

REAL ESTATE

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Real Estate Ad Index

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Our complete index can be found inside this section

HOME SEEKER'S CHECK LIST

- ☒ SELLER DISCLOSURE STATEMENT (REQUIRED BY LAW)
- ☒ LEAD DISCLOSURE STATEMENT (REQUIRED BY LAW)
- ☒ HOUSE SPEC SUMMARY SHEET (ROOM DIMENSIONS, ETC.)
- ☒ SCHOOL DISTRICT SERVICING NEIGHBORHOOD (WHERE EXACTLY ARE BUILDINGS, BUS PICK-UP)
- ☒ AGE OF MAJOR MECHANICAL/STRUCTURAL COMPONENTS (FURNACE, HOT WATER HEATER, SHINGLES, ETC.)
- ☒ APPLIANCES INCLUDED?
- ☒ PROPERTY TAXES (BASED ON SELLING PRICE, NOT CURRENT RECORDS)
- ☒ MUNICIPAL SERVICES PROVIDED (TRASH COLLECTION, LEAF PICK-UP, SNOW REMOVAL, LIBRARY)
- ☒ CONDITION OF NEIGHBORING PROPERTIES

lets you view property listings on your home computer!
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Wonderful Features and Great Price... \$225,900

**2749 Steamboat Springs
Rochester Hills
N. of Walton Blvd.
E. of Adams
Open Sunday May 25th
From 2 - 5 p.m.
Offered by
Cranbrook Associates
Bloomfield Hills**

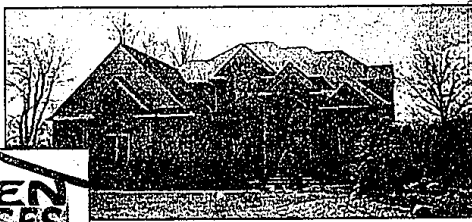
Fantastic Rochester Hills location for this spacious, 2261 square foot, 4 bedroom, 2-1/2 bath colonial. A new master suite was completed in 1996 featuring a two-person shower with seat, vanity with double sinks and private commode area. The fourth bedroom is currently used as a huge walk-in closet with professionally designed shelving, mirrored doors and direct access from master bath.

There is hardwood in the foyer, a library or office, first floor laundry, family room, living room, kitchen

with large breakfast nook and formal dining room. Additional improvements in 1996 include painting throughout, security system, roof, gutters and downspouts, stain-master carpeting and custom blinds. There is a full basement with glass block windows.

The home is situated on a cul-de-sac in a wonderful family subdivision. Expansive decking overlooks a heavily treed and private lot. Neutral throughout and in move-in condition, the owners transfer necessitates this sale. Located north of Walton Blvd. and East of Adams in Shadow Woods subdivision with Rochester Adams Schools.

Open Sunday, May 25th from 2-5 or shown by appointment anytime. Please call Madelon Ward, Cranbrook Associates Bloomfield Hills, (810) 647-0100 or (810) 215-2424



OPEN HOUSES OF THE WEEK

Custom Lakefront Beauty Open Sunday 1-4 p.m.

**12040 Brooke Ct.,
Green Oak Twp./
South Lyon
S. of Ten Mile/W. of Dixboro
Offered by
Real Estate One-Northville
\$459,900**

"Fall in Love" Quality abounds in this 1995 custom built home situated on a quiet cul-de-sac on Lake Nichwagh. This fabulous lakefront home is located in the Pembroke Crossing Subdivision. It offers approximately 4500 sq. feet (which includes the absolutely gorgeous walk-out lower level) just for all your entertaining needs.

This home has it all with 4 bedrooms + a bonus room, 2 full baths, 3 lavs, large island kitchen with a 2 way fireplace separating the kitchen and the wonderful Great Room, 1st floor laundry, master suite with Jacuzzi, 2 furnaces & 2 central air

units and central vac thru-out the home, plus a 3 car side entry garage.

This home offers dramatic 10 ft. ceilings thru-out and exquisite custom tile & mirrors are just a few of the tasteful amenities that are offered. There is also a lovely custom deck which overlooks the lake. This home truly gives a whole new dimension to quiet lakefront living. The almost acre lot is professionally landscaped with sprinkler system and offers you almost 300 ft frontage on the lake.

This home is located in the South Lyon school district and the current taxes are approximately \$2977.

You won't regret coming to see this fabulous Lakefront home as words cannot begin to describe this beauty!

For more information call Kathy Peters at (810) 905-8987 or (810) 437-3254 to schedule your appointment to see this home.

The Prudential Great Lakes Realty



OPEN SUNDAY 1-4

**8704 Flander
S. of 7 Mile, E. of Tower**

NORTHVILLE-COUNTRY ESTATE W/30 ACRES
• Custom built with three bedrooms, 3.5 baths, Pelia windows, fireplace, interior and recessed lighting
• Finished lower level w/wet bar, fireplace, 2nd kitchen & appliances, Amish cabinets in kitchen, 3 car garage
\$389,000 683-8900 715683



ROCHESTER HILLS-INVEST IN THE BEST

• Beautiful 2 story with a contemporary flair
• Tall ceilings, open staircase, excellent window placement, Lefala cabinets thru-out & cedar deck
• Custom fireplace doors, loaded glass door in library
\$349,900 Ask for: Anna Peary 656-4400



ROCHESTER HILLS-DELIGHTFUL COLONIAL

• Two story entry w/large kitchen & eating area
• Spacious master w/huge walk-in closet & bath
• Four bedrooms, formal dining plus library
• Two & 1/2 baths plus three car side entry garage
\$347,500 689-8900



FARMINGTON-IMPRESSIVE FRENCH PROVINCIAL

• Four bedrooms, 3.5 baths, sunlit family room showcases dramatic ceiling lines, master suite
• Chef's delight kitchen w/built-in appliances
• Finished lower level w/wet bar, bath & bedroom
\$314,900 626-9100 724941



OPEN SUNDAY 1-4

**3639 Oakland Dr.
S. of Commerce, W. of Green Lk.**

WEST BLOOMFIELD-LAKE PRIVILEGES
• Middle Strata privileges highlight this lovely four bedroom, 3 bath, 2 lavatories Tudor on wooded lot
• Soaring great room, library, huge recreation room
• Dock, sprinklers & a Home Warranty
\$299,900 648-6000 721852



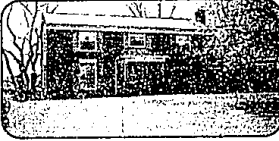
SHELBY TWP.-STUNNING FLOWING FLOOR PLAN

• Amenity of hardwood floors & white kitchen
• Volume 10ft. ceiling in great room, library & bedroom
• Generously sized master bath, three car side entry garage-beautiful view from every window
\$289,000 Ask for: Anna Peary 648-4400



ROCHESTER-DYNAMITE VALLEY STREAM TUDOR

• Fantastic floor plan w/wood floors from entry to island kitchen, 2-story great room w/custom windows
• Formal dining, 1st floor library, finished basement
• Paver walk to gorgeous rear yard
\$250,500 656-4400 721976



WEST BLOOMFIELD-ELEGANT APPEAL

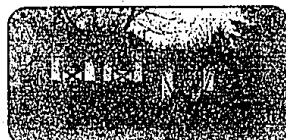
• Situated on premium site with stream & park nearby
• Finished basement, 3.5 baths, 1st floor laundry
• Updated kitchen & bath in 93 plus newer blinds, drapes, roof, water heater & siding
\$245,900 626-9100 724378



OPEN SUNDAY 2-5

**3627 Walnut Circle
W. of Drake, S. of Walnut Lk., Rd.**

WEST BLOOMFIELD-WALNUT HILLS CONDO
• Full finished lower level with walk-out to patio
• Neutral decor, beautiful natural scenic views
• Private plus deck off dining room & balcony off master suite overlooks nature area
\$184,000 683-8900 720681



ROCHESTER HILLS-JUST LISTED

• Thirteen offers numerous updates
• Large landscaped back yard and friendly neighborhood
• New windows, central air, dock, fresh decor
• Loads of storage
\$124,900 689-8900 724220



TROY-MINT CONDITION

• Move right into this updated 3 bedroom ranch
• Remodeled white kitchen with ceramic tile floor
• Hardwood in living room & hall, updated bath
• Newer furnace with C/A & two car garage
\$109,500 Ask for: Colleen Hood 680-2410



OPEN SUNDAY 1-4

**255 Broadacre
N. of 14 Mile, W. off Main**

CLAWSON-EYE IT & YOU'LL BUY IT
• Absolutely adorable two bedroom ranch
• Newer oak kitchen, vinyl windows and roof
• Documented in neutrals, freshly landscaped in 97
• Situated on large fenced lot-affordably priced
\$84,900 Ask for: Mead Granzow 646-3001