

**45578 EMERALD FOREST, Novi 48374**

MLS#: **217054999**  
 County: **Oakland**  
 Status: **Active**

Area: **02223 - Novi**  
 School D: **Novi**

Trans Type: **Sale**

LP: **\$354,900**  
 OLP: **\$354,900**



Location Information

Prop Type: **Residential**  
 City: **Novi**  
 Mailing City: **Novi**  
 Side of Street:  
 Location: **N of TEN MILE RD. / W of TAFT**  
 Directions: **EMERALD FOREST WEST OFF TAFT**

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim: **20x28**  
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity**

Lot Information

Acreage: **0.26**  
 Lot Dim: **84 X 137 X 84 X 137**  
 Rd Front Ft: **84**

Square Footage

Sqft Source: **CITY**  
 Est Fin Abv Gr: **2,085**  
 Est Fin Lower:  
 Est Tot Lower: **1,230**  
 Est Tot Finished: **2,085**

Layout

Rooms: **12**  
 Beds: **3**  
 Baths: **2.1**  
 Arch Style: **Colonial**  
 Arch Level: **2 Story**

Waterfront Information

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

General Information

Year Built: **1988**  
 Year Remod:  
 Possession: **IMM**

[Virtual Tour](#)

Recent CH: **06/27/2017 : New : ->ACTV**

Foundation: **Basement**  
 Basement: **Unfinished**  
 Exterior Feat: **Outside Lighting, Sprinkler(s)**  
 Exterior: **Brick, Wood**  
 Site Desc: **Wooded**  
 Porch Type: **Deck, Porch**  
 Fireplc Fuel: **Natural**  
 Appliances: **Dishwasher, Disposal, Dryer, Refrigerator, Stove, Washing Machine**  
 Interior Feat: **Cable Available, High Spd Internet Avail, Humidifier, Programmable Thermostat, Sump Pump**  
 Heat & Fuel: **Natural Gas, ENERGY STAR® Qualified Furnace Equipment, K**  
 Wtr Htr Fuel: **Natural Gas**  
 Water Source: **Municipal Water**

Features

Fndtn Mtrls: **Poured**  
 Construct Feat:  
 Roof Mtrls: **Asphalt**  
 Fireplace Loc: **Family Room**  
 Cooling: **Ceiling Fans 2+, Central Air**  
 Road Frontage: **Paved**  
 Sewer: **Sewer-Sanitary**

Room	Level	Dimensions	Floor Cover
Bath - Full	Upper	10 x 7	
Bath - Master	Upper	10 x 5	
Bedroom	Upper	12 x 11	
Breakfast Nook/Room	Entry	12 x 8	
Great Room	Entry	23 x 15	
Laundry Area/Room	Entry	7 x 5	

Room Information

Room	Level	Dimensions	Floor Cover
Bath - Lav	Entry	6 x 3	
Bedroom	Upper	13 x 10	
Bedroom - Mstr	Upper	16 x 14	
Dining Room	Entry	12 x 10	
Kitchen	Entry	12 x 10	
Library/Study	Entry	14 x 10	

Property ID: **2221427012** Short Sale: **No**  
 Tax Summer: **\$3,580** Tax Winter: **\$936**  
 Assoc Fee: **\$80 / Annually** Working Capital:

Legal/Tax/Financial

Home Warranty: **No** Ownership: **Private - Owned**  
 Homestead: **Yes** Oth/Sp Asmnt:  
 Association Contact/Website:  
 Association Phone/Email:

Legal Desc: **T1N, R8E, SEC 21 YORKSHIRE PLACE NO 3 LOT 116 3-9-88 FR 400-016**  
 Subdivision: **YORKSHIRE PLACE NO 3**  
 Terms Offered: **Cash, Conventional**

Office Information

List Office: **Century 21 Row**

Remarks

Pub Rmks: **Very attractive Yorkshire Place colonial on one of the best lots in the sub! Your new home is situated on a low traffic cul-de-sac with sidewalks, backs to wooded nature area, and a short walk to Novi Woods Elementary. Awesome floor plan features a Great Room with cathedral ceilings and natural fireplace, formal dining room, spacious study/sitting room, and first floor laundry. Kitchen offers oak cabinets, granite counters and generous table space. Large master suite has walk-in closet and full bath. Garage is extra deep (28ft) for added storage space. Trane high efficiency XC95M furnace and XR13 central air about 7 years old. Dimensional roof about 7 years too. Driveway and front walk replaced 2 years ago. All newer windows on south side of home. New neutral carpeting throughout. Nicely landscaped, lush green lawn and refinished wood deck. Novi Schools! Wow!**

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