

71431 Julius Drive, Bruce Twp 48065

MLS#: 218092291  
 P Type: Residential  
 Status: Active

Area: 03011 - Bruce Twp  
 DOM: N/1/1

Short Sale: No  
 Trans Type: Sale  
 ERTS/FS

LP: \$313,780  
 OLP: \$313,780



**Location Information**

County: Macomb  
 Township: Bruce Twp  
 Mailing City: Bruce Twp  
 Side of Str:  
 School Dist: Romeo  
 Location: N of 33 Mile / W of McKay  
 Directions: Just North of 33 Mile Road, West of McKay Road

**Parking**

Garage: Yes  
 Grg Sz: 2 Car  
 Grg Dim:  
 Grg Feat: Attached

**Lot Information**

Acreage: 0.18  
 Lot Dim: 60 X 133  
 Rd Front Ft: 60

**Square Footage**

Sqft Source: Plan  
 Est Fin Abv Gr: 2,060  
 Est Fin Lower:  
 Est Tot Lower: 1,400  
 Est Tot Fin: 2,060  
 Price/SqFt: \$152.32

**Layout**

Beds: 3  
 Baths: 2.1  
 Rooms: 12  
 Arch Sty: Cape Cod  
 Arch Lvl: 2 Story  
 Site Desc:

**Contact Information**

Name: MONIQUE  
 Phone: 586-489-7679

**Waterfront Information**

Wtrfrnt Name:  
 Water Facilities:  
 Water Features:  
 Water Frt Feet:

**General Information**

Year Built: 2018  
 Year Remod:

Recent CH: 09/20/2018 : New : ->ACTV  
 Upcoming OH: Public: Sat Sep 22, 12:00PM-5:00PM

**Listing Information**

Listing Date: 09/20/18  
 Land DWP:  
 Protect Period: 90 Days  
 Terms Offered: Cash, Conventional, FHA

List Type/Level Of Service: Exclusive Right to Sell/Full Service  
 Land Int Rate:  
 Restrictions:  
 Exclusions:  
 MLS Source: REALCOMP

Land Cntrt Term:  
 Possession: 7 Months  
 Originating MLS#: 218092291



**Features**

Foundation: Basement  
 Basement: Unfinished  
 Exterior: Brick, Stone, Vinyl  
 Roof Material: Asphalt  
 Appliances: Dishwasher, Disposal, Microwave, Stove  
 Interior Feat: Cable Available, High Spd Internet Avail, Sump Pump  
 Heat & Fuel: Natural Gas, Forced Air  
 Wtr Htr Fuel:  
 Water Source: Municipal Water

Fndtn Material: Poured  
 Cnstrct Feat: Const. Start Upon Sale, New Construction, Site Condo

Cooling: Central Air  
 Road: Paved  
 Sewer: Sewer-Sanitary

**Room Information**

Room	Level	Dimen	Floor Cover	Room	Level	Dimen	Floor Cover
Bath - Full	Upper	7 x 9	Ceramic	Bath - Lav	Entry	5 x 6	Wood
Bath - Master	Entry	9 x 12	Ceramic	Bedroom	Upper	13 x 12	Carpet
Bedroom	Upper	11 x 13	Carpet	Bedroom - Mstr	Entry	15 x 14	Carpet
Dining Room	Entry	12 x 12	Wood	Family Room	Entry	15 x 16	Carpet
Kitchen	Entry	12 x 12	Wood	Laundry Area/Room	Entry	7 x 8	Ceramic
Loft	Upper	12 x 10	Carpet	Mud Room	Entry	5 x 7	Ceramic

**Legal/Tax/Financial**

Property ID: [Unit 24](#)  
 Tax Summer:  
 Assoc Fee: Yes  
 Legal Desc: Clover Field Village, Unit 24

Ownership: Private - Owned  
 Homestead: No  
 Assoc Fee Amt: 475 / Annually  
 Working Capital:  
 Association Contact\Website:  
 Association Phone\Email:

Home Warranty: Yes  
 Oth/Sp Asmnt: 0

**Agent/Office Information**

Sub Agency: Yes  
 Sub Ag Comp: 3%  
 List Office: [Expert Realty Solutions Inc](#)  
 List Agent: [JOEL M PARROTT](#)

Buyer Agency: Yes  
 Buy Ag Comp: 3%

Trans Coord: No  
 TC Comp:

Access: Appointment/LockBox  
 Comp Arrange:  
 List Office Ph: (800) 979-3591  
 List Agent Ph: 800-979-3591

**Remarks**

Public Remarks: Silverado Homes presents Clover Field Village! Brand New single-family home community in Bruce Twp. Lock in Pre-Grand Opening Pricing and Reserve Your Lot today. The Hawthorne Split Level Plan has over 2,000 sq.ft. and features a Luxurious First Floor Master Bed and Bath Suite w/Walk-In Closet, Large Family Room, Open Kitchen and Dining area w/Premium Maple Cabinets, Soft Close Drawers, Granite Countertops, Whirlpool Appliances, and Hardwood Flooring. Spacious Loft and Bedrooms upstairs. 9' Basement w/3 Piece Rough-In Plumbing. Ceramic Tile Bathrooms and Kohler Fixtures. Designer Lighting & Decorative Trim Packages, Brushed Nickel Door Hardware, 96% High Efficiency Furnace, A/C, 50-Gallon Energy Efficient Hot Water Heater & much more! City Water and Sewer. Fences permitted. Photos are a Representation of Proposed Home to be Built. Listing price includes the base house price w/no lot premium. Lot premiums may exist on certain lots. Come Build With Award Winning Silverado HomesToday!

REALTOR® Remarks: Build with Award Winning Silverado Homes! Lock in Pre-Grand Opening Pricing and Reserve Your Lot today. Several floor plans ranging from 1,700-2,500 sq.ft. 7 months from PA to closing. 3% commission on base price of home exclusive of lot. Photos are a Representation of Proposed Home to be Built. Other Lots and Floor Plans Available. Lot premiums may exist on certain lots. Call Monique at 586-489-7679 to Get Home Details and Schedule Appointments at Clover Field Village. Register clients online at <http://silveradohomesinc.com/realtors-brokers-michigan.aspx>.