

## Residential Client Full

**25310 CANTERBURY Road, Franklin Vlg 48025-1230**

MLS#: <b>2210020097</b>	Area: <b>02241 - Franklin Vlg</b>	Trans Type: <b>Sale</b>	LP: <b>\$875,000</b>
County: <b>Oakland</b>	School D: <b>Birmingham</b>		OLP: <b>\$875,000</b>
Status: <b>Active</b>			



Location Information

Prop Type: **Residential**  
 Village: **Franklin Vlg**  
 Mailing City: **Franklin**  
 Side of Street:

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim:  
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity, Side Entrance**

Lot Information

Acreage: **1.62**  
 Lot Dim: **234.00X300.00**  
 Rd Front Ft: **234**

Location: **N of 13 Mile Rd. / E of Franklin Rd.**  
 Directions: **North off 13 Mile on Lucerne, veer left on first street (Canterbury)2nd house on right.**

Square Footage

Est Fin Abv Gr: **4,386**  
 Est Fin Lower:  
 Est Tot Lower: **946**  
 Est Tot Finished: **4,386**

Layout

Rooms: **11**  
 Beds: **5**  
 Baths: **5.1**

Arch Style: **Colonial, Contemporary**

Arch Level: **1 1/2 Story**

Waterfront Information

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

General Information

Year Built: **1966**  
 Year Remod: **2011**  
 Possession: **At Close**

Recent CH: **03/25/2021 : New : ->ACTV**  
 Upcoming OH: **Public: Sun Mar 28, 12:00PM-2:00PM**

Features

Pets Allowed: <b>No</b>	Entry Location: <b>Ground Level w/Steps</b>
Foundation: <b>Basement</b>	Fndtn Mtrls: <b>Block</b>
Foundation Feat: <b>Sump Pump</b>	
Basement: <b>Unfinished</b>	
Exterior Feat: <b>Outside Lighting</b>	
Exterior: <b>Brick, Wood</b>	Construct Feat:
Site Desc: <b>Wooded</b>	
Porch Type: <b>Deck, Porch - Covered</b>	Roof Mtrls: <b>Asphalt</b>
Fireplc Fuel: <b>Gas, Natural</b>	Fireplace Loc: <b>Family Room, Master Bedroom</b>
Appliances: <b>Dishwasher, Disposal, Dryer, Microwave, Built-In Gas Range, Built-In Refrigerator, Washer</b>	
Interior Feat: <b>Cable Available, High Spd Internet Avail, Jetted Tub, Water Softener (owned)</b>	
Heat & Fuel: <b>Natural Gas, Forced Air, Zoned</b>	Cooling: <b>Central Air</b>
Wtr Htr Fuel: <b>Natural Gas</b>	Road Frontage: <b>Paved</b>
Water Source: <b>Well-Existing</b>	Sewer: <b>Sewer-Sanitary</b>

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second		Ceramic	Bath - Full	First/Entry		Ceramic
Bath - Full	Second		Ceramic	Bath - Full	Second		Ceramic
Bath - Lav	First/Entry		Slate	Bath - Master	First/Entry		Ceramic
Bedroom	Second	20 x 10	Carpet	Bedroom	Second	15 x 14	Carpet
Bedroom	Second	14 x 10	Carpet	Bedroom	Second	14 x 10	Carpet
Bedroom - Mstr	First/Entry	20 x 18	Wood	Breakfast Nook/Room	First/Entry	17 x 9	Wood
Dining Room	First/Entry	15 x 15	Wood	Family Room	First/Entry	20 x 14	Wood
Great Room	First/Entry	28 x 18	Wood	Kitchen	First/Entry	17 x 12	Wood
Laundry Area/Room	First/Entry	12 x 10	Ceramic				

Legal/Tax/Financial

Property ID: <b>2405376004</b>	Short Sale: <b>No</b>	Home Warranty: <b>No</b>	Ownership: <b>Private - Owned</b>
Tax Summer: <b>\$12,362</b>	Tax Winter: <b>\$3,956</b>	Homestead: <b>No</b>	Oth/Sp Asmnt: <b></b>
SEV: <b>432,700.00</b>	Taxable Value: <b>346,010.00</b>	Existing Lease: <b>Yes</b>	
Legal Desc: <b>T1N, R10E, SEC 5 GEO. WELLINGTON SMITH'S FRANKLIN PARK HEIGHTS LOT 15, ALSO E 1/2 OF VAC LAKEVIEW DR ADJ TO SAME</b>			
Subdivision: <b>GEO W SMITH'S FRANKLIN PARK HEIGHTS</b>			
Terms Offered: <b>Cash, Conventional</b>			

Office Information

List Office: **Hall & Hunter-Birmingham**

Remarks

Pub Rmks: **Opportunity to own a Don Paul Young (reminiscent of Frank Lloyd Wright ), custom built Mid Century contemporary home on a 1.6 acre wooded lot in the estate section of Franklin. Updated throughout in 2011 with Brazilian cherry floors (1st floor), spacious kitchen has premium appliances, custom cabinetry and granite counters. Oversize Great Room with cathedral ceiling, fireplace and floor to ceiling windows, to let the light shine in. Family Room/ Library, First floor master suite has amazing walk in closets, jetted tub, steam shower, fireplace and French doors leading to deck and private pond. Second master bedroom up plus 3 additional bedrooms. Quality throughout. Updated appliances and mechanical systems plus generator. Enjoy the spectacular views of towering pines and wildlife from every window. Very private setting overlooking serene pond with fountain. Enjoy ice skating in the winter. Walk to the cider mill and downtown Franklin. Birmingham Schools.**