

Residential Client Full

3408 ERIE Drive, Orchard Lake Village 48324-1520

MLS#: **2210020225** Area: **02184 - Orchard Lake** Trans Type: **Sale** LP: **\$1,325,000**
 County: **Oakland** School D: **West Bloomfield** OLP: **\$1,325,000**
 Status: **Active**



Location Information

Prop Type: **Residential**
 City: **Orchard Lake Village**

Parking

Garage: **Yes**
 Grg Sz: **3.5 Car**

Lot Information

Acres: **0.53**
 Lot Dim: **97.00X236.00**

Mailing City: **Orchard Lake**
 Side of Street:

Grg Dim: **35x22**
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity, Tandem, Workshop**

Location: **N of Commerce Rd. / W of Orchard Lake Rd.**

Directions: **North on Erie Drive to home**

Square Footage

Est Fin Abv Gr: **2,671**
 Est Fin Lower: **2,300**
 Est Tot Lower: **2,671**
 Est Tot Finished: **4,971**

Layout

Rooms: **13** Arch Style: **Ranch**
 Beds: **3** Arch Level: **1 Story**
 Baths: **4.1**

Waterfront Information

Water Name: **Cass Lake**
 Water Facilities: **Beach Access, Direct Water Frontage, Lake Front, Lake Privileges, Shared Water Frontage, Lake/River Priv**

General Information

Year Built: **1955**
 Year Remod: **2002**

Water Features: **All Sports Lake, Dock Facilities, Swim Assoc** Possession: **Close Plus 30 Days**

Water Front Feet: **65**

Recent CH: **04/01/2021 : New : CS->ACTV**

Features

Pets Allowed: Yes	Entry Location: Ground Level w/Steps
Foundation: Basement	Fndtn Mtrls: Block
Basement: Finished, Walkout Access	
Exterior Feat: BBQ Grill, Gutter Guard System	
Exterior: Brick, Stone	Construct Feat:
Porch Type: Patio, Porch, Porch - Covered	Roof Mtrls: Asphalt
Fireplc Fuel: Gas, Natural	Fireplace Loc: Family Room, Great Room
Appliances: Electric Cooktop, Dryer, Microwave, Built-In Electric Oven, Built-In Refrigerator, Free-Standing Refrigerator, Trash Compactor, Washer	
Interior Feat: Air Cleaner, High Spd Internet Avail, Humidifier, Programmable Thermostat, Security Alarm (owned)	Cooling: Ceiling Fan(s), Central Air
Heat & Fuel: Natural Gas, Forced Air	Road Frontage: Paved
Wtr Htr Fuel: Natural Gas	Sewer: Sewer-Sanitary
Water Source: Municipal Water	

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	4 x 6	Ceramic	Bath - Full	First/Entry	10 x 10	Ceramic
Bath - Lav	Basement	9 x 5	Ceramic	Bath - Master	First/Entry	12 x 15	Ceramic
Bedroom	First/Entry	10 x 7	Ceramic	Bedroom	First/Entry	26 x 14	Carpet
Bedroom - Mstr	First/Entry	15 x 25	Carpet	Breakfast Nook/Room	First/Entry	15 x 8	Other
Family Room	First/Entry	15 x 28	Carpet	Florida Room	First/Entry	14 x 23	Ceramic
Great Room	First/Entry	32 x 15	Wood	Kitchen	First/Entry	16 x 15	Other
Kitchen - 2nd	Basement	9 x 9	Ceramic	Laundry Area/Room	First/Entry	8 x 9	Ceramic
Library/Study	First/Entry	14 x 15	Carpet	Recreation Room	Basement	27 x 23	Carpet
Other	Basement	12 x 13	Carpet				

Legal/Tax/Financial

Property ID: 1811126002	Short Sale: No	Home Warranty: No	Ownership: Private - Owned
Tax Summer: \$10,934	Tax Winter: \$324	Homestead: No	Oth/Sp Asmnt: 1.12
SEV: 454,800.00	Taxable Value: 321,510.00	Existing Lease: No	
Legal Desc: T2N, R9E, SEC 2 & 11 ASSESSOR'S PLAT OF HARBOR HILLS LOT 18			
Subdivision: ASSR'S PLAT OF HARBOR HILLS			
Terms Offered: Cash, Conventional			

Homeowner Association Information

Assoc Fee Amt: 350	Working Capital:	Association Contact\Website: Brian Ingram
Fee Frequency: Annually		Association Phone\Email: 248-736-6518
Fee Includes: Maintenance Grounds, Snow Removal, Trash, Other		

Office Information

List Office: **Coldwell Banker Weir Manuel-Commerce**

Remarks

Pub Rmks: **Custom designed Cass Lake Ranch Home with a lower level walkout situated at the end of a private lagoon on the South Shore facing NE. This home underwent a total renovation in 2002. Spectacular views from most rooms. Step into the lifestyle of Harbor Hills Private lake community, access to a private bay and boat dock in front of your home. Enjoy Expansive views of the lagoon and the lake from your 32' terrace that spans the back of your home with retractable screens for privacy and entertainment. The beautifully appointed cooks kitchen has soaring ceiling & breakfast nook + cherry cabinets and granite countertops. The GR overlooks the covered terrace out on to the lake and professionally landscaped yard. Wonderful First floor Master Suite provides a luxury bath and oversized W/I shower. 2 other bedrooms can be found on the first floor with private baths. The lower level is made for entertaining and offers a pub style family room with a bar and galley kitchen, study/library/rec room.**