

26377 WILLOWGREEN Drive, Franklin Vlg 48025-1305

MLS#: **2210019314**
 County: **Oakland**
 Status: **Active**

Area: **02241 - Franklin Vlg**
 School D: **Birmingham**

Trans Type: **Sale**

LP: **\$3,800,000**
 OLP: **\$3,800,000**



Location Information

Prop Type: **Residential**
 Village: **Franklin Vlg**
 Mailing City: **Franklin**
 Side of Street:
 Location: **N of 13 MILE / W of FRANKLIN**
 Directions: **NORTH OF 13 MILE WEST OF FRANKLIN**

Parking

Garage: **Yes**
 Grg Sz: **4 Car**
 Grg Dim:
 Grg Feat: **Attached, Door Opener, Electricity, Heated**

Lot Information

Acreage: **5.42**
 Lot Dim: **IRREGULAR**
 Rd Front Ft: **500**

Square Footage

Est Fin Abv Gr: **6,781**
 Est Fin Lower: **4,419**
 Est Tot Lower: **4,419**
 Est Tot Finished: **11,200**

Layout

Rooms: **21**
 Beds: **5**
 Baths: **7.2**

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

Waterfront Information

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

General Information

Year Built: **2006**
 Year Remod: **2013**
 Possession: **Negotiable**

Recent CH: **03/23/2021 : New : ->ACTV**

Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Basement: **Finished, Walkout Access**
 Exterior Feat: **Fenced, Outside Lighting, Pool - Inground, Whole House Generator**
 Exterior: **Brick**
 Site Desc: **Sprinkler(s), Wooded**
 Porch Type: **Balcony, Patio, Porch - Covered, Terrace**
 Fireplc Fuel: **Gas**
 Appliances: **Gas Cooktop, ENERGY STAR® qualified dishwasher, Disposal, ENERGY STAR® qualified dryer, Built-In Freezer, Double Oven, Range Hood, Built-In Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan, Warming Drawer, ENERGY STAR® qualified washer, Other Air Cleaner, Cable Available, High Spd Internet Avail, Humidifier, Programmable Thermostat, Security Alarm (owned), Sound System, Wet Bar**
 Interior Feat:
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Well-Existing**

Entry Location: **Ground Level w/Steps**
 Fndtn Mtrls: **Poured**
 Construct Feat:
 Roof Mtrls: **Cedar/Wood**
 Fireplace Loc: **Family Room, Living Room, Other**
 Cooling: **Central Air**
 Road Frontage: **Paved**
 Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry			Bath - Full	Basement		
Bath - Full	Second			Bath - Full	Second		
Bath - Full	Second			Bath - Full	First/Entry		
Bath - Full	First/Entry			Bath - Lav	Basement		
Bath - Lav	First/Entry			Bedroom	Basement	15 x 16	
Bedroom	Second	14 x 15		Bedroom	Second	18 x 14	
Bedroom	Second	14 x 16		Bedroom - Mstr	First/Entry	21 x 18	
Breakfast Nook/Room	First/Entry	18 x 27		Butlers Pantry	First/Entry	5 x 7	
Dining Room	First/Entry	16 x 20		Family Room	First/Entry	19 x 27	
Home Theater	Basement	12 x 14		Kitchen	First/Entry	18 x 20	
Laundry Area/Room	Second	6 x 8		Laundry Area/Room	First/Entry	9 x 8	
Library/Study	First/Entry	14 x 24		Living Room	First/Entry	17 x 18	
Mud Room	First/Entry	10 x 6		Mud Room	First/Entry	17 x 12	
Recreation Room	Basement	50 x 22		Other	Basement	11 x 13	
Other	Basement	40 x 25		Other	Second	14 x 16	

Legal/Tax/Financial

Property ID: **2406451009** Short Sale: **No** Home Warranty: **No** Ownership: **Private - Owned**
 Tax Summer: **\$46,353** Tax Winter: **\$14,833** Homestead: **No** Oth/Sp Asmnt: **0**
 SEV: **1,349,110.00** Taxable Value: **1,297,380.00** Existing Lease: **No**
 Legal Desc: **T1N, R10E, SEC 6 WILLOWGREEN HILLS LOTS 3,4 & 5 DESC AS BEG AT NE COR OF LOT 3, TH S 00-45-58 W 399.29 FT, TH S 00-52-36 W 58.61 FT, TH N 89-27-18 W 219.91 FT, TH S 05-46-14 E 59.21 FT, TH S 87-34-55 W 279.31 FT, TH ALG CURVE TO LEFT, RAD 251.98 FT, CHORD BEARS N 36-59-18 W 119.60 FT, DIST OF 120.75 FT, TH N 50-43-00 W 50.09 FT, TH ALG CURVE TO RIGHT, RAD 64.75 FT, CHORD BEARS N 03-33-05 E 105.12 FT, DIST OF 122.65 FT, TH N 57-49-10 E 130.87 FT, TH ALG CURVE TO LEFT, RAD 1052.69 FT, CHORD BEARS N 51-03-01 E 248.16 FT, DIST OF 248.74 FT, TH ALG CURVE TO RIGHT, RAD 232.76 FT, CHORD BEARS N 67-31-14 E 183.68 FT, DIST OF 188.82 FT, TH S 89-19-44 E 129.98 FT TO BEG 9-19-17 FR 005 & 008**
 Subdivision: **WILLOWGREEN HILLS**
 Terms Offered: **Cash, Conventional**

Office Information

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

Remarks

Pub Rmks: **Modern day estate situated on 5+ private park-like acres. Timeless design, beautifully portioned rooms, exceptional construction and spectacular architectural details. The main level boasts master suite with 2 separate full baths, dual walk-in closets & balcony overlooking the ground. Upper level is comprised of 3 ensuite bedrooms, 2nd laundry & play room. Open floor plan showcases formal & informal living spaces with a sophisticated custom kitchen featuring state-of-appliances, breakfast area & 2 large islands perfect for entertaining. Expansive windows along the back of the home overlook sparkling pool & magnificent sweeping lawn. Further highlights include walkout finished lower level with sports court, spectator seating, theater room, 5th bedroom (currently workout room), full bath & 2nd kitchen. 4 car heated garage. whole house generator. Birmingham Schools. Refined elegance meets supreme comfort in this impressive home.**