



List Number: 23111531

Area: Ann Arbor/Washtenaw - A

Municipality: Ann Arbor

Property Sub-Type: Single Family Residence

New Construction: No

County: Washtenaw

Possession: Close Of Escrow

Tax ID #: 09-09-14-208-002

Ownership Type: Private Owned

Status: Sold

List Price: \$449,000

List Price/SqFt: \$229.79

Sold Price/SqFt: 244.11

Days On Market: 20

Lot Acres: 0.23

Lot Square Footage: 10,019

Directions: North on Georgetown from Plymouth Rd., then west (left) on Lexington.

	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	1,954 (Finished All Levels)
Total Sqft				775	1,954 (Sqft Above Grade)

Architectural Style: Colonial

Year Built: 1967

Stories: 2

Sewer: Public Sewer

Total Fireplaces: 1

Main Level Primary: No

Laundry on Main: No

ROOMS/DIMENSIONS/LEVELS

Dining Area	Main	Laundry	Basement	Bedroom 2	Upper
Dining Room	Main	Primary Bedroom	Upper	Bedroom 3	Upper
Kitchen	Main			Bedroom 4	Upper
Living Room	Main			Recreation	
Family Room	Main				

Approx. Assoc Fee: 0

Legal: LOT 269 FOREST HILLS SUBDIVISION NO 2

Taxable Value: 133,282

Annual Property Tax: 5,888

School District: Ann Arbor

SEV: 196,800

Tax Year: 2021

Zoning: R1C

For Tax Year: 2021

Homestead %: 100

Elementary School: Thurston Elementary School

Middle School: Clague Middle School

High School: Huron High School

Terms Available: Cash; Conventional; FHA; VA

Street Type: Public

Exterior Material: Aluminum Siding; Brick

Substructure: Full; Slab

Garage Spaces: 2

Parking Features: Attached

Lot Description: Sidewalk

Laundry Features: Lower Level

Appliances: Dishwasher; Disposal; Dryer; Oven; Range; Refrigerator; Washer

Additional Items: Garage Door Opener; Sump Pump

Outbuildings: Util Avail at Street: Storm Sewer

Association Info.: Approx. Assoc Fee: 0

Utilities Attached: Cable Connected; 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: Ceramic Tile; Tile; Vinyl; Wood

Patio and Porch Features: Deck; Porch

Public Remarks: This four bedroom colonial has been lovingly enjoyed and meticulously maintained by the same family for over 40 years. Now it can be your turn to experience this quality! The kitchen, breakfast nook and family room look over the inviting, fully fenced-in back yard. Even when the weather is not very inviting, the family room wood-burning fireplace makes for a cozy gathering place. Recently exposed after decades of carpet protection, the virtually untouched solid oak floors of the living and dining rooms shine with abundant sunlight from the updated windows. The four bedrooms on the second floor also have original oak floors and the master bedroom includes a brand new bath with tiled shower and a walk-in closet. And the location! Walking distance to Thurston Elementary & Clague Middle school

On-Market Date: 10/15/2021

Sold Date: 11/23/2021

Sold Price: \$477,000