

## Residential Client Full

**4316 CHERRY HILL Drive E, Orchard Lake Village 48323-1608**

MLS#: <b>2210023967</b>	Area: <b>02184 - Orchard Lake</b>	Trans Type: <b>Sale</b>	LP: <b>\$950,000</b>
County: <b>Oakland</b>	School D: <b>West Bloomfield</b>		OLP: <b>\$950,000</b>
Status: <b>Active</b>			



<u>Location Information</u>		<u>Parking</u>		<u>Lot Information</u>	
Prop Type: <b>Residential</b>	Garage: <b>Yes</b>	Acreeage: <b>0.62</b>			
City: <b>Orchard Lake Village</b>	Grg Sz: <b>3 Car, 6 or fl.</b>	Lot Dim: <b>146.00X185.00</b>			
Mailing City: <b>Orchard Lake</b>	Grg Dim: <b>20X30</b>	Rd Front Ft: <b>185</b>			
Side of Street: <b>N</b>	Grg Feat: <b>Attached, Direct Access, Door Opener, Side Entrance</b>				
Location: <b>S of Pontiac Trail / W of ORCHARD LAKE ROAD</b>					
Directions: <b>SOUTH OF PONTIAC TRAIL AT OLD ORCHARD TRAIL. GO SOUTH INTO ORCHARD LAKE WOODLANDS AND THEN LEFT AT EAST CHERRY HILL.</b>					
<u>Square Footage</u>		<u>Layout</u>		<u>General Information</u>	
Est Fin Abv Gr: <b>3,200</b>	Rooms: <b>9</b>	Arch Style: <b>Contemporary, Ranch</b>			
Est Fin Lower: <b>3,200</b>	Beds: <b>3</b>	Arch Level: <b>1 Story</b>			
Est Tot Lower: <b>3,200</b>	Baths: <b>2.2</b>				
Est Tot Finished: <b>3,200</b>					
<u>Waterfront Information</u>					
Water Name:					Year Built: <b>2021</b>
Water Facilities:					Year Remod:
Water Features:					Possession: <b>At Close</b>
Water Front Feet:					

Recent CH: **04/08/2021 : New : ->ACTV**

### Features

Pets Allowed: <b>Yes</b>	Entry Location: <b>Ground Level w/Steps</b>	
Foundation: <b>Basement</b>	Fndtn Mtrls: <b>Poured</b>	
Foundation Feat: <b>Sump Pump</b>		
Basement: <b>Daylight, Interior Access Only</b>		
Exterior Feat: <b>Outside Lighting</b>	Construct Feat: <b>New Construction</b>	
Exterior: <b>Brick, Composition, Stone, Wood, Other</b>		
Site Desc: <b>Irregular</b>	Roof Mtrls: <b>Asphalt</b>	
Porch Type:	Fireplace Loc: <b>Great Room</b>	
Fireplc Fuel: <b>Gas</b>	Appliances: <b>Induction Cooktop, Dishwasher, ENERGY STAR® qualified dishwasher, Disposal, Plumbed For Ice Maker, Microwave, Built-In Electric Oven, Convection Oven, Double Oven, Self Cleaning Oven, Range Hood, ENERGY STAR® qualified refrigerator, Free-Standing Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan</b>	
Interior Feat: <b>Air Cleaner, Egress Window(s), Humidifier, Programmable Thermostat</b>	Cooling: <b>Central Air, ENERGY STAR® Qualified A/C Equipment</b>	
Accessibility: <b>Accessible Bedroom, Accessible Central Living Area, Accessible Closets, Accessible Common Area, Central Living Area</b>		
Heat & Fuel: <b>Natural Gas, ENERGY STAR® Qualified Furnace Equipment, Forced Air</b>	Road Frontage: <b>Paved</b>	
Wtr Htr Fuel:	Sewer: <b>Sewer-Sanitary</b>	
Water Source: <b>Municipal Water</b>		

### Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Lav	First/Entry	7 x 6	Other	Bath - Lav	First/Entry	8 x 6	Other
Bath - Master	First/Entry	13 x 11	Other	Bath - Other	First/Entry	9 x 9	Other
Bedroom	First/Entry	13 x 12	Wood	Bedroom	First/Entry	13 x 13	Wood
Bedroom - Mstr	First/Entry	18 x 15	Wood	Butlers Pantry	First/Entry	8 x 5	Other
Dining Room	First/Entry	14 x 12	Other	Great Room	First/Entry	21 x 18	Other
Kitchen	First/Entry	19 x 14	Other	Laundry Area/Room	First/Entry	10 x 6	Other
Library/Study	First/Entry	12 x 12	Other				

### Green Property Information

Green Energy Efficient:	<b>Appliances, HVAC, Insulation, Windows</b>
Green Indoor Air Quality:	<b>Ventilation</b>

### Legal/Tax/Financial

Property ID: <b>1815451031</b>	Short Sale: <b>No</b>	Home Warranty: <b>Yes</b>	Ownership: <b>Private - Owned</b>
Tax Summar: <b>\$1,837</b>	Tax Winter: <b>\$43</b>	Homestead: <b>No</b>	Oth/Sp Asmnt: <b>0</b>
SEV: <b>38,960.00</b>	Taxable Value: <b>38,270.00</b>	Existing Lease: <b>No</b>	
Legal Desc: <b>T2N, R9E, SEC 15 ORCHARD LAKE WOODLANDS NO 1 LOT 25</b>			
Subdivision: <b>ORCHARD LAKE WOODLANDS NO 1</b>			
Terms Offered: <b>Cash, Conventional</b>			

### Homeowner Association Information

Assoc Fee Amt: <b>150</b>	Working Capital:	Association Contact\Website:
Fee Frequency: <b>Annually</b>		Association Phone\Email:
Fee Includes: <b>Other</b>		

### Office Information

List Office: **Real Estate One-WB/FH**

### Remarks

Pub Rmks: **NEW CONSTRUCTION READY TO MOVE IN. CUSTOM BUILT RANCH ON LARGE LOT IN PRESTIGIOUS CITY OF ORCHARD LAKE VILLAGE. GORGEOUS OPEN LAYOUT RANCH MUST BE SEEN TO BE APPRECIATED. NINE FOOT CEILINGS THROUGHOUT, PLUS 13' CEILINGS IN THE GREAT ROOM AND FOYER. ALL STAINLESS BUILT-IN APPLIANCES. THE FLOORS IN THE LIVING AREAS ARE 24'X24' PORCELAIN. THE BEDROOMS HAVE BEAUTIFUL WOOD FLOORS. THE THREE CAR GARAGE COULD ACCOMMODATE 6 AUTOMOBILES. QUARTS COUNTERTOPS THROUGHOUT AND GLASS BACKSPLASH IN THE KITCHEN. SHOWN BY APPOINTMENT.**