

31805 Telegraph Road, Franklin Vlg 48025-1256

MLS#: **2210023363**
 County: **Oakland**
 Status: **Active**

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

Trans Type: **Sale**

LP: **\$2,499,000**
 OLP: **\$2,499,000**



Location Information

Prop Type: **Residential**
 Village: **Franklin Vlg**
 Mailing City: **Franklin**
 Side of Street:
 Location: **N of 13 Mile / W of Telegraph**
 Directions: **Private drive is set back off Telegraph**

Parking

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

Lot Information

Acreage: **5.26**
 Lot Dim: **Irregular**
 Rd Front Ft: **500**

Square Footage

Est Fin Abv Gr: **4,055**
 Est Fin Lower:
 Est Tot Lower: **3,451**
 Est Tot Finished: **4,055**

Layout

Rooms: **9**
 Beds: **2**
 Baths: **2.1**

Arch Style: **Ranch**

Arch Level: **1 Story**

Waterfront Information

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

General Information

Year Built: **2018**
 Year Remod:
 Possession: **Negotiable**

Recent CH: **04/12/2021 : New : ->ACTV**

Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Basement: **Unfinished, Walkout Access**
 Exterior Feat: **Outside Lighting**
 Exterior: **Vinyl**
 Site Desc: **Hilly-Ravine, Sprinkler(s), Wooded**
 Porch Type: **Porch, Porch - Covered**
 Fireplc Fuel: **Gas, Natural**
 Appliances: **Dishwasher, Disposal, Dryer, Range Hood, Built-In Refrigerator, Washer**
 Interior Feat: **Air Cleaner, Cable Available, Central Vacuum, High Spd Internet Avail, Humidifier**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Well-Existing**

Entry Location: **Ground Level**
 Fndtn Mtrls: **Poured**

Construct Feat:

Roof Mtrls: **Asphalt**
 Fireplace Loc: **Family Room, Great Room, Master Bedroom**

Cooling: **Central Air**
 Road Frontage: **Paved**
 Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	11 x 10	Ceramic	Bath - Lav	First/Entry	8 x 5	Wood
Bath - Master	First/Entry	14 x 12	Marble	Bedroom	First/Entry	21 x 17	Wood
Bedroom - Mstr	First/Entry	18 x 15	Wood	Butlers Pantry	First/Entry	5 x 5	Wood
Dining Room	First/Entry	15 x 13	Wood	Family Room	First/Entry	26 x 20	Ceramic
Great Room	First/Entry	20 x 18	Wood	Kitchen	First/Entry	22 x 14	Wood
Laundry Area/Room	First/Entry	15 x 8	Wood	Library/Study	First/Entry	20 x 10	Wood

Legal/Tax/Financial

Property ID: **2405401007** Short Sale: **No** Home Warranty: **No** Ownership: **Private - Owned**
 Tax Summer: **\$21,248** Tax Winter: **\$3,464** Homestead: **Yes** Oth/Sp Asmnt: **0**
 SEV: **594,710.00** Taxable Value: **594,710.00** Existing Lease: **No**
 Legal Desc: **T1N, R10E, SEC 5 PART OF SE 1/4 BEG AT PT ON WLY LINE OF TELEGRAPH RD DIST S 88-28-00 E 1305.82 FT & S 05-16-00 W 80.77 FT & S 04-16-08 W 401.70 FT FROM CEN OF SEC, TH ALG CURVE TO LEFT, RAD 11534.19 FT, CHORD BEARS S 01-38-08 W 658.42 FT, DIST OF 658.51 FT, TH SLY ALG HWY 90 FT, TH NWLY ALG CEN LINE OF FRANKLIN RIVER 835 FT MORE OR LESS, TH N 02-34-40 E 410.85 FT, TH N 85-13-30 E 390.51 FT TO BEG 5.34 A**

Terms Offered: **Cash, Conventional**

Office Information

List Office: **KW Domain**

Remarks

Pub Rmks: **One-of-a-kind estate by Alexander Bogaerts, well placed on 5+ wooded acres offers unparalleled luxury. Enter down a long private drive w/ Norway Spruces & well-manicured Indscpng. Stunning open foyer w/ 12' ceilings, wide plank hw flrs, custom moldings, American Brass & Crystal light fixtures t/o. GR w/ cathedral ceiling, crystal chandelier & gas fp opens to gourmet kit. w/ hidden espresso bar w/ 2 refrig. drawers & brkfst area full of windows, drwl. Stunning FR features custm chandelier, stone fp w/ pizza oven, 2 Trex decks. Spacious master ste w/ cathedral ceiling, gas fp, french drs to private deck. Dual walk-in custom closets lead to your master bth for spa retreat w/ Calacatta Bettogli marble, heated floor & oversized shower w/ dual shower heads. Split bdrm layout offers added privacy. The lg 2nd bdrm features lux bath & walk-in closet. Large open office & mud rm. 2 oversized heated garages, 1 w/ kitchen opens to gardens & orchard. Unfinished w/o LL features an addtl 3500+ sq ft.**