

**22612 N NOTTINGHAM Drive, Beverly Hills 48025**

MLS#: **2210030656**  
 County: **Oakland**  
 Status: **Active**

Area: **02242 - Beverly Hills Vlg**  
 School D: **Birmingham**

Trans Type: **Sale**

LP: **\$1,095,000**  
 OLP: **\$1,095,000**



Location Information

Prop Type: **Residential**  
 Village: **Beverly Hills**  
 Mailing City: **Beverly Hills**  
 Side of Street:

Parking

Garage: **Yes**  
 Grg Sz: **3 Car**  
 Grg Dim:  
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity, Side Entrance**

Lot Information

Acreage: **0.76**  
 Lot Dim: **Irregular**  
 Rd Front Ft: **103**

Location: **S of 14 Mile / W of Lahser**  
 Directions: **Take Robinhood South off of 14 Mile to N. Nottingham, or take Nottingham west off of Lahser to N. Nottingham**

Square Footage

Est Fin Abv Gr: **4,364**  
 Est Fin Lower: **1,900**  
 Est Tot Lower: **2,129**  
 Est Tot Finished: **6,264**

Layout

Rooms: **15**  
 Beds: **5**  
 Baths: **5.0**  
 Arch Style: **Colonial**  
 Arch Level: **2 Story**

Waterfront Information

Water Name:  
 Water Facilities: **Stream**  
 Water Features:  
 Water Front Feet:

General Information

Year Built: **1963**  
 Year Remod:  
 Possession: **Close Plus 31-60 Days**

Recent CH: **05/01/2021 : New : CS->ACTV**

Features

Pets Allowed:  
 Foundation: **Basement**  
 Basement: **Finished, Walkout Access**  
 Exterior Feat: **Chimney Cap(s), Outside Lighting, Whole House Generator**  
 Exterior: **Brick, Composition**  
 Site Desc: **Hilly-Ravine, Irregular**  
 Porch Type: **Deck, Porch - Covered, Porch - Enclosed**  
 Fireplc Fuel: **Gas, Wood Stove**  
 Appliances: **Bar Fridge, Gas Cooktop, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Built-In Electric Oven, Double Oven, Built-In Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer, Wine Refrigerator**  
 Interior Feat: **Air Cleaner, Humidifier, Intercom, Programmable Thermostat, Security Alarm (owned), Sound System, Wet Bar**  
 Accessibility: **Smart Technology**  
 Heat & Fuel: **Geo-Thermal, Hot Water**  
 Wtr Htr Fuel: **Electric, Natural Gas**  
 Water Source: **Municipal Water**

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

Construct Feat:  
 Roof Mtrls: **Asphalt**  
 Fireplace Loc: **Family Room, Living Room**

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

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Dual Entry	Second	11 x 8	Ceramic	Bath - Full	Basement	10 x 6	Carpet
Bath - Full	Second	10 x 9	Ceramic	Bath - Full	First/Entry	8 x 6	Other
Bath - Master	Second	14 x 11	Other	Bedroom	Second	15 x 11	Carpet
Bedroom	Second	15 x 12	Carpet	Bedroom	Second	15 x 13	Carpet
Bedroom	Second	15 x 13	Carpet	Bedroom - Mstr	First/Entry	18 x 14	Carpet
Breakfast Nook/Room	First/Entry	15 x 10	Wood	Dining Room	First/Entry	15 x 11	Wood
Family Room	First/Entry	21 x 15	Carpet	Home Theater	Basement	20 x 14	Carpet
Kitchen	First/Entry	19 x 18	Wood	Laundry Area/Room	Second	14 x 13	Carpet
Living Room	First/Entry	27 x 13	Carpet	Mud Room	First/Entry	16 x 14	Other
Recreation Room	Basement	28 x 26	Carpet	Other	Basement	16 x 13	Carpet

Green Property Information

Green Indoor Air Quality: **Contaminant Control**

Legal/Tax/Financial

Property ID: **2404251017** Short Sale: **No** Home Warranty: **No** Ownership: **Private - Owned**  
 Tax Summr: **\$9,940** Tax Winter: **\$1,657** Homestead: **Yes** Oth/Sp Asmnt:  
 SEV: **460,530.00** Taxable Value: **284,460.00** Existing Lease: **No**  
 Legal Desc: **T1N, R10E, SEC 4 NOTTINGHAM FOREST NO 4 LOT 95**  
 Subdivision: **NOTTINGHAM FOREST NO 4**  
 Terms Offered: **Cash, Conventional**

Homeowner Association Information

Assoc Fee Amt: **160** Working Capital:  
 Fee Frequency: **Annually** Association Contact\Website:  
 Fee Includes: Association Phone\Email:

Office Information

List Office: **Coldwell Banker Weir Manuel-Bir**

Remarks

Pub Rmks: **Absolutely spectacular setting for this fabulous colonial set deep in beautiful Nottingham Forest. Never before on the open market, this home exudes quality & comfort throughout. Extensively renovated with top-of-the-line-amenities & finishes. Spacious rooms & a thoughtful floor plan make this home perfect for everyday living, remote working, & entertaining. Huge custom kitchen w/front-to back windows opens to the family room. Large 1st floor mudroom w/ pantry. Upstairs, the master suite boasts a walk-in closet & renovated bath, plus there are 4 more bedrooms, two full baths & a large 2nd floor laundry. Stunning walk-out basement adds almost 2,000 feet of living space, including a home theatre, full-service bar & exercise room. Enjoy complete privacy & amazing wooded views from the fabulous screened in porch & huge deck overlooking the ravine & large flat area below. Many smart technology & energy saving features throughout. Offers will be reviewed on May 4 after 6 PM.**