

## Residential Client Full

### 24031 Lyon Preserve Trail, South Lyon 48178

MLS#: **2200086837**  
 County: **Oakland**  
 Status: **Active**

Area: **02212 - South Lyon**  
 School D: **South Lyon**

Trans Type: **Sale**

LP: **\$488,995**  
 OLP: **\$488,995**



Location Information

Prop Type: **Residential**  
 Township: **South Lyon**  
 Mailing City: **South Lyon**  
 Side of Street:  
 Location: **S of 10 MILE ROAD / W of MILFORD ROAD**  
 Directions: **Great location on the south side of Ten Mile Road, just west of Milford Road in South Lyon**

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim:  
 Grg Feat: **Attached, Direct Access, Door Opener**

Lot Information

Acreage: **0**  
 Lot Dim: **65X140X84X140**  
 Rd Front Ft: **65**

Square Footage

Est Fin Abv Gr: **1,871**  
 Est Fin Lower:  
 Est Tot Lower: **1,871**  
 Est Tot Finished: **1,871**

Layout

Rooms: **7**  
 Beds: **2**  
 Baths: **2.0**

Arch Style: **Ranch**  
 Arch Level: **1 Story**

Waterfront Information

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

General Information

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

Recent CH: **10/19/2020 : New : ->ACTV**

Features

Pets Allowed: <b>Cats OK, Dogs OK</b> Foundation: <b>Basement</b> Foundation Feat: <b>Sump Pump</b> Basement: <b>Unfinished</b> Exterior Feat: <b>Grounds Maintenance</b> Exterior: <b>Brick, Vinyl</b> Site Desc: <b>Sprinkler(s), Wooded</b> Porch Type: <b>Porch - Covered</b> Appliances: <b>Gas Cooktop, ENERGY STAR® qualified dishwasher, Disposal, Exhaust Fan, Microwave, Built-In Gas Oven, Plumbed For Ice Maker, Built-In Gas Range, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan</b> Interior Feat: <b>Cable Available, Egress Window(s), High Spd Internet Avail</b> Heat & Fuel: <b>Natural Gas, ENERGY STAR® Qualified Furnace Equipment</b> Wtr Htr Fuel: <b>ENERGY STAR® Qualified Water Heater</b> Water Source: <b>Municipal Water</b>	Entry Location: <b>Ground Level</b> Fndtn Mtrls: <b>Poured</b> Construct Feat: <b>Const. Start Upon Sale, New Construction</b> Roof Mtrls: <b>Composition</b> Cooling: <b>Central Air</b> Road Frontage: <b>Paved</b> Sewer: <b>Sewer-Sanitary</b>
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Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
<b>Bath - Full</b>	<b>First/Entry</b>		<b>Ceramic</b>	<b>Bath - Master</b>	<b>First/Entry</b>		<b>Ceramic</b>
<b>Bedroom</b>	<b>First/Entry</b>	<b>11 x 10</b>	<b>Carpet</b>	<b>Bedroom - Mstr</b>	<b>First/Entry</b>	<b>20 x 13</b>	<b>Carpet</b>
<b>Dining Room</b>	<b>First/Entry</b>	<b>14 x 11</b>	<b>Carpet</b>	<b>Great Room</b>	<b>First/Entry</b>	<b>24 x 18</b>	<b>Carpet</b>
<b>Kitchen</b>	<b>First/Entry</b>	<b>13 x 11</b>	<b>Wood</b>	<b>Laundry Area/Room</b>	<b>First/Entry</b>		
<b>Library/Study</b>	<b>First/Entry</b>	<b>11 x 10</b>	<b>Carpet</b>				

Legal/Tax/Financial

Property ID: Tax Summer: <b>\$5,672</b> SEV: <b>244,497.00</b> Terms Offered: <b>Cash, Conventional</b>	Short Sale: <b>No</b> Tax Winter: <b>\$1,418</b> Taxable Value:	Home Warranty: <b>Yes</b> Homestead: <b>Yes</b> Existing Lease: <b>No</b> Ownership: <b>Corporate/Relocatio</b> Oth/Sp Asmnt:
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Homeowner Association Information

Assoc Fee Amt: <b>259</b> Fee Frequency: <b>Monthly</b> Fee Includes: <b>Maintenance Grounds, Snow Removal, Trash, Other</b>	Working Capital: Association Contact\Website: Association Phone\Email:
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Office Information

List Office: **Toll Realty Michigan Inc**

Remarks

Pub Rmks: **NEW CONSTRUCTION -TO BE BUILT! LYON PRESERVE BY TOLL BROTHERS. The Farrell is an amazing RANCH design with an inviting entry and foyer with tray ceiling, revealing the lovely formal dining room and views of the expansive great room. The well-designed kitchen is equipped with a unique angled breakfast bar overlooking the great room, plenty of counter and cabinet space, roomy pantry, and pass through access to the formal dining room. The secluded master bedroom is complete with a tray ceiling, walk-in closet, and spa-like master bath with dual-sink vanity, luxe glass-enclosed shower with seat, linen storage, and private toilet area. The secondary bedroom features a sizable closet and shared full hall bath. Additional highlights include a desirable private study, centrally located laundry, and additional storage. Personalize interior finishes at our state-of-the-art Toll Brothers Design Studio. Photos shown are representational from model home, which is the same floor plan.**