

**45515 EMERALD FOREST, Novi 48374-3121**

MLS#: **217026037**  
 County: **Oakland**  
 Status: **Pending**

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

Trans Type: **Sale**

LP: **\$434,900**  
 OLP: **\$434,900**



Location Information

Prop Type: **Residential**  
 City: **Novi**  
 Mailing City: **Novi**  
 Side of Street: **S**

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim: **24x22**  
 Grg Feat: **2+ Assigned Space(s), Attached, Direct Access, Door Opener, Electricity, Side Entrance**

Lot Information

Acreage: **0.26**  
 Lot Dim: **84x133**  
 Rd Front Ft: **84**

Location: **N of Ten Mile / W of Taft Road**  
 Directions: **Enter Emerald Forest Drive off of Taft Road**

Square Footage

Sqft Source: **PRD**  
 Est Fin Abv Gr: **2,654**  
 Est Fin Lower: **1,000**  
 Est Tot Lower: **1,488**  
 Est Tot Finished: **3,654**

Layout

Rooms: **16**  
 Beds: **4**  
 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: **2012**  
 Possession: **at closing**

Recent CH: **04/08/2017 : PEND : ACTV->PEND**

Features

Foundation: **Basement** Fndtn Mtrls: **Poured**  
 Basement: **Finished**  
 Exterior Feat: **Chimney Cap(s), Gazebo, Outside Lighting, Sprinkler(s)**  
 Exterior: **Brick, Cedar, Vinyl** Construct Feat:  
 Porch Type: **Deck, Patio, Porch** Roof Mtrls: **Asphalt**  
 Fireplc Fuel: **Natural, Other** Fireplace Loc: **Basement, Family Room**  
 Appliances: **Bar Fridge, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove, Washing Machine**  
 Interior Feat: **Cable Available, High Spd Internet Avail, Humidifier, Programmable Thermostat, Sound System, Sump Pump, Wet Bar**  
 Heat & Fuel: **Electric, Natural Gas, Forced Air** Cooling: **Ceiling Fans 2+, Central Air**  
 Wtr Htr Fuel: **Electric, Natural Gas** Road Frontage: **Paved**  
 Water Source: **Municipal Water** Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Floor Cover	Room	Level	Dimensions	Floor Cover
Bath - Full	Upper	10 x 4	Ceramic	Bath - Lav	Entry	5 x 6	Ceramic
Bath - Master	Upper	10 x 7	Ceramic	Bedroom	Upper	10 x 10	Wood
Bedroom	Upper	15 x 10	Wood	Bedroom	Upper	14 x 11	Wood
Bedroom - Mstr	Upper	20 x 12	Wood	Breakfast Nook/Room	Entry	12 x 12	Ceramic
Dining Room	Entry	12 x 13	Carpet	Family Room	Entry	20 x 16	Carpet
Florida Room	Entry	16 x 11	Carpet	Kitchen	Entry	13 x 11	Ceramic
Kitchen - 2nd	Lower	10 x 6	Ceramic	Laundry Area/Room	Entry	10 x 6	Ceramic
Library/Study	Entry	12 x 10	Carpet	Living Room	Entry	18 x 12	Carpet

Legal/Tax/Financial

Property ID: **2221426024** Short Sale: **No** Home Warranty: **No** Ownership: **Private - Owned**  
 Tax Summer: **\$4,092** Tax Winter: **\$889** Homestead: **Yes** Oth/Sp Asmnt: **0**  
 Assoc Fee: **\$80 / Annually** Working Capital: Association Contact/Website: **John Garbacik**  
 Association Phone/Email: **248-348-8889**

Legal Desc: **T1N, R8E, SEC 21 YORKSHIRE PLACE NO 3 LOT 156 3-9-88 FR 400-016**  
 Subdivision: **YORKSHIRE PLACE NO 3**  
 Terms Offered: **Cash, Conventional**

Office Information

List Office: **Majestic Homes Realty**

Remarks

Pub Rmks: **Quality colonial in highly rated Novi School district.Walkway to schools is right across the street!You will fall in love with the elegantly appointed kitchen;VIKING & THERMADOR appl, spice drawers, separate bar area in kitchen w/ micro, warming drawer, H2O, liquor drawer, cooler & lighted cabs. Bring the outdoors in with the attached, cedar-lined SUNROOM;screens/windows, 10+' ceiling w/fan & skylight. Every quality detail is apparent throughout the home; PELLA windows w/ between the glass room darkening blinds, solid maple doors/trim, HARDWOOD floors, extra insulation, WHOLE HOUSE NAT. GAS GENERATOR, vaulted ceiling in FR w/ FP. Outside you are greeted by the HEATED WALKWAY & FRONT PORCH. Brick pavers lead the way to the bluestone patio in back where you can spend cozy evenings by the built-in nat gas FIREPIT. The extra deep basement has a KITCHENETTE/BAR w/ micro, cooler, H2O and a nat gas FP. Newer furnace. Sump has back-up system along with connection to generator.Storage abounds!**