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### 45611 EMERALD FOREST Drive, Novi 48374-3126

MLS#: 218009481  
County: Oakland  
Status: Pending

Area: 02223 - Novi  
School D: Novi

Trans Type: Sale

LP: \$297,500  
OLP: \$297,500



Location Information

Prop Type: Residential  
City: Novi  
Mailing City: Novi  
Side of Street:  
Location: N of 10 mile / W of Taft  
Directions: N of 10 mile, W of Taft

Parking

Garage: Yes  
Grg Sz: 2 Car  
Grg Dim:  
Grg Feat: Attached, Door Opener, Electricity

Lot Information

Acreage: 0.5  
Lot Dim: 76.73X270.27  
Rd Front Ft: 77

Square Footage

Sqft Source: PRD  
Est Fin Abv Gr: 1,943  
Est Fin Lower: 1,600  
Est Tot Lower: 1,943  
Est Tot Finished: 3,543

Layout

Rooms: 11  
Beds: 3  
Baths: 3.1  
Arch Style: Ranch  
Arch Level: 1 Story

Waterfront Information

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

General Information

Year Built: 1989  
Year Remod:  
Possession: Immed

Recent CH: 02/12/2018 : PEND : ACTV->PEND

Features

Foundation: Basement  
Basement: Finished  
Exterior Feat: Sprinkler(s)  
Exterior: Brick, Stone  
Site Desc: Wooded  
Porch Type: Deck, Porch - Covered  
Fireplc Fuel: Natural  
Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Stove  
Interior Feat: Cable Available, Sump Pump  
Heat & Fuel: Natural Gas, Forced Air  
Wtr Htr Fuel: Natural Gas  
Water Source: Municipal Water

Fndtn Mtrls: Poured  
Construct Feat:  
Roof Mtrls: Asphalt  
Fireplace Loc: Great Room  
Cooling: Central Air  
Road Frontage: Pub. Sidewalk  
Sewer: Sewer-Sanitary

Room Information

Room	Level	Dimensions	Floor Cover	Room	Level	Dimensions	Floor Cover
Bath - Full	Entry	8 x 8	Laminate	Bath - Full	Lower	10 x 8	Ceramic
Bath - Lav	Entry	4 x 8	Laminate	Bath - Master	Entry	10 x 11	Ceramic
Bedroom	Entry	14 x 12	Carpet	Bedroom	Entry	10 x 11	Carpet
Bedroom - Mstr	Entry	14 x 12	Carpet	Breakfast Nook/Room	Entry	7 x 7	Carpet
Dining Room	Entry	7 x 8	Carpet	Great Room	Entry	13 x 21	Carpet
Kitchen	Entry	10 x 10	Wood				

Legal/Tax/Financial

Property ID: 2221427016	Short Sale: No	Home Warranty: No	Ownership: Government - Owne
Tax Summer: \$	Tax Winter: \$284	Homestead: Yes	Oth/Sp Asmnt: 284.47
Assoc Fee: \$80 / Annually	Working Capital:	Association Contact/Website:	Mark Breault
		Association Phone/Email:	Yorkshireassoc@gmail.com

Legal Desc: T1N, R8E, SEC 21 YORKSHIRE PLACE NO 3 LOT 120 3-9-88 FR 400-016  
Subdivision: YORKSHIRE PLACE NO 3  
Terms Offered: Cash, Conventional

Office Information

List Office: Motion Realty

Remarks

Pub Rmks: Unique Ranch on Cul-de-sac in NOVI. Huge Great Room with Natural Fireplace. Possible 4th bedroom in basement. Finished Basement with possible 4th bedroom and Full Bath. 2 Car attached garage. Backs to wooded Nature Trail. Novi school system with walking distance to Novi Woods and Novi Meadows. Near Twelve Oaks Mall and Major Freeways. As noted for all VA government owned properties, Sold As-Is.