



#211117543 Ad: 45595 EMERALD FOREST DR

C: NOVI 48374-3125

Dir: ENTER EMERALD FOREST OFF TAFT

Lot Size: IRREGULAR CULDESAC

Prop ID: 2221427017

Legal: T1N, R8E, SEC 21 YORKSHIRE PLACE NO 3 LOT 121 3-9-88 FR 400-016

Tax: Sum: \$3,799 Win: \$808

Year Built: 1988 Oth/Spc: N

Water Nm:

Sq Ft: 2612

Soil Type:

Comp Arr:

338645 COMMUNITY CHOICE REALTY INC

MARK BREAU

Co-List:

Acr: 0

Sch: NOVI

Assoc. Fee: \$80 ANNUALLY

Adl Doc: Y

Src: 0

% Wooded: 0

Buyer Agency: Y 3

### Listing Information

RES SOLD

Map: J 28

Front Ft:

Homestead: Y

Pos: NEG

% Tillable: 0

Transaction Coord.: N

(248) 729-0011

Agt: 248-418-1232

Co-List Ph:

ERTS/FS

BR: 4 Bath: 2

MBR: 18x12 U

BR2: 12x12 U

BR3: 12x12 U

BR4: 12x9 U

BR5:

BFT:

% Tiled: 0

Ownership: PRIVATE - OWNED

LD: 11/9/2011

Acc: APPT/LCKBX

Cnt: MARK BREAU

\$ 349,900 S

Area: 02223

Protect: 180

Lavs: 2

LR: 13x17 E

GR:

FR: 16x17 E

LB: 9x11 E

DR: 13x15 E

KT: 16x11 E

Short Sale: N

Gar: Y Ba: Y FP: Y

Ph: 248-418-1232

### Agent Only Remarks

Pride of ownership in every inch of this home. Updated 30k Pella windows, newer roof, brick pavers, professionally landscaped. It shows like a model home. Professionally decorated and VERY clean. Located on a quiet cul-de-sac in Yorkshire Place VERY close to all schools & library. Showings by appointment only. M-F 9am-2pm and 6pm-8pm. S-S 11am-5pm 24 hour notice.

LC: N

DWP:

PAY:

INT:

TRM:

### Features

Exterior: BRICK  
 Terms: CONV, FHA, CASH  
 Fireplace Type: LIV RM

Garage: 2 CAR  
 Water Sewer: MUN WAT, SEW-SANIT

Architecture: 2-ST  
 Heating: FRCD AIR  
 Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, BSM LAV  
 Foundation: BASEMENT

Style: COLONIAL  
 Fuel Type: GAS  
 Appliances: STV, REF, DISHW, MICRO, DISPSL  
 Road Frontage: PAVED, PUBLIC SIDEWALK

### Sold Information

Pend Date: 1/11/2012

Sell Off. ID: Comm Ch

Seller Concession: N

Sold Date: 2/28/2012

Sell Off:

Con Type:

DOM: 64 N

Con Amt: \$

Sold Pr: \$325,000

Sell Agt:

3rd Party Apr: N

Terms: CONV

