

**6210 ORCHARD WOODS Drive, West Bloomfield Twp 48324-3284**

MLS#: **20221042689**  
 County: **Oakland**  
 Status: **Active**

Area: **02181 - West Bloomfield Twp**  
 School D: **West Bloomfield**  
 Trans Type: **Sale**

LP: **\$569,900**  
 OLP: **\$569,900**



Location Information  
 Prop Type: **Residential**  
 Township: **West Bloomfield Twp**  
 Mailing City: **West Bloomfield**  
 Side of Street: **Commerce and Old Orchard Trl**  
 Location: **S of Commerce W of Old Orchard Trl**  
 Directions: **S of Commerce W of Old Orchard Trl**

Parking  
 Garage: **Yes**  
 Grg Sz: **3 Car**  
 Grg Dim: **31x22**  
 Grg Feat: **Attached**

Lot Information  
 Acreage: **0.25**  
 Lot Dim: **96x125**  
 Rd Front Ft: **96**  
 Arch Style: **Colonial**  
 Arch Level: **2 Story**

Square Footage  
 Est Fin Abv Gr: **3,384**  
 Est Fin Lower: **1,847**  
 Est Tot Finished: **3,384**

Layout  
 Rooms: **9**  
 Beds: **4**  
 Baths: **3.1**

Waterfront Information  
 Water Name:  
 Water Facilities:  
 Water Features:  
 Water Front Feet:

General Information  
 Year Built: **1999**  
 Year Remod:  
 Possession: **Negotiable**

Recent CH: **09/16/2022 : New : PS->ACTV**

**Features**

Pets Allowed:  
 Foundation: **Basement**  
 Basement: **Unfinished, Walkout Access**  
 Porch Type: **Deck, Porch**  
 Fireplc Fuel:  
 Appliances: **Built-In Gas Oven, Dishwasher, Disposal, Dryer, Free-Standing Refrigerator, Gas Cooktop, Microwave, Washer**  
 Heat & Fuel: **Natural Gas, Forced Air**  
 Wtr Htr Fuel: **Natural Gas**  
 Water Source: **Public (Municipal)**

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

**Room Information**

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second		Ceramic	Bath - Full	Second	9 x 7	Ceramic
Bath - Lav	First/Entry	6 x 6	Wood	Bath - Primary	Second	17 x 10	Ceramic
Bedroom	Second	13 x 14	Carpet	Bedroom	Second	14 x 11	Carpet
Bedroom	Second	11 x 12	Carpet	Bedroom - Primary	Second	15 x 20	Carpet
Dining Room	First/Entry	14 x 14	Carpet	Family Room	First/Entry	15 x 18	Wood
Kitchen	First/Entry	21 x 23	Ceramic	Laundry Area/Room	First/Entry	6 x 8	Wood
Library (Study)	First/Entry	12 x 17	Carpet				

**Legal/Tax/Financial**

Property ID: **1808476006**  
 Ownership: **Standard (Private)**  
 Tax Summer: **\$4,828**  
 SEV: **234,670.00**  
 Legal Desc: **T2N, R9E, SEC 8 & 9 THE WOODS OF ORCHARD LAKE SUB NO 1 LOT 42 7-24-90 FR 002**  
 Subdivision: **THE WOODS OF ORCHARD LAKE**  
 Terms Offered: **Cash, Conventional, VA**

Short Sale: **No**  
 Occupant: **Owner**  
 Homestead: **No**  
 Existing Lease: **No**

Home Warranty: **No**  
 Oth/Sp Asmnt: **0.00**

**Homeowner Association Information**

Assoc Fee Amt: **450**  
 Fee Frequency: **Annually**  
 Fee Includes:  
 Working Capital:  
 Association Contact\Website: **Jeff Hanna**  
 Association Phone\Email: **woodsoforchardlake@yahoo.com**

**Office Information**

List Office: **Keller Williams Home**

**Remarks**

Pub Rmks: **Immaculate home in the highly sought-after Woods of Orchard Lake Subdivision! Stately colonial with a perfect modern floorplan. Grand entrance with curved staircase. Large kitchen with maple cabinetry and acres of counter space. Kitchen is open to the family room and has entrance to a phenomenal deck with outdoor dining space that overlooks the private backyard. Spacious formal living and dining are great for entertaining. First floor also features a large home office. Upstairs, the master suite has vaulted ceilings and a giant walk-in closet. The master bathroom has a jetted tub, large shower, and separate vanity space. The second bedroom is an ensuite, while the third and fourth bedroom share a dual-vanity bath. Large walkout basement, open and full of potential! Neutral colors and natural light throughout the entire home. Three car garage. This one is a must-see!**