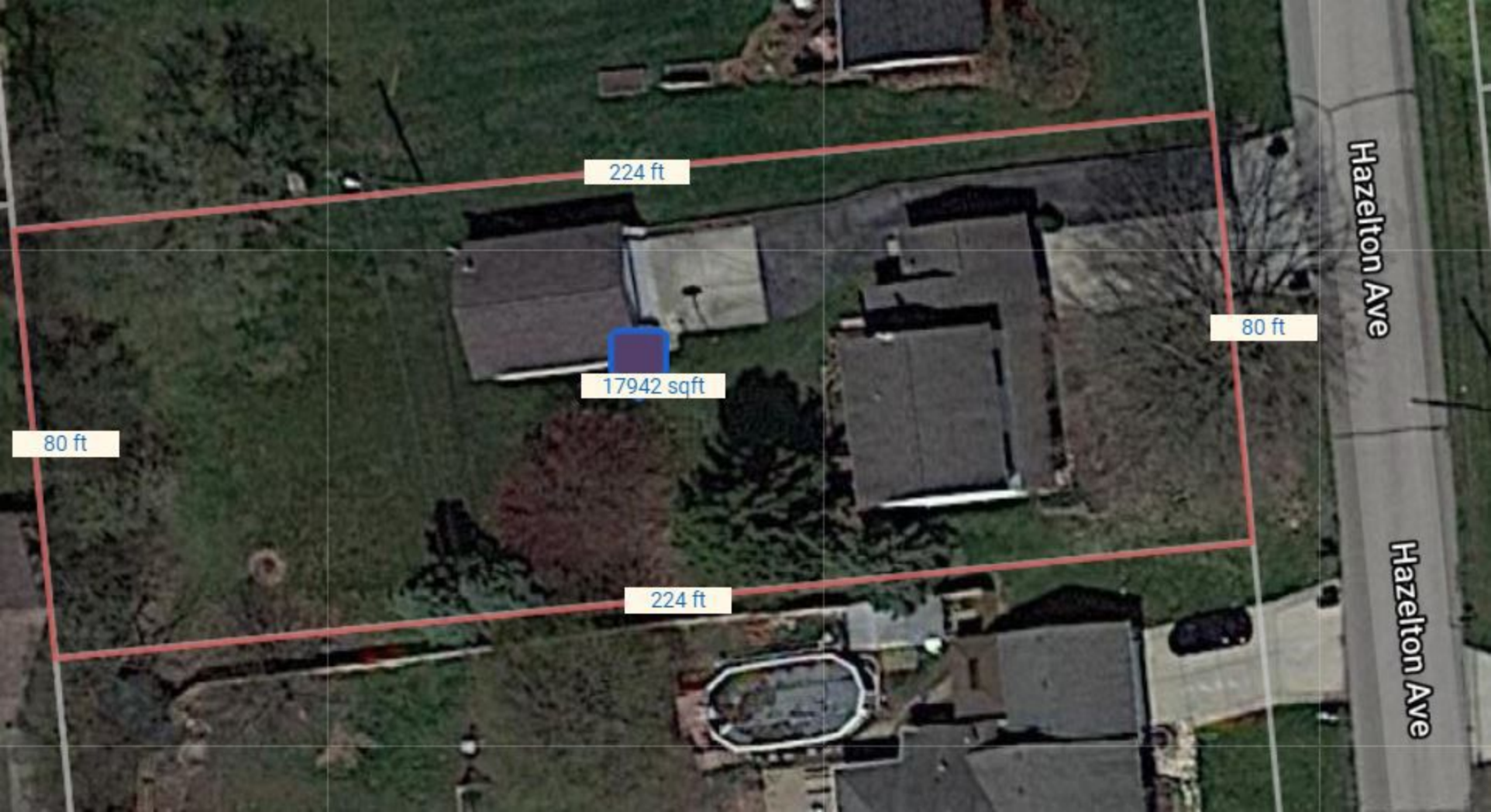
BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

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 R. Pollyx Date: 8-20-2020
 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.



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224 ft

80 ft

17942 sqft

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