



[Virtual Tour](#)

CLIENT PACKAGE REPORT - Residential / Condo

MLS #	31174264	Asking Price	\$675,000
Originating MLS	MI Real Source	Sold Price	
Type	Condominium	Status	Active
Area	Harrison Tw p (50015)	Bedrooms	3
Address	26401 Harbour Pointe	Baths / Lavs	2 / 1
City	Harrison Twp	Square Ft	2990
Municipality	Harrison Twp	# Garage	2.00
Zip	48045	Year Built	1990

ADDITIONAL PHOTOS



GENERAL

Listing Date	11/20/2013
DOM	44
County	Macomb
School District	L'anse Creuse Public Schools
Elementary School	
Middle School	
High School	L'anse Creuse
HOA Fee Amount	\$585.38
Summer Tax Amt	4272.53
Winter Tax Amt	1636.10
Total Tax Amount	\$5,908.63
Total Tax Year	2013
Occupancy Rate/Day	0.00
Subdivision	Harbour Pointe Sub
Township	
Cross Street 1	Shook Road
Cross Street 2	Jefferson
Directions	S. of Shook Rd. E. off Jefferson.

Property ID	171136409012	Principal Res Exempt	Yes
Acreage	0.00	Signed Disclosure	Yes
Lot Size	Condo	Manufactured	No
Frontage		Lease	No
Site Condo	Yes	Insp Cmpl Well/Septic	No
Lake Name		Certification Date	

REMARKS

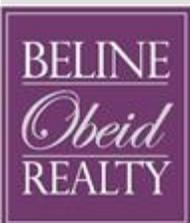
Concession Amount
Status Date 11/20/2013
Sold Price Per SqFt
 Sophisticated and updated lakefront unit! Spectacular views. Great room featuring vaulted ceiling and fireplace. Large gourmet kitchen; Sub-Zero Refrigerator and Viking Double oven! Open floor plan. 1st floor library/den with built-ins. Spacious luxurious master bath. First floor laundry room. Fabulous finished basement offers additional living space including wine cellar, bonus and storage rooms. Beautiful woodwork and quality details!! 2 car heated attached garage. Immediate occupancy!

FEATURES

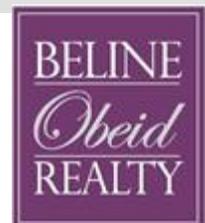
APPLIANCES Dishwasher, Disposal, Dryer, Range/Oven, Refrigerator, Washer
BASEMENT TYPE Finished, Full
BATH DESCRIPTIONS First Flr Bath Lav/Half, Master Bedroom Bath, Second Flr Bath Lav/Half
COMMUNITY AMENITIES Some Pet Restrictions
COOLING SYSTEM Central A/C
DINING/KITCHEN Dining "L"
EXTERIOR CONSTRUCTION Brick
EXTERIOR FEATURES Exterior Balcony, Deck

FIREPLACE FEATURES Gas Fireplace, Grt Rm Fireplace
FOUNDATION TYPE Basement
GARAGE TYPE Attached Garage, Heated Garage
FUEL TYPE Natural Gas
HEATING SYSTEM Forced Air
INTERIOR FEATURES Cathedral/Vaulted Ceiling

FINANCIAL TERMS Cash, Conventional
ASSOCIATION/LANDLORD PAYS Lawn Maintenance, Snow Removal
SEWER SEPTIC Public At Street
SOURCE OF SQ FT Assessors Data
STYLES End Unit
SUB ROOM DESCRIPTION Den/Study/Lib, Entry, First Floor Laundry, Great Room, Master w/Bath, Recreation Room
WATER Public Water at Street
WATER FEATURES Lake Frontage, Sea Wall, Water View, Waterfront
Subj to Short Sale Apprvl No



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	<u>Length x Width</u>		<u>Level</u>
Bedroom 1	18 x	13	Second
Bedroom 2	15 x	13	Second
Bedroom 3	15 x	9	Second
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Living Rm	x		
Dining Rm	23 x	15	First
Kitchen	23 x	16	First

	<u>Length x Width</u>		<u>Level</u>
Breakfast Nook	x		
Family Room	x		
Great Room	26 x	15	First
Library / Den	21 x	12	First
Laundry Room	12 x	9	First
Sun / FLA Room	x		
Sitting Room	x		
Other Room 1	x		
Other Room 2	x		

