

# 32801 OUTLAND TRAIL, Bingham Farms Vlg 48025-2553

MLS#: **2210031111**  
 County: **Oakland**  
 Status: **Active**

Area: **02245 - Bingham Farms Vlg**  
 School D: **Birmingham**

Trans Type: **Sale**

LP: **\$514,900**  
 OLP: **\$514,900**



Location Information

Prop Type: **Residential**  
 Village: **Bingham Farms Vlg**  
 Mailing City: **Bingham Farms**  
 Side of Street:  
 Location: **S of 14 M / E of Telegraph**  
 Directions: **S/14 Mile & E/Telegraph**

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**

Lot Information

Acreage: **0**  
 Lot Dim: **24x170x75x169**

Square Footage

Est Fin Abv Gr: **2,109**  
 Est Fin Lower:  
 Est Tot Lower: **2,109**  
 Est Tot Finished: **2,109**

Layout

Rooms: **8**  
 Beds: **2**  
 Baths: **2.0**

Arch Style: **Ranch**  
 Arch Level: **1 Story**

Waterfront Information

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

General Information

Year Built: **1979**  
 Year Remod:  
 Possession: **At Close**

Recent CH: **05/02/2021 : New : ->ACTV**

Features

Pets Allowed: **Yes**  
 Foundation: **Basement**  
 Foundation Feat: **Sump Pump**  
 Basement: **Unfinished**  
 Exterior Feat: **Grounds Maintenance, Outside Lighting**  
 Exterior: **Brick**  
 Site Desc: **Corner Lot, Sprinkler(s)**  
 Porch Type: **Deck, Porch**  
 Fireplc Fuel: **Gas**  
 Appliances: **Electric Cooktop, Dishwasher, Built-In Electric Oven, Double Oven, Free-Standing Refrigerator**  
 Interior Feat: **Air Cleaner, Cable Available, High Spd Internet Avail, Humidifier**  
 Heat & Fuel: **Natural Gas, Forced Air**  
 Wtr Htr Fuel: **Natural Gas**  
 Water Source: **Municipal Water**

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

Construct Feat: **Platted Sub., Site Condo**

Roof Mtrls: **Cedar/Wood**  
 Fireplace Loc: **Family Room**

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

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	9 x 6	Ceramic	Bath - Master	First/Entry	10 x 9	Ceramic
Bedroom	First/Entry	13 x 11	Carpet	Bedroom - Mstr	First/Entry	18 x 14	Carpet
Breakfast Nook/Room	First/Entry	9 x 9	Carpet	Dining Room	First/Entry	12 x 12	Carpet
Great Room	First/Entry	18 x 11	Carpet	Kitchen	First/Entry	12 x 11	Carpet
Laundry Area/Room	First/Entry	10 x 5	Carpet	Library/Study	First/Entry	19 x 14	Carpet

Legal/Tax/Financial

Property ID: **2404127001**  
 Tax Summer: **\$6,058**  
 SEV: **279,470.00**  
 Legal Desc: **T1N, R10E, SEC 4 OUTLANDS LOT 20 OUTLANDS**  
 Subdivision:  
 Terms Offered: **Cash, Conventional, FHA, VA**

Short Sale: **No**  
 Tax Winter: **\$1,133**  
 Taxable Value: **194,550.00**

Home Warranty: **No**  
 Homestead: **Yes**  
 Existing Lease: **No**

Ownership: **Private - Owned**  
 Oth/Sp Asmnt: **0**

Homeowner Association Information

Assoc Fee Amt: **750**  
 Fee Frequency: **Quarterly**  
 Fee Includes: **Maintenance Grounds, Snow Removal, Trash**

Working Capital:  
 Association Contact\Website: **Peter Shagney**  
 Association Phone\Email: **248.202.9982**

Office Information

List Office: **KW Domain**

Remarks

Pub Rmks: **The opportunity you have been waiting for to own a detached ranch condo in the much desired Outland community of Bingham Farms! Perfect location in a quiet, private and wooded location, yet still close to everything. Lovely curb appeal with full brick exterior, private courtyard entry and cedar shake roof. Generous open floor plan with ample natural light. Great room with cathedral ceilings, opens to formal dining room. Spacious eat in kitchen with door wall to grounds and deck. Den or office with gas fireplace and wet bar. Master suite with his and her closets and generous bath with soaking tub and separate shower. Second bedroom and hall bath for guests. Full basement is unfinished for storage. Deck facing wooded commons for outdoor dining and entertaining. First floor laundry. New tear off cedar roof in 2006. Fabulous association with wooded common grounds and scenic pond for walking. Immediate occupancy. Call your decorator and make this your dream home!**