

ALL FIELDS DETAIL



The Charleston

MLS #	20002601	# Of Bedrooms	3
Status	Active	Full Baths	2
Type	Residential	Half Baths	0
Address	1635 NICHOLAS LANE	Basement	Yes
Address 2	Lot 77 Middlebrook Meadows	Fireplace	Yes
City	Adrian	Manufactured	No
State	MI	Water Selection	No Water Selection
Zip	49221	Master Bath	Yes
Area	50-CLIN,MACN,TEC,RASN	Garage	Yes
	,RDG		
Class	Residential		
Listing Price	\$237,340		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Verified Listing	Confirmed	Originating MLS	Lenawee
List Agent	Laurie A Williams - Home: (517) 270-4663	List Office	Guenther Homes - Cell: (734) 260-2119
Additional Contact Info	Please call Laurie at 270-4663 for showings.	Total Baths	2
Associated Document Count	0	Type Of Listing Contract	ERS
Exclusive Agency	No	Sub Agency	0
Buyer Agency	3	Transaction Broker	3
Commission Remarks	Agents must register clients	Listing Date	2/14/2011
Value Range	No	Lender Owned	No
Owner Name	Guenther Homes	Lake Name	None
Directions/Cross Streets	Off Sutton Rd. between M52 & Occidental	School District	Adrian
Subdivision	Middlebrook Meadows	Township	Raisin
County	Lenawee	Tax ID	RA0-585-0770-00
Legal Description	Lot 77 Middlebrook Meadows	Lot Size	103x220
Lot Front	103	Frontage RF/LF	RF
Estimated Acreage	0.52	Full Bath Basement	0
Full Bath Lvl 1	2	Full Bath Lvl 2	0
Full Bath- Lvl 3	0	Half Bath Basement	0
Half Bath Lvl 1	0	Half Bath Lvl 2	0
Half Bath Lvl 3	0	Foyer Dim	12x8
Foyer Lvl	1	Laundry Room Dim	8x7
Laundry Room Lvl	1	Living Room Dim	16x21
Living Room Lvl	1	Master / Bedroom 1 Dim	20x13
Master / Bedroom 1 Lvl	1	Bedroom 2 Dim	11x12
Bedroom 2 Lvl	1	Dining Room Dim	12x11
Dining Room Lvl	1	Kitchen Dim	14x9
Kitchen Lvl	1	Bedroom 3 Dim	11x11
Bedroom 3 Lvl	1	SqFt Basement	2100
SqFt Level1	2100	SqFt Level2	0
SqFt Level3	0	Total Above Grade SqFT	2100
Source of SqFt	Plans	Price Per Sq Ft	113
SqFt Bsmt Fin	0	Total Finished SqFT	2100
Est Year Built	2011	Agent Hit Count	60
Client Hit Count	11	Update Date	1/17/2012
Status Date	2/19/2011	HotSheet Date	1/17/2012
Price Date	10/14/2011	Input Date	2/14/2011 3:41:00 PM
Original Price	\$230,500	Days On Market	337

FEATURES

DESIGN	WATER/SEWER	MISC. INTERIOR	ROAD TYPE
1 Story	Well	Laundry Main Level	Paved
GARAGE	Septic	Eat-In Space/Kitchen	Paved Driveway
Three Or More Cars	FLOORING	Formal Dining Room	LAND DESCRIPTION
Garage Attached	Carpeting	Master Bedroom Main Level	Wooded Lot

FEATURES

EXTERIOR Brick Vinyl	Ceramic Vinyl/Laminate Tile	MISC. EXTERIOR Sprinkler System	Platted
BUILT ON Full Basement	MISCELLANEOUS Garbage Disposal Humidifier	TERMS Cash Conventional FHA VA	ZONING Residential
HEAT TYPE Forced Air Central AC Gas Water Heater	PERSONAL PROP INCLUDED Dishwasher Range/Oven	POSSESSION Possession At Closing	NEW/OCCUPIED New/Never Occupied Under Construction
FUEL TYPE Natural Gas			DOCS ON FILE Agency Disclosure Subd. Restrictions
			TRANSMIT TO INTERNET Yes

FINANCIAL

Assessments	No	Association Fee Y/N	Yes
Association Fee Freq	Annual	SEV	0
SEV Year	0	Tax Value	0
Tax Year	0	Principle Res Exemption%	0
Summer Tax	0.00	Winter Tax	0.00
Total Tax	0.00	Village Taxes	0.00
Foreclosure?	No	Short Sale	No

PRIVATE REMARKS

Agents must register clients. Call Laurie at the Model office at 517-266-8130 or 517-270-4663

PUBLIC REMARKS

Taxes not assd. Energy Star rated home!The "Charleston" 2100 sqft, 3 Bed, 2 Bath Ranch Home. Open floor plan w/ vaulted ceilings. Lrg Kitchen offers island, nook, granite counters, Merillat maple cabinets & 3" maple hardwood floors. Large mstr suite w/lrg jetted tub, walk-in closet, ceramic tile flr & shwr. 1st flr laundry rm. Full bsmnt w/egress window. 95% effic.furnace, 50 Gal direct vent hot water heater, 3 car side entry garage. Inground Sprinklers, sod, & landscaping all on a 1/2 acre lot!

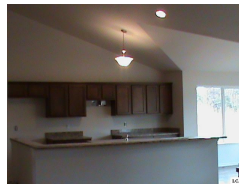
ADDITIONAL PICTURES



Landscaping,sod,sprinkler system



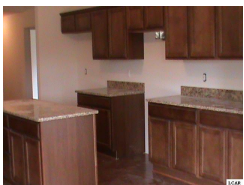
3 car side entry garage



Large open Kitchen and Nook



Kitchen Nook w /Hardwood Floors



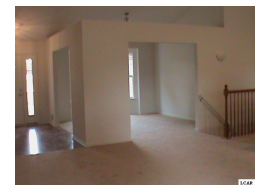
Granite countertops, Merillat Cabinets



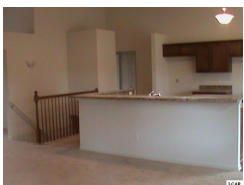
Open Great Room & Kitchen



Great Room w/Fireplace & Cathedral Ceilings



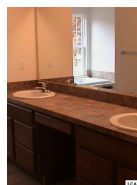
Formal Dining Room



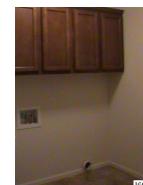
Kitchen



Mstr Bath w/Jetted Tub, Tile Shower & Floors



Master Double Vanity



1st Floor Laundry Room w /Tile Floor



Back of house



Paved Driveway