1965 Clearwood Crt 664
Shelby Township, MI

MLS# 2200090572

BED
3

BATH (FULL/HALF)
2/2

SQ. FT.
2947

ACREAGE
0.0

COUNTY
Macomb

SCHOOL DISTRICT
Utica

TAXES (WINTER/SUMMER)
($2,517/$3,728)

YEAR BUILT
1998

GARAGE
Attached, Direct Access, Door Opener, Electricity

STYLE
Other

WATER
Municipal Water

BASEMENT
Daylight, Finished

HEATING / COOLING
Forced Air, Natural Gas, Zoned

Ceiling Fan(s), Central Air

DON'T MAKE A MOVE WITHOUT seeing this beautiful Executive Condo in Briarwood Sub featuring 1st Floor master suite with dual walk-in closets, spacious master bath with quartz counters, private access to deck. Great room with volume ceilings, surround system throughout, beautiful hardwood flooring, open floor plan, 2 additional bedrooms with jack-and-jill bath feature quartz countertops on the upper level. The ultra-modern kitchen has stainless steel appliances, a double-oven, tons of cabinets, quartz counters, island. Walkout from the kitchen to your private brick-paved courtyard. Second deck access from formal dining room through French doors. The finished daylight basement offers plenty of space to entertain, featuring a half bath, extra high ceilings, and an added fitness room. Many updates and upgrades, move-in. Study with built ins. Sprinklers, 2 car attached garage, great views, well maintained move in condition. All appliances included.

Real Estate One®

Leading REAL ESTATE COMPANIES OF THE WORLD

Caron Koteles Riha

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caron@caronkoteles.com

www.caronkoteles.com

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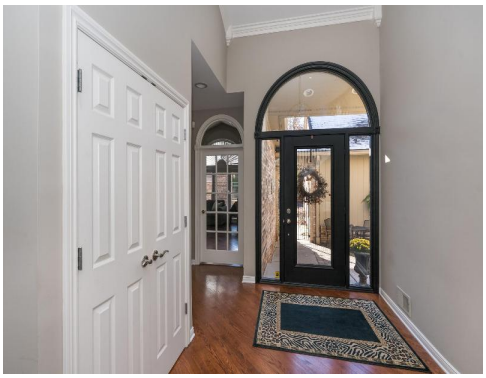

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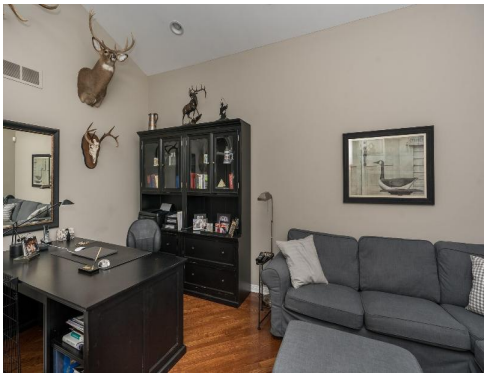

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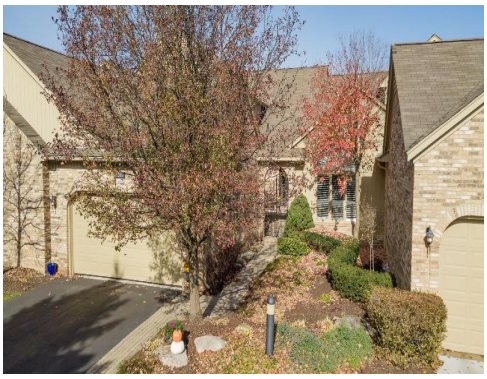

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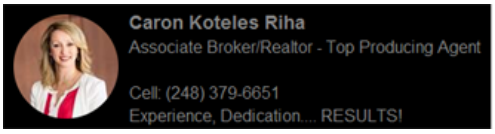


1965 Clearwood Court Bldg#66 Unit#664, Shelby Twp 48316

MLS#: **2200090572** | Area: **03071 - Shelby Twp** | Short Sale: **No** | LP: **$480,000**
P Type: **Condominium** | DOM: **N/1/1** | Trans Type: **Sale** | OLP: **$480,000**
Status: **Active** | **ERTS/FS**

Location Information
County: **Macomb**
Township: **Shelby Twp**
Mailing City: **Shelby Twp**
Side of Str:
School Dist: **Utica**
Location: **N of 25 Mile Road / E of Dequindre**
Directions: **North of 25 Mile Road, East of Dequindre.**

Parking
Garage: **Yes**
Grg Sz: **2 Car**
Grg Dim: **26x21**
Grg Feat: **Attached, Direct Access, Door Opener, Electricity**

Lot Information
Acreage: **0**
Lot Dim:
Rd Front Ft:

Square Footage
Sqft Source: **Public Records**
Est Fin Abv Gr: **2,947**
Est Fin Lower: **1,122**
Est Tot Lower: **1,798**
Est Tot Fin: **4,069**
Price/SqFt: **$162.88**

Layout
Beds: **3**
Baths: **2.2**
Rooms: **12**
Arch Sty: **Other**
Arch Lvl: **1 1/2 Story**
Site Desc: **Sprinkler(s), Wooded**

Contact Information
Name: **CARON KOTELES RIHA**
Phone: **248-652-6500**

Waterfront Information
Wtrfrnt Name:
Water Facilities:
Water Features:
Water Frt Feet:

General Information
Year Built: **1998**
Year Remod: **2018**

Recent CH: **11/04/2020 : New : ->ACTV**

Listing Information

Listing Date: **11/03/2020**
List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
Activation Date:
Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
Land DWP:
Land Int Rate: **%**
Land Payment:
Land Cntrt Term:
Protect Period: **180**
Restrictions:
Exclusions: **No**
Possession:
Negotiable
Terms Offered: **Cash, Conventional, FHA, VA**
MLS Source: **REALCOMP**
Originating MLS#: **2200090572**

Features

Pets Allowed: **Yes**
Foundation: **Basement**
Basement: **Daylight, Finished**
Exterior Feat: **Grounds Maintenance, Outside Lighting, Private Entry**
Exterior: **Brick, Wood**
Fireplc Fuel: **Gas, Natural**
Porch Type: **Deck, Patio, Porch**
Roof Material: **Asphalt**
Appliances: **Gas Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Free-Standing Refrigerator, Stainless Steel Appliance(s), Washer, Wine Refrigerator**
Interior Feat: **Cable Available, High Spd Internet Avail, Humidifier, Jetted Tub, Programmable Thermostat, Security Alarm (owned), Sound System, Wet Bar**
Heat & Fuel: **Natural Gas, Forced Air, Zoned**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Municipal Water**

Entry Location: **Ground Level w/Steps**
Fndtn Material: **Poured**
Cnstrct Feat:
Fireplace Loc: **Great Room**
Cooling: **Ceiling Fan(s), Central Air**
Road: **Paved, Pub. Sidewalk**
Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Dual Entry	**Second**	**16 x 8**	**Ceramic**	**Bath - Full**	**First/Entry**	**10 x 14**	**Ceramic**
Bath - Lav	**Basement**	**6 x 5**	**Ceramic**	**Bath - Lav**	**First/Entry**	**7 x 6**	**Wood**
Bedroom	**Second**	**13 x 13**	**Carpet**	**Bedroom**	**Second**	**12 x 11**	**Carpet**
Bedroom - Mstr	**First/Entry**	**18 x 13**	**Wood**	**Breakfast Nook/Room**	**First/Entry**	**11 x 6**	**Wood**
Dining Room	**First/Entry**	**14 x 12**	**Wood**	**Kitchen**	**First/Entry**	**28 x 13**	**Wood**
Laundry Area/Room	**First/Entry**	**11 x 6**	**Ceramic**	**Library/Study**	**First/Entry**	**15 x 10**	**Wood**
Living Room	**First/Entry**	**20 x 16**	**Wood**	**Recreation Room**	**Basement**	**21 x 11**	**Carpet**
Recreation Room	**Basement**	**52 x 13**	**Concrete**	**Recreation Room**	**Basement**	**13 x 22**	**Carpet**

Legal/Tax/Financial

Property ID: **0706351664**
Ownership: **Private - Owned**
Home Warranty: **No**
Tax Summer: **$3,728**
Tax Winter: **$2,517**
Homestead: **Yes**
Oth/Sp Asmnt:
SEV: **$207,100**
Taxable Value: **$203,392**
Existing Lease: **No**
Legal Desc: **L 664 V BRIARWOOD CONDOMINIUMS MACOMB COUNTY CONDO PLAN #326 UNIT 664 BUILDING 66**
Subdivision: **Briarwood**

Homeowner Association Information

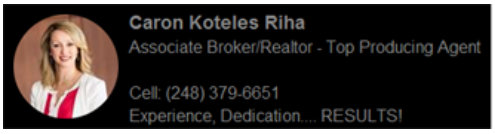
Assoc Fee Amt: **358**
Working Capital:
Association Contact\Website: **The Management Briarwood Condo/Ed Oland**
Fee Frequency: **Monthly**
Association Phone\Email: **248-720-2432**
Fee Includes: **Maintenance Grounds, Snow Removal, Trash, Water**

Agent/Office Information

Sub Ag Comp: **Yes: 3%**
Buy Ag Comp: **Yes: 3%**
Trn Crd Comp: **Yes: 3%**
Compensation Arrangements:
List Office: **Real Estate One-Rochester**
List Office Ph: **(248) 652-6500**
List Agent: **CARON KOTELES RIHA**
List Agent Ph: **(248) 379-6651**
Access: **Appointment/LockBox**
LB Description:
LB Location: **Front Door**

Remarks

Public Remarks: **DON'T MAKE A MOVE WITHOUT seeing this beautiful Executive Condo in Briarwood Sub featuring 1st Floor master suite with dual walk-in closets, spacious master bath with quartz counters, private access to deck. Great room with volume ceilings, surround system throughout, beautiful hardwood flooring, open floor plan, 2 additional bedrooms with jack-and-jill bath feature quartz countertops on the**



upper level. The ultra-modern kitchen has stainless steel appliances, a double-oven, tons of cabinets, quartz counters, island. Walkout from the kitchen to your private brick-paved courtyard. Second deck access from formal dining room through French doors. The finished daylight basement offers plenty of space to entertain, featuring a half bath, extra high ceilings, and an added fitness room. Many updates and upgrades, move-in. Study with built ins. Sprinklers, 2 car attached garage, great views, well maintained move in condition. All appliances included.

REALTOR® Remarks: **Turn off the lights and lock the doors. Schedule appointments online or call 800-746-9464. No virtual showings. Audio/Video may be in use. Offers to Caron@caronkoteles.com 248-379-6651**

Seller's Disclosure Statement

H

Property Address: 1965 Clearwood Ct (Street) Shelby Township (City) 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 (GAS)	✓			
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: ____
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 ____

SELLER'S INITIALS MCC/AO

39 - REO - Rochester, 1002 N. Main St. Rochester MI 48307
Phone: (248) 379-6651 Fax: (248) 218-6559 Caron Kotoles Riha

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Seller's Disclosure Statement

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5. **Septic tanks/drain fields:** Condition, if known: N/A.
6. **Heating system:** Type/approximate age: GFA AGE UNKNOWN
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.
    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 2017 (date) to PRESENT (date).
The Seller has owned the property since 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 _____ Date: 10/29/2020

Seller _____ Date: 10/29/2020

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.

REO 545 rev. 11/16

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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 1965 Clearwood Ct (Street) Shelby Township (City) 48316 (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

_____ (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.

_____ (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.

_____ (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

_____ (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.

(SELLER) August Olivier 10/29/20 (DATE) | (PURCHASER) (DATE)

(SELLER) Margaret Olivier 10/29/2020 (DATE) | (PURCHASER) (DATE)

(AGENT) Caron Koteles Riha (DATE) | (AGENT) (DATE)

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RE: THE PROPERTY KNOWN AS 1965 Clearwood Ct (Street) Shelby Township (City) 48316 (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 MCD / AD (Initials) Purchaser _____ / _____

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