



1629 GLENBROOKE COURT

Rochester Hills, MI 48307



CARON KOTELES RIHA

Associate Broker/Realtor

(248) 379-6651

CaronKoteles.com

Caron@CaronKoteles.com

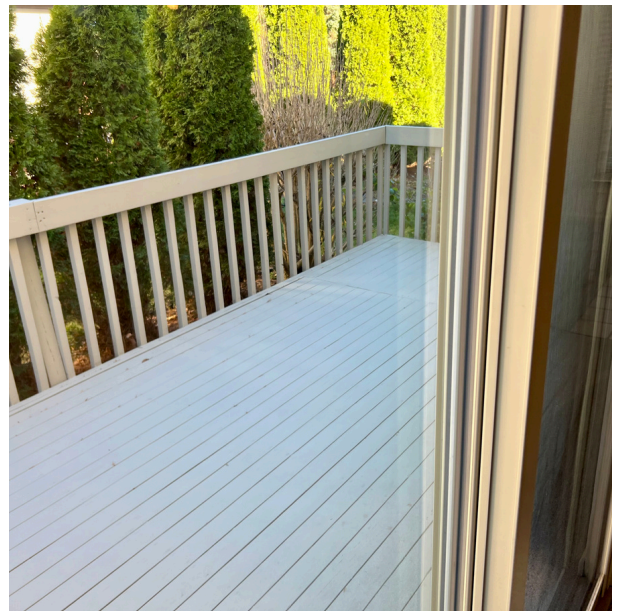


FEATURES: 3 Bedrooms | 2 Bathrooms | 1,191 SqFt

REMARKS:

Don't Make A Move without seeing this highly sought-after executive ranch, offering the perfect layout for those seeking the convenience of one-floor living. Available for immediate occupancy, this home is situated in a prime location within the award-winning Rochester School District. The interior features a bright, open-concept design with soaring cathedral ceilings and a spacious great room centered around a natural fireplace. The layout flows seamlessly to a private side deck with privacy-minded landscaping and a large backyard that provides plenty of space for outdoor enjoyment. The main level includes a primary suite with a private bath, plus two additional bedrooms and a second full bath, ensuring all essential living spaces are easily accessible. The kitchen comes complete with a pantry, breakfast nook, and updated appliances. For those needing extra room, the full basement is carpeted and serves as an excellent secondary living area, home office, or gym, and includes a washer and dryer. This home is exceptionally efficient with low, affordable utility bills due to recent updates to the roof, windows, furnace, central air, and water heater. The attached two-car garage adds further convenience, all while being minutes away from historic downtown Rochester, shopping, and major freeways. Rent includes lawn mowing only, and the landlord covers the association fees. No smoking; pets are negotiable. A three-hundred-dollar cleaning fee is due at signing. 2 year minimum lease.





1629 Glenbrooke Court, Rochester Hills 48307-3006

MLS#: **20261031068**
 P Type: **Residential**
 Status: **Coming Soon**

Area: **02151 - Rochester Hills**
 DOM: **N/1/1**

Short Sale: **No**
 Trans Type: **Lease ERTL/FS**

LP: **\$2,400**
 OLP: **\$2,400**



Location Information

County: **Oakland**
 City: **Rochester Hills**
 Mailing City: **Rochester Hills**
 Side of Str: **E**
 School Dist: **Rochester**
 Location: **Avon/Rochester**
 Directions: **Rochester To Meadowfield, North on Fielding, West on Glenbrooke Court.**

Garage: **Yes**

Tot Grg Sp: **2.0**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **Direct Access, Electricity, Door Opener, Attached**

Lot Information

Acreage: **0.1**
 Lot Dim: **50 x 85**
 Rd Front Ft: **50**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,191**
 Est Fin Lower: **1,100**
 Est Tot Lower: **1,185**
 Est Tot Fin: **2,291**
 Price/SqFt: **\$2.02**

Layout

Beds: **3**
 Baths: **2.0**
 Rooms: **5**
 Arch Sty: **Ranch**
 Arch Lvl: **1 Story**
 Site Desc:

Contact Information

Name: **CARON KOTELES RIHA**
 Phone: **(248) 379-6651**

Waterfront Information

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

General Information

Year Built: **1986**
 Year Remod:

Recent CH: **05/05/2026 : Coming Soon : ->CS**

Listing Information

Listing Date: **05/04/2026**
 Activation Date: **05/11/2026**
 Land DWP:
 Protect Period: **180**
 Terms Offered: **Lease**
 Listing Exemptions:

Listing Type/Level Of Service: **Exclusive Right To Lease/Full Service**
 Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
 Land Int Rate: **%**
 Restrictions:

Land Payment:
 Exclusions:
 MLS Source: **REALCOMP**

Land Cntrt Term:
 Possession: **At Close**
 Originating MLS#: **20261031068**

Lease Information

Application Fee: **\$50.00**
 Terms Offrd: **Lease**
 Lease Length: **13-24 Months, 25-36 Months**
 Rent Includes: **Association Fee**
 Includes:
 Tenant Amen:
 Spec Policies: **\$300 cleaning fee, must sign bylaws**
 RentSpree: **Yes [RentSpree Online Rental App](#)**

Security Deposit: **3,600.00**
 Lease Type: **Single Family House**
 Parking:

Additional Fees: **\$300.00**
 Smoking Allowed: **No**

Features

Pets Allowed: **Call**
 Foundation: **Basement**
 Basement: **Partially Finished**
 Exterior: **Aluminum, Brick**
 Fireplc Fuel: **Natural**
 Porch Type: **Deck, Porch**
 Roof Material: **Asphalt**
 Appliances: **Built-In Electric Oven, Dishwasher, Disposal, Dryer, Free-Standing Refrigerator, Microwave, Washer**
 Interior Feat: **Cable Available, Furnished - No**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Public (Municipal)**

Entry Location: **Ground Level w/Steps**
 Fndtn Material: **Poured**

Cnstrct Feat:
 Fireplace Loc: **Great Room**

Cooling: **Central Air**
 Road: **Paved, Cul-De-Sac**
 Sewer: **Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry		Ceramic	Bath - Primary	First/Entry		Ceramic
Bedroom	First/Entry	11 x 9	Carpet	Bedroom	First/Entry	14 x 10	Carpet
Bedroom - Primary	First/Entry	14 x 11	Carpet	Great Room	First/Entry	21 x 16	Carpet
Kitchen	First/Entry	14 x 10	Ceramic				

Legal/Tax/Financial

Property ID: **1522403010**
 Ownership: **Standard (Private)**
 Tax Summer: **\$0**
 SEV:
 Legal Desc: **T3N, R11E, SEC 22 WINCHESTER VILLAGE SUB NO 3 LOT 151 9-9-85 FR 401-001**

Subdivision: **WINCHESTER VILLAGE SUB NO 3**
 Occupant: **Vacant**
 Homestead:
 Existing Lease: **No**

Tax Winter:
 Taxable Value:

Oth/Sp Asmnt:
 Home Warranty:

Agent/Office Information

List Office: **[Real Estate One-Rochester](#)**
 List Agent: **[CARON KOTELES RIHA](#)**
 Co-list Agent: **[LAUREN KOTELES](#)**
 Listing Exemptions:

Access: **Appointment/LockBox**

List Office Ph: **(248) 652-6500**
 List Agent Ph: **(248) 379-6651**
 Co-List Agent Ph: **(248) 953-6671**
 LB Location: **Front Door**

Remarks

Public Remarks: **Don't Make A Move without seeing this highly sought-after executive ranch, offering the perfect layout for those seeking the convenience of one-floor living. Available for immediate occupancy, this home is situated in a prime location within the award-winning Rochester School District. The interior features a bright, open-concept design with soaring cathedral ceilings and a spacious great room centered around a natural fireplace. The layout flows seamlessly to a private side deck with privacy-minded landscaping and a large backyard that provides plenty of space for outdoor enjoyment. The main level includes a primary suite with a private bath, plus two additional bedrooms and a second full bath, ensuring all essential living spaces are easily accessible. The kitchen comes complete with a pantry, breakfast nook, and updated appliances. For those needing extra room, the full basement is carpeted and serves as an excellent secondary living area, home office, or gym, and includes a washer and dryer. This home is exceptionally efficient with low, affordable utility bills due to recent updates to the roof, windows, furnace, central air, and water heater. The attached two-car garage adds further convenience, all while being minutes away from historic downtown Rochester, shopping, and major freeways. Rent includes lawn mowing only, and the landlord covers the association fees. No smoking; pets are negotiable. A three-hundred-dollar cleaning fee is due at signing. 2 year minimum lease.**

LEAD-BASED PAINT LANDLORD'S DISCLOSURE FORM

Lead Warning Statement


Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

I. Landlord's Disclosure (initial)

- ~~_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):~~
- ~~Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):~~
- ~~_____~~
- ~~Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.~~
- ~~_____ (b) Records and reports available to the landlord (check one below):~~
- ~~Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):~~
- ~~_____~~
- ~~Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.~~

Landlord certifies that to the best of his/her knowledge, the Landlord's statements above are true and accurate.

Date: _____

Landlord


Constance M Brown

Date: _____

II. Agent's Acknowledgment (initial)

CRR Agent has informed the landlord of the landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 5/4/2026

Agent 

Caron Koteles Riha

III. Tenant's Acknowledgment (initial)

- _____ (a) Tenant has received copies of all information listed above.
- _____ (b) Tenant has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.
- Tenant certifies to the best of his/her knowledge, the Tenant's statements above are true and accurate.

Tenant(s)

Date: _____

Date: _____

FORM L-7, ©1996 Michigan REALTORS®, 7/96



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AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



ATM



MEDICAL



PHARMACY



GAS



COFFEE



0.5
MILES

0.6
MILES

0.6
MILES

0.6
MILES

0.6
MILES



CLEANERS



MOVIE THEATER



GYM



GROCERIES

1.4
MILES

1.3
MILES

0.7
MILES

0.7
MILES



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FOOD REPORT



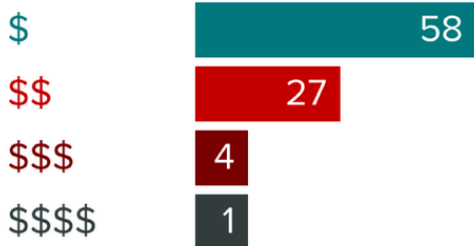
NEIGHBORHOOD EATS

This home is located near **85** moderately priced restaurants and has an **average** variety of cuisines.

95



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	23
PIZZA	13
FAST FOOD	12
ASIAN	9
MEXICAN	6
INTERNATIONAL	6
BARS	4
ITALIAN	4
SEAFOOD	3
OTHER	8



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **7** private schools within **5** miles.

PK-5

HAMLIN ELEMENTARY
SCHOOL
ASSIGNED

8

RATING

6-8

REUTHER MIDDLE
SCHOOL
ASSIGNED

9

RATING

9-12

ROCHESTER HIGH
SCHOOL
ASSIGNED

9

RATING





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OUTDOOR REPORT



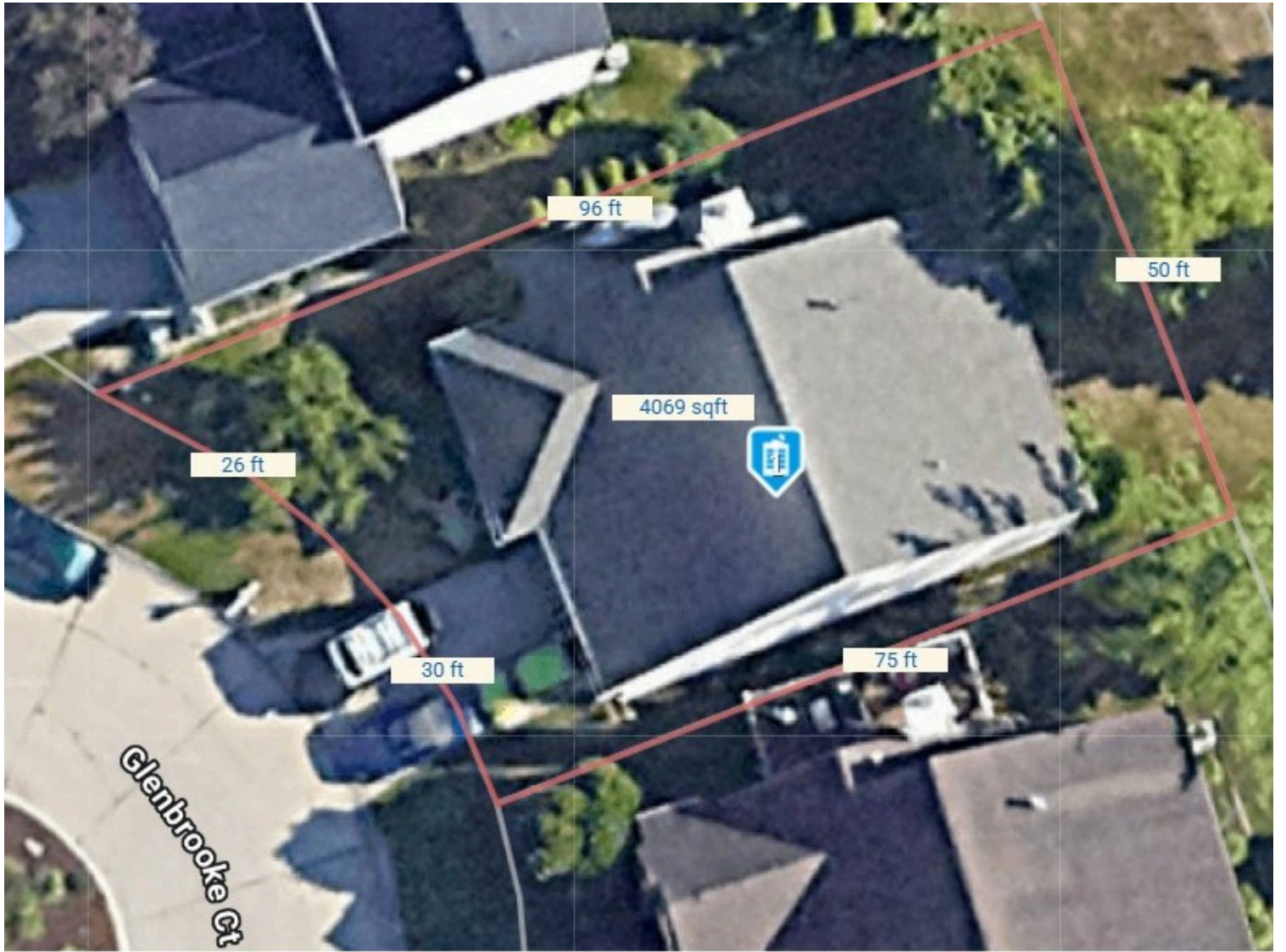
THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE HAMPTON GOLF CLUB	1.5 MILES
	PARK ROCHESTER PLAY	1.7 MILES
	DOG PARK ELIZABETH PARK	1.7 MILES
	LAKE TOMMY'S LAKE	9.8 MILES





96 ft

50 ft

4069 sqft



26 ft

30 ft

75 ft

Glenbrooke Ct



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www.caronkoteles.com



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