

3440 HERON POINTE, Waterford Twp 48328-4186

MLS#: **20221055675**
 County: **Oakland**
 Status: **Active**

Area: **02131 - Waterford Twp**
 School D: **Waterford**

Trans Type: **Sale**

LP: **\$449,000**
 OLP: **\$449,000**



Location Information

Prop Type: **Condominium**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 Side of Street:
 Location: **Cass Lake Rd & Cass Elizabeth Rd**
 Directions: **E of Cass Lake Rd, N of Cass Elizabeth**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **Attached**

Lot Information

Acreage:
 Lot Dim:
 Rd Front Ft:

Square Footage

Est Fin Abv Gr: **2,594**
 Est Fin Lower: **1,100**
 Est Tot Lower: **1,552**
 Est Tot Finished: **3,694**

Layout

Rooms: **8**
 Beds: **3**
 Baths: **3.1**

Arch Style: **Cape Cod**
 Arch Level: **2 Story**

Waterfront Information

Water Name: **Otter / Sylvan Lake**
 Water Facilities: **Lake Privileges**
 Water Features: **All Sports Lake, Boat Facilities, Dock Facilities**
 Water Front Feet:

General Information

Year Built: **1998**
 Year Remod:
 Possession: **Negotiable**

Recent CH: **10/29/2022 : New : CS->ACTV**

Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Basement: **Finished**
 Porch Type:
 Fireplc Fuel: **Gas**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel:
 Water Source: **Public (Municipal)**

Entry Location: **Ground Level**
 Fndtn Mtrls: **Poured**
 Roof Mtrls: **Asphalt**
 Fireplace Loc: **Family Room**
 Cooling:
 Road Frontage: **Paved, Cul-De-Sac**
 Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second	11 x 6	Ceramic	Bath - Full	Basement	6 x 6	Ceramic
Bath - Lav	First/Entry	6 x 6	Wood	Bath - Primary	First/Entry	13 x 11	Ceramic
Bedroom	Second	15 x 11	Carpet	Bedroom	Second	12 x 12	Carpet
Bedroom - Primary	First/Entry	21 x 14	Carpet	Dining Room	First/Entry	13 x 10	Wood
Family Room	First/Entry	15 x 16	Wood	Kitchen	First/Entry	12 x 13	Wood
Laundry Area/Room	First/Entry	6 x 9	Wood	Living Room	First/Entry	12 x 16	Carpet

Legal/Tax/Financial

Property ID: **1335253044**
 Ownership: **Standard (Private)**
 Tax Summer: **\$2,607**
 SEV: **185,520.00**
 Legal Desc: **T3N, R9E, SEC 35 OAKLAND COUNTY CONDOMINIUM PLAN NO 981 HARBOUR POINTE ON THE LAKE UNIT 36 L 16330 P 166 7-15-96 FR 003 & 008**
 Subdivision: **HARBOUR POINTE ON THE LAKE OCCPN 981**
 Terms Offered: **Cash, Conventional, VA**

Short Sale: **No**
 Occupant: **Owner**
 Homestead: **No**
 Existing Lease: **No**
 Home Warranty: **Yes**
 Oth/Sp Asmnt: **1.00**

Homeowner Association Information

Assoc Fee Amt: **175**
 Fee Frequency: **Monthly**
 Fee Includes:
 Working Capital:
 Association Contact\Website:
 Association Phone\Email: **Harbor Pointe Home Owners Associatio Metro Group Mgmt Co. 248.745.7100**

Office Information

List Office: **Keller Williams Home**

Remarks

Pub Rmks: **Stand alone detached wonderful 3 bedroom 2.5 bath cape cod condo on a cul-de-sac. Luxury abounds in this spacious open floor plan. Featuring 2 story foyer & bridge overlooking the 2 story great room. Updated kitchen with Granite counters and Stainless Steel appliances. Private view on the newer Trex deck. Lot backs to a beautiful wooded landscape. Hardwood floors throughout, First floor primary bedroom with walk-in-closet. Remodeled primary bath with standalone tub, expansive granite vanities, and euro style shower. Finished basement w/full bath ready for your workout gear and home theatre. Newer driveway and roof. You can use the marina and board walk on Sylvan Lake, boat can't stay overnight. Resort style living close to everything. Very low HOA. Possible Boat Dock coming up for rent in the harbor! Seller-paid home warranty.**