

**1660 RIDGECREST, Rochester Hills 48306-3158**

MLS#: **20221050295**  
 County: **Oakland**  
 Status: **Active**

Area: **02151 - Rochester Hills**  
 School D: **Rochester**

Trans Type: **Sale**

LP: **\$385,000**  
 OLP: **\$385,000**



Location Information

Prop Type: **Residential**  
 City: **Rochester Hills**  
 Mailing City: **Rochester Hills**  
 Side of Street: **E**  
 Location: **Dutton, Brewster**  
 Directions: **From Dutton to Ridgcrest.**

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim: **20 x18**  
 Grg Feat: **Attached**

Lot Information

Acreage: **0.35**  
 Lot Dim: **85.00 x 178.00**  
 Rd Front Ft: **85**

Square Footage

Est Fin Abv Gr: **2,074**  
 Est Fin Lower: **375**  
 Est Tot Lower: **952**  
 Est Tot Finished: **2,449**

Layout

Rooms: **10**  
 Beds: **4**  
 Baths: **2.1**

Arch Style: **Colonial**  
 Arch Level: **2 Story**

Waterfront Information

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

General Information

Year Built: **1986**  
 Year Remod:  
 Possession: **At Close**

Recent CH: **10/21/2022 : New : CS->ACTV**

Features

Pets Allowed: **Yes**  
 Foundation: **Basement**  
 Basement: **Finished, Interior Entry (Interior Access)**  
 Porch Type: **Deck**  
 Fireplc Fuel: **Natural**  
 Interior Feat: **Cable Available**  
 Heat & Fuel: **Natural Gas, Forced Air**  
 Wtr Htr Fuel: **Natural Gas**  
 Water Source: **Public (Municipal)**

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

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

Cooling: **Central Air**  
 Road Frontage: **Paved**  
 Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second	6 x 9	Ceramic	Bath - Lav	First/Entry	5 x 5	Ceramic
Bath - Primary	Second	6 x 10	Ceramic	Bedroom	Second	10 x 12	Laminate
Bedroom	Second	9 x 13	Laminate	Bedroom	Second	11 x 12	Laminate
Bedroom - Primary	Second	16 x 16	Laminate	Dining Room	First/Entry	10 x 13	Laminate
Family Room	First/Entry	13 x 17	Carpet	Kitchen	First/Entry	12 x 17	Ceramic
Laundry Area/Room	First/Entry	3 x 6	Ceramic	Living Room	Basement	10 x 22	Carpet
Living Room	First/Entry	12 x 16	Carpet				

Legal/Tax/Financial

Property ID: **1505228015**  
 Ownership: **Standard (Private)**  
 Tax Summer: **\$1,704**  
 SEV: **166,060.00**  
 Legal Desc: **T3N, R11E, SEC 5 NORTH FAIRVIEW FARMS NO 3 LOT 146 6-25-84 FR 200-007**  
 Subdivision: **NORTH FAIRVIEW FARMS NO 3**  
 Terms Offered: **Cash, Conventional, FHA, FHA 203K, VA**

Tax Winter: **\$1,316**  
 Taxable Value: **104,950.00**

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

Home Warranty: **No**  
 Oth/Sp Asmnt: **0.00**

Homeowner Association Information

Assoc Fee Amt: **149**  
 Fee Frequency: **Annually**  
 Fee Includes: **Other**

Working Capital:  
 Association Contact\Website: **https://www.northfairviewfarms.com/**  
 Association Phone\Email: **northfairviewfarms@gmail.com**

Office Information

List Office: **Keller Williams Home**

Remarks

Pub Rmks: **This is your chance to live in One of Northwest Rochester Hills' favorite neighborhoods. Welcome the light in everywhere in the house any time of the day. Enjoy your day in the family room next to the kitchen looking at the huge deck, and lovely trees. Your own playground for children. During the cold winter months, watch the snow and the wildlife in front of the wood fireplace. New carpet in the family room, hardwood in the dining room, all second floor covered with laminate. Huge master bedroom offers a walk-in closet and lovely master bathroom. All three bedrooms are big enough to put a bed and desk or extra sitting area. . Half finished basement is ready for your finishing touches. Entertainment size deck for outside living. Sidings and all outside of the house were painted in October 2022. Other updates include the roof replaced in 2004 with 40 years warranty, Furnace in Aug 2019, AC in May 2019, Garage door system in 2016, Water heater in Aug 2007, Dryer in 2007. Adams HS, Van Hoosen Middle and Brewster Elem schools are the award winning trio for this area. North Fairview Farms is a lovely neighborhood which means move in and enjoy the fun activities provided. 23 acres of parks and common areas for recreation and exploration. Close to downtown Rochester, Paint Creek Trail, The Village of Rochester Hills outdoor shopping mall, and I-75. It is priced to sell. Use your personal touches.**