

71604 Julius Drive, Bruce Twp 48065

MLS#: **219013445**
 P Type: **Residential**
 Status: **Active**

Area: **03011 - Bruce Twp**
 DOM: **N/O/O**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$305,395**
 OLP: **\$305,395**



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: **North of 33 Mile Road, West of McKay Road**

Parking

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

Lot Information

Acreage: **0.27**
 Lot Dim: **65 X 180 X 65 X 180**
 Rd Front Ft: **65**

Square Footage

Sqft Source: **Plan**
 Est Fin Abv Gr: **1,716**
 Est Fin Lower:
 Est Tot Lower: **1,716**
 Est Tot Fin: **1,716**
 Price/SqFt: **\$177.97**

Layout

Beds: **3**
 Baths: **2.0**
 Rooms: **9**
 Arch Sty: **Ranch**
 Arch Lvl: **1 Story**
 Site Desc:

Contact Information

Name: **MONIQUE**
 Phone: **586-489-7679**

Waterfront Information

Wtrfrmt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **2019**
 Year Remod:

Recent CH: **02/15/2019 : New : ->ACTV**

Listing Information

Listing Date: **02/15/19** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Land DWP: Land Int Rate: Land Payment: Land Cntrt Term:
 Protect Period: **90 Days** Restrictions: Exclusions: Possession: **7 Months**
 Terms Offered: **Cash, Conventional, FHA** MLS Source: **REALCOMP** Originating MLS#: **219013445**



Features

Foundation: **Basement** Fndtn Material: **Poured**
 Basement: **Unfinished**
 Exterior: **Brick, Stone, Vinyl** Cnstrct Feat: **Const. Start Upon Sale, New Construction, Site Condo**
 Roof Material: **Asphalt**
 Appliances: **Dishwasher, Disposal, Microwave, Stove**
 Interior Feat: **Cable Available, High Spd Internet Avail, Sump Pump**
 Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Central Air**
 Wtr Htr Fuel: **Natural Gas** Road: **Paved**
 Water Source: **Municipal Water** Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimen	Floor Cover	Room	Level	Dimen	Floor Cover
Bath - Full	Entry	9 x 7	Ceramic	Bath - Master	Entry	9 x 9	Ceramic
Bedroom	Entry	11 x 11	Carpet	Bedroom	Entry	11 x 11	Carpet
Bedroom - Mstr	Entry	13 x 15	Carpet	Dining Room	Entry	13 x 11	Wood
Family Room	Entry	16 x 19	Carpet	Kitchen	Entry	13 x 11	Wood
Laundry Area/Room	Entry	6 x 7	Ceramic				

Legal/Tax/Financial

Property ID: **Unit 3** Ownership: **Private - Owned** Home Warranty: **Yes**
 Tax Summer: Tax Winter: Homestead: **No** Oth/Sp Asmnt: **0**
 Assoc Fee: **Yes** Assoc Fee Amt: **475 / Annually** Association Contact\Website:
 Working Capital: Association Phone\Email:

Legal Desc: **Clover Field Village, Unit 3**

Agent/Office Information

Sub Agency: **Yes** Buyer Agency: **Yes** Trans Coord: **No**
 Sub Ag Comp: **3%** Buy Ag Comp: **3%** TC Comp:
 List Office: **Expert Realty Solutions Inc** Comp Arrange:
 List Agent: **JOEL M PARROTT** List Office Ph: **(800) 979-3591**
 Access: **Appointment** LB Description: LB Location: List Agent Ph: **800-979-3591**
 Remarks:

Public Remarks: **Silverado Homes presents Clover Field Village in Bruce Twp! The Cedar Ranch Plan has over 1,700 sq.ft. of open space and features a Large Family Room w/ Cathedral Ceiling, Spacious Kitchen w/ Premium Maple Cabinets, Soft Close Drawers, Granite Countertops, Whirlpool Appliances, and Hardwood Flooring. Ceramic Tile Bathrooms and Kohler Fixtures. This home features an upgraded 2.5 Car Garage! Designer Lighting and Decorative Trim Packages, Brushed Nickel Door Hardware, 96% High Efficiency Furnace, A/C, 50 Gallon Energy Efficient Hot Water Heater and 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 with no lot premium. Lot premiums may exist on certain lots. DIRECTIONS: Heading North on M-53, take 33 Mile exit. At roundabout, exit at McKay Rd. Clover Field Village is on the left. Come build with Award Winning Silverado Homes!**

REALTOR® Remarks: **Build with Award Winning Silverado Homes! 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/realtorsbrokersmichigan.aspx. DIRECTIONS: Heading North on M-53, take 33 Mile exit. At roundabout, exit at McKay Rd. Clover Field Village is on the left. Come build with Award Winning Silverado Homes!**