

1237 Wind Chime Bldg 14 Drive Unit#45, Waterford Twp 48327-2984

MLS#: **20221032384**
 County: **Oakland**
 Status: **Active**

Area: **02131 - Waterford Twp**
 School D: **Waterford**

Trans Type: **Sale**

LP: **\$340,000**
 OLP: **\$340,000**



Location Information

Prop Type: **Condominium**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 Side of Street: **N**
 Location: **N of Cooley Lake Rd. and W of Hiller**
 Directions: **Enter North off of Cooley Lake Road - Condo is the 1st corner on the right.**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **Direct Access, Electricity, Heated, Attached**

Lot Information

Acreage:
 Lot Dim:
 Rd Front Ft:

Square Footage

Est Fin Abv Gr: **1,381**
 Est Fin Lower: **1,337**
 Est Tot Lower: **1,381**
 Est Tot Finished: **2,718**

Layout

Rooms: **6**
 Beds: **2**
 Baths: **3.0**

Arch Style: **Ranch**
 Arch Level: **1 Story Ground**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 Water Front Feet:

General Information

Year Built: **2005**
 Year Remod:
 Possession: **At Close**

Recent CH: **08/18/2022 : New : PS->ACTV**

Features

Pets Allowed: **Cats OK, Dogs OK**
 Foundation: **Basement**
 Foundation Feat: **Sump Pump**
 Basement: **Daylight, Finished**
 Exterior Feat: **Grounds Maintenance, Lighting, Private Entry**
 Exterior: **Brick, Vinyl**
 Out Buildings:
 Site Desc: **Corner Lot, Wooded**
 Porch Type: **Porch - Covered, Deck, Porch**
 Fireplc Fuel: **Gas**
 Appliances: **Dishwasher, Disposal, Dryer, Free-Standing Electric Oven, Free-Standing Refrigerator, Microwave, Other, Stainless Steel Appliance(s), Washer**
 Interior Feat: **Humidifier, Water Softener (owned), Circuit Breakers, Sound System, De-Humidifier, Security Alarm (owned), Cable Available, Egress Window(s)**
 Accessibility: **Central Living Area, Safe Emergency Egress from Home, Visitor Bathroom**
 Heat & Fuel: **Natural Gas, Forced Air, Central Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Public (Municipal)**

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

Construct Feat: **New Construction, Quick Delivery Home**
 Fencing: **Fence Not Allowed**

Roof Mtrls: **Asphalt**
 Fireplace Loc: **Great Room**

Cooling: **Ceiling Fan(s), Central Air**
 Road Frontage: **Paved, Private**
 Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry			Bath - Full	Basement		
Bath - Primary	First/Entry		Ceramic	Bedroom	First/Entry	10 x 10	
Bedroom - Primary	First/Entry	14 x 14		Dining Room	First/Entry	12 x 11	
Great Room	First/Entry	18 x 14		Kitchen	First/Entry	12 x 10	
Laundry Area/Room	First/Entry	5 x 7					

Legal/Tax/Financial

Property ID: **1333302045**
 Ownership: **Standard (Private)**
 Tax Summer: **\$1,637**
 SEV: **131,810.00**
 Legal Desc: **T3N, R9E, SEC 33 Oakland County condominium Plan No 1704 Windsong West Unit 45, Bldg 14 L 34770 P 708 1-14-05 FR 301-001**
 Terms Offered: **Cash, Conventional**

Short Sale: **No**
 Occupant: **Vacant**
 Homestead: **Yes**
 Existing Lease: **No**

Home Warranty: **Yes**
 Oth/Sp Asmnt: **0.00**

Homeowner Association Information

Assoc Fee Amt: **300**
 Fee Frequency: **Monthly**
 Fee Includes: **Snow Removal, Maintenance Structure, Maintenance Grounds, Trash, Other**

Working Capital:
 Association Contact\Website: **Rochester Property Management - Dan**
 Association Phone\Email: **248-453-5263**

Office Information

List Office: **Keller Williams Home**

Remarks

Pub Rmks: **Gorgeous and inviting two bedroom and three full bath condo. This condo was the former MODEL unit. It has attention to detail throughout the condo. The primary bedroom suite has a generous walk-in closet, large bath with a shower, a ceiling fan and a lovely view of the wooded backyard. The second bedroom is currently being used as an office, great for remote working at home. The kitchen opens to the beautiful great room with a gas fireplace, skylights and a doorwall leading to the refinished deck. Large finished basement with a full bath. Third bedroom could easily be created . Egress window . Heated garage. Sound system. This condo was awarded the 2019 Beautification Award. Existing transferable home warranty.**