

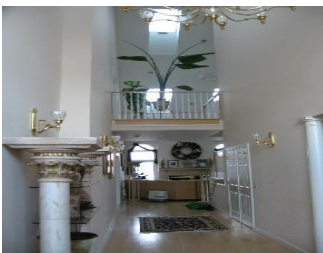


## BUY HOME FROM OWNER



**New!**

**\$1,000,000**



### Address

476 South Blvd%2c W., Rochester, Michigan, 48307

### ABOUT HOME

*Upgrades throughout!*

*May sell 0.73 acre in back at \$300,000 additional, if interested (the property is one piece 1.46A, but I plan to split it and add it to the next door property-same size -family owned).*

*All brick (light brown/gray), gray aluminum trim, gutters and alluminum clad windows (Pella type w/built in mini-blinds)-maintenance-free, textured asphalt/ fiberglass shingles-gray/black.*

*180 feet setback from road with cement driveway (double car width and circle drive). Sprinkler system (front) with separate water meter. 8 pinetrees and 140 blue spuce plants, white stones border, two Japanese maples, white birch tree...*

*Extensive outdoor lights with front and back porches (cement and matching brick)*

*4-car insulated attached garage with two oversize doors (18x8) - never gets below freezing (not heated)*

*Granite thruout the kitchen (tops) and bathrooms (tops, floors, walls)*

*Large walk-in closets in all 4-bedrooms; master br downstairs w/jacuzi and his/hers w.i.c.*

*Two of the bathroom upstairs have w/p tubs; all four bathrooms have double sinks and mirrors w/beveled glass entire wall.*

*9' ceilings and more - pan, cathedral..*

*-Crown moldings, central vac, intercom, cable/phone wiring. Commercial (dense) carpet, Maple wood floor in lib, foyer, formal d.r., kitchen and great room. Foyer and great room open to roof w/5 sky-lights 2 of which open w/remote switch; 50" glass enclosed gas fireplace w/remote thermostat and limestone mantel. Kitchen has maple cabinets w/steel frames and built-in appliances (decor el touch cook top, double oven el.,bosh dish washer, 48" sub-zero); 8 ft granite island w/built in el.grill, fryer, steamer and downdraft)*

*Bonus room above garages used as theater room w/built in speakers and 4 sky-light windows.*

*Full basement-painted -(2200 sq ft) w/possible fifth bathroom and second kitchen, 2-75 gal gas water heaters, 2- 90+ high efficiency gas furnaces (forced air, glass block windows, gas/wood fireplace.*

*First floor laundry and pantry. Three zone thermostats (bsmt, 1st and 2nd floors), solid single and double doors (6-panel).*

### PROPERTY DETAILS

Sq. Footage: 4440

# of Floors: 2

# of Bedrooms: 4

# of Bathrooms: 4

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*NEW!*

### ***Contact Information***

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Contact: George

Phone: (248)421-5551

***contact@leadfsbo.com***

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Email:

*All information is deemed reliable but is not guaranteed and should be independently verified.*

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