

## Residential Client Full

**26741 CRESTWOOD Drive, Beverly Hills Vlg 48025-1347**

MLS#: <b>2210016483</b>	Area: <b>02241 - Franklin Vlg</b>	Trans Type: <b>Sale</b>	LP: <b>\$849,000</b>
County: <b>Oakland</b>	School D: <b>Birmingham</b>		OLP: <b>\$849,000</b>
Status: <b>Active</b>			



Location Information

Prop Type: **Residential**  
 Village: **Beverly Hills Vlg Franklin**  
 Mailing City: **Franklin**  
 Side of Street:  
 Location: **N of 13 Mile / W of Franklin**  
 Directions: **N of 13 Mile / W of Franklin**

Parking

Garage: **Yes**  
 Grg Sz: **5 Car**  
 Grg Dim:  
 Grg Feat: **Attached**

Lot Information

Acreage: **2.15**  
 Lot Dim: **248x273x248x233**  
 Rd Front Ft: **248**

Square Footage

Est Fin Abv Gr: **11,262**  
 Est Fin Lower:  
 Est Tot Lower: **6,422**  
 Est Tot Finished: **11,262**

Layout

Rooms: **17**  
 Beds: **7**  
 Baths: **7.5**

Arch Style: **Contemporary, Split Level**  
 Arch Level: **3 Story**

Waterfront Information

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

General Information

Year Built: **2016**  
 Year Remod:  
 Possession: **At Close**

Recent CH: **03/29/2021 : New : ->ACTV**

Features

Pets Allowed: <b>Yes</b> Foundation: <b>Basement</b> Basement: <b>Daylight, Walkout Access</b> Exterior Feat: <b>Outside Lighting</b> Exterior: <b>Block/Concrete/Masonry, Brick, Stone, Wood</b> Site Desc: <b>Irregular</b> Porch Type: <b>Balcony, Patio, Porch, Porch - Covered</b> Interior Feat: <b>Cable Available, High Spd Internet Avail</b> Heat & Fuel: <b>Natural Gas, Forced Air</b> Wtr Htr Fuel: <b>Natural Gas</b> Water Source: <b>Other/None</b>	Entry Location: <b>Ground Level</b> Fndtn Mtrls: <b>Block, Poured</b> Construct Feat: Roof Mtrls: <b>Asphalt</b> Cooling: Road Frontage: <b>Paved</b> Sewer: <b>Sewer at Street</b>
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Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>
Bath - Full	Second	16 x 13		Bath - Full	Second	15 x 14	
Bath - Full	Second	14 x 14		Bath - Full	Second	16 x 12	
Bath - Full	Second	14 x 12		Bath - Full	Basement	12 x 10	
Bath - Lav	Second	8 x 8		Bath - Lav	Basement	10 x 9	
Bath - Lav	First/Entry	8 x 8		Bath - Lav	Second	10 x 6	
Bath - Lav	Basement	6 x 6		Bath - Master	First/Entry	20 x 20	
Bedroom	Second	20 x 18		Bedroom	Second	15 x 14	
Bedroom	Second	18 x 17		Bedroom	Second	20 x 15	
Bedroom	Second	21 x 20		Bedroom	First/Entry	8 x 6	
Bedroom - Mstr	First/Entry	60 x 30		Dining Room	First/Entry	21 x 15	
Great Room	First/Entry	30 x 22		Kitchen	First/Entry	25 x 23	
Kitchen - 2nd	Basement	21 x 8		Laundry Area/Room	Second	12 x 10	
Laundry Area/Room	First/Entry	14 x 8		Library/Study	Second	12 x 10	
Recreation Room	First/Entry	19 x 12		Recreation Room	First/Entry	51 x 46	
Recreation Room	First/Entry	51 x 46					

Legal/Tax/Financial

Property ID: <b>2406376010</b>	Short Sale: <b>No</b>	Home Warranty: <b>No</b>	Ownership: <b>Private - Owned</b>
Tax Summer: <b>\$30,129</b>	Tax Winter: <b>\$9,641</b>	Homestead: <b>No</b>	Oth/Sp Asmnt: <b>0</b>
SEV: <b>843,320.00</b>	Taxable Value: <b>843,320.00</b>	Existing Lease: <b>No</b>	
Legal Desc: <b>T1N, R10E, SEC 6 SUPERVISOR'S PLAT OF FRANKLIN ESTATES LOT 51</b>			
Subdivision: <b>SUPRVR'S PLAT OF FRANKLIN ESTATES</b>			
Terms Offered: <b>Cash, Conventional</b>			

Office Information

List Office: **Century 21 Curran & Oberski**

Remarks

Pub Rmks: **This partially built home sits on 2.5 Acres in Franklin. The home is completely framed. Completed it will have 7 bedrooms, 7.5 bathrooms, a basketball court and a 5 car garage. The seller is motivated to sell and the building plans come with the home. Designed By AZD, the home fits perfectly into the landscape. The surrounding area can support a value of approximately \$4,000,000. We believe there is plenty of value in the land alone. The home was built with solid steel framing, the roof is on, plumbing, electrical and sewer are intact - basically we are ready for drywall and finishing's. Feel free to walk the property but do not go inside. It is currently boarded up to protect the work that has been done and for safety reasons.**