

Residential Client Full

7445 Duval Drive, Bloomfield Twp 48301

MLS#: **2200091520** Area: **02193 - Bloomfield Twp** Trans Type: **Sale** LP: **\$1,452,000**
 County: **Oakland** School D: **Bloomfield Hills** OLP: **\$1,452,000**
 Status: **Active**



Location Information

Prop Type: **Residential**
 Township: **Bloomfield Twp**
 Mailing City: **Bloomfield Hills**
 Side of Street: **E**

Parking

Garage: **Yes**
 Grg Sz: **3 Car**
 Grg Dim: **2+ Assigned Spaces, Attached, Direct Access, Door Opener, Electricity**

Lot Information

Acreage: **0.74**
 Lot Dim: **260 X 296 X 248**
 Rd Front Ft: **260**

Location: **N of 14 mile / E of Franklin**
 Directions: **Turn left on Duval Drive from 14 mile, 4th house on right**

Square Footage

Est Fin Abv Gr: **4,065**
 Est Fin Lower: **2,875**
 Est Tot Lower: **2,875**
 Est Tot Finished: **4,065**

Layout

Rooms: **11**
 Beds: **4**
 Baths: **3.1**

Arch Style: **Contemporary**

Arch Level: **1 1/2 Story**

Waterfront Information

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

General Information

Year Built: **2021**
 Year Remod:
 Possession: **At Close**

Recent CH: **04/04/2021 : Back On Market : PEND->ACTV**

Features

Pets Allowed:
 Foundation: **Basement**
 Foundation Feat: **Sealed Foundation, Sump Pump**
 Basement: **Daylight, Unfinished**
 Exterior Feat: **Outside Lighting**
 Exterior: **Brick, Composition**
 Site Desc: **Wooded**
 Fireplc Fuel: **Gas**
 Appliances: **Gas Cooktop, Induction Cooktop, Dishwasher, Disposal, Exhaust Fan, Built-In Freezer, Microwave, Convection Oven, Double Oven, Built-In Refrigerator**
 Interior Feat: **Air Cleaner, Cable Available, Carbon Monoxide Alarm(s), Humidifier, Programmable Thermostat**
 Heat & Fuel: **Natural Gas, ENERGY STAR® Qualified Furnace Equipment**
 Wtr Htr Fuel: **ENERGY STAR® Qualified Water Heater, High-Efficiency/Sealed Water Heater**
 Water Source: **Water at Street**
 Entry Location: **Ground Level**
 Fndtn Mtrls: **Poured**
 Construct Feat: **Const. Start Upon Sale, New Construction, Permit Ready, Platted Sub.**
 Fireplace Loc: **Family Room**
 Cooling: **Central Air**
 Road Frontage: **Paved**
 Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Dual Entry	Second	10 x 12	Ceramic	Bath - Full	Second	9 x 6	Ceramic
Bath - Lav	First/Entry	5 x 6	Wood	Bath - Master	First/Entry	16 x 10	Ceramic
Bedroom	Second	14 x 15	Carpet	Bedroom	Second	12 x 16	Carpet
Bedroom	Second	15 x 12	Carpet	Bedroom - Mstr	First/Entry	18 x 14	Wood
Breakfast Nook/Room	First/Entry	8 x 16	Wood	Dining Room	First/Entry	18 x 13	Wood
Family Room	First/Entry	12 x 16	Wood	Kitchen	First/Entry	18 x 17	Wood
Laundry Area/Room	First/Entry	11 x 7	Ceramic	Library/Study	First/Entry	15 x 13	Wood
Mud Room	First/Entry	14 x 8	Ceramic				

Legal/Tax/Financial

Property ID: **1932353018** Short Sale: **No** Home Warranty: **Yes** Ownership: **Private - Owned**
 Tax Summer: **\$3,706** Tax Winter: **\$2,052** Homestead: **No** Oth/Sp Asmnt:
 SEV: **0.00** Taxable Value: Existing Lease: **No**
 Legal Desc: **COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, T2N-R10E, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE N87°16'35"E 493.08 FEET; THENCE N01°44'25"W 149.05 FEET; THENCE N23°16'43"W 132.16 FEET; THENCE N41°55'51"W 27.19 FEET; THENCE N51°44'03"E 237.42 FEET TO THE POINT OF BEGINNING; THENCE N80°11'26"W 159.66 FEET; THENCE S88°35'24"W 89.41 FEET; THENCE 183.03 FEET ALONG A 270.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N19°50'15"E 179.55 FEET; THENCE 68.12 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N31°45'07"E 67.93 FEET; THENCE S64°09'44"E 20.06 FEET; THENCE S28°30'57"E 276.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES OR 32402.71 SQUARE FEET, MORE OR LESS, AND SUBJECT TO RESTRICTIONS AND EASEMENT OF RECORD, IF ANY.**
 Terms Offered: **Cash, Conventional**

Office Information

List Office: **HM Homes-Signature Collection**

Remarks

Pub Rmks: **Spectacular to-be built contemporary stunner situated on .75 acres of private wooded lot with Bloomfield Hills mailing and schools, but just steps to Downtown Franklin, cider mill, shops and more. Room for a pool, tennis court and more! Top of the line designer finishes including Perspectives custom kitchen, quartz countertops, professionally designed closets (his + hers master closets + HUGE mud room/closet), aluminum clad windows, prefinished designer hardwood throughout first floor. First floor master with expansive walk-in his/hers closets and bath. Formal dining/foyer with soaring 12' ceilings and floor to ceiling windows. Open concept kitchen, compete with prep kitchen and large pantry, open to fireplaced family room/breakfast nook. Opportunity to customize selections and truly build your dream home. Model available to tour, photos are of previously completed home with similar level of finish. Nearly 3000 SF daylight LL available to finish.**