

List Number: 23128182
Original MLS Number: 3295685
Area: Ann Arbor/Washtenaw - A
Municipality: Farmington Hills

Property Sub-Type: Single Family Residence
New Construction: No
County: Oakland
Possession: Negotiable
Tax ID #: 2330454004
Ownership Type: Private Owned

Status: Sold
List Price: \$465,000
Original List Price: \$465,000
List Price/SqFt: \$157.89
Sold Price/SqFt: 162.99
Days On Market: 42
Cumulative DOM: 42
Lot Acres: 0.25
Lot Square Footage: 10,890

Directions: From Halstead, west on 9 Mile, immediate right (north) on Shadowglen

	Upper	Main	Lower	Bsmt	Total
Bedrooms	4	0	0	0	4
Full Baths	2	0	0	0	2
Half Baths	0	1	0	0	1
Fin/Level				0	2,945 (Finished All Levels)
Total Sqft				1,280	2,945 (Sqft Above Grade)

Architectural Style: Colonial
Stories: 2
Total Fireplaces: 1
Main Level Primary: No

Year Built: 1980
Water: Public
Sewer: Public Sewer
Laundry on Main: Yes

ROOMS/DIMENSIONS/LEVELS

Dining Area	Main	Laundry	Main	Bedroom 2	Upper
Dining Room	Main	Primary Bedroom	Upper	Bedroom 3	Upper
Kitchen	Main			Bedroom 4	Upper
Living Room	Main			Recreation	
Office	Main				
Family Room	Main				
Approx. Assoc Fee:	0				

Legal: T1N, R9E, SEC 30 MEADOWGLEN LOT 51
Taxable Value: 182,310
Annual Property Tax: 7,668
School District: Farmington

SEV: 207,530
Tax Year: 2022
Zoning: RI

For Tax Year: 2023
Homestead %: 100

Terms Available: Cash; Conventional; FHA; MSHDA; VA
Street Type: Public
Exterior Material: Brick; Wood Siding
Substructure: Full; Slab
Garage Spaces: 2
Parking: Attached
Features:
Lot Description: Site Condo
Laundry: Main Level
Features:
Appliances: Dishwasher; Disposal; Oven; Range; Refrigerator
Additional Items: Ceiling Fan(s); Garage Door Opener; Vaulted Ceilings; Window Treatments

Outbuildings:
Association Info.: 0
Utilities Attached: Natural Gas Connected

Heat Type: Forced Air
Heat Source: Natural Gas
Air Conditioning: Central Air
Fireplace: Wood Burning
Kitchen Features: Breakfast Nook; Eating Area
Green Certification:
Year Certified: 0
Flooring: Carpet; Ceramic Tile; Tile; Wood
Patio and Porch Features: Deck

Public Remarks: This spacious 4 bedroom home has everything you need for today's lifestyle! The travertine tiled entryway leads to the magnificent family room. From here, enjoy the solarium on one side or go out to the new grand deck stretching across the rear of the house. The entryway also leads to the hardwood floors of the more intimate living room and formal dining room. The home office is a necessity today and this one doesn't disappoint, with double French doors to the living room and a sliding glass door to the solarium. With a view out over the beautiful back yard, the kitchen includes granite countertops, a breakfast nook with access to the deck and, of course, a door to the huge laundry room/mud room attached to the garage. Keep those muddy shoes out of the house! Upstairs, the primary suite si

Agent Only Remarks:


Occupant Type: Owner
Listing Agreement: Exclusive Right To Sell
RP: No

	Name	Primary Phone	Email	Other
List Off:	Howard Hanna Real Estate(oa0041)	734-761-6600	danamckie@howardhanna.com	Fax:
List Agt:	David Anderson (aanderdav103)	734-604-0355	DavidAnderson@HowardHanna.com	Mobile: 734-604-0355
List Association:	Greater Metropolitan Association of REALTORS			
Selling Off:	Keller Williams Legacy (416803)	313-752-0000		
Selling Agt:	Nick Jaafar(403947)		njaafar@kw.com	

Showing Instructions: Showings begin Saturday at 11:00 am. Schedule through Showingtime. Access by owner.

Listing Date: 08/03/2023	Status Change Date: 09/15/2023	Terms: Conventional
On-Market Date: 08/03/2023	Sold Date: 09/15/2023	Seller Concessions: 20000.00

Pending Date:09/14/2023Sold Price:\$480,000

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