Residential Full_w/Photos

963 LINCOLN Drive, Brighton 48116-3795

MLS#: **20230071042** | Area: **01121 - Brighton** | Short Sale: **No** | LP: **$448,500**
P Type: **Residential** | DOM: **N/0/0** | Trans Type: **Sale ERTS/LS** | OLP: **$448,500**
Status: **Active**



Location Information
County: **Livingston**
City: **Brighton**
Mailing City: **Brighton**
Side of Str:
School Dist: **Brighton**
Location: **N of N. Ridge**
Directions: **N of N. Ridge, W of Peppergrove**

Parking
Garage: **Yes**
Grg Sz: **2 Car**
Grg Dim: **22x18**
Grg Feat: **Direct Access, Electricity, Door Opener, Attached**

Lot Information
Acreage: **0.2**
Lot Dim: **72.00 x 123.00**
Rd Front Ft: **72**

Square Footage
Sqft Source: **Owner**
Est Fin Abv Gr: **2,175**
Est Fin Lower: **792**
Est Tot Lower: **1,056**
Est Tot Fin: **2,967**
Price/SqFt: **$206.21**

Layout
Beds: **4**
Baths: **2.1**
Rooms: **10**
Arch Sty: **Contemporary**
Arch Lvl: **2 Story**
Site Desc: **Water View**

Contact Information
Name: **BRIAN SCHLUETER / SELLER / OWNER**
Phone: **(810) 204-6099**

Waterfront Information
Wtrfrnt Name: **Brighton Lake**
Water Facilities:
Water Features: **All Sports Lake**
Water Frt Feet:

General Information
Year Built: **2002**
Year Remod: **2020**

Recent CH: **08/24/2023 : New : PS->ACTV**

Listing Information

Listing Date: **08/24/2023** | List Type/Level Of Service: **Exclusive Right to Sell/Limited Service**
Activation Date: **08/24/2023** | Srvcs Offered: **Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
Land DWP: | Land Int Rate: **%** | Land Payment: | Land Cntrt Term:
Protect Period: **30** | Restrictions: | Exclusions: | Possession: | At Close
Terms Offered: **Cash, Conventional** | MLS Source: **REALCOMP** | Originating MLS#: **20230071042**
Includes:

Features

Pets Allowed:
Foundation: **Basement**
Foundation Feat: **Active Radon Mitigation, Sump Pump**
Basement: **Daylight, Finished**
Exterior: **Brick, Vinyl**
Fireplc Fuel: **Gas**
Porch Type: **Porch - Covered, Patio, Porch**
Roof Material: **Asphalt**
Appliances: **Water Purifier Owned, Convection Oven, Dishwasher, Disposal, Exhaust Fan, Free-Standing Gas Oven, Free-Standing Gas Range, Free-Standing Refrigerator, Ice Maker, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Washer/Dryer Stacked**
Interior Feat: **Smoke Alarm, Cable Available, Other, High Spd Internet Avail, Jetted Tub, Programmable Thermostat**
Heat & Fuel: **Natural Gas, Forced Air**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Entry Location: **Ground Level w/Steps**
Fndtn Material: **Poured**
Cnstrct Feat: **Site Condo**
Fireplace Loc: **Great Room**
Cooling: **Central Air**
Road: **Paved**
Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	**Second**	**5 x 10**	**Ceramic**	**Bath - Lav**	**First/Entry**	**4 x 5**	**Ceramic**
Bath - Primary	**Second**	**10 x 13**	**Ceramic**	**Bedroom**	**Second**	**10 x 11**	**Carpet**
Bedroom	**Second**	**10 x 11**	**Carpet**	**Bedroom**	**Second**	**10 x 11**	**Carpet**
Bedroom - Primary	**Second**	**15 x 14**	**Carpet**	**Breakfast Nook/Room**	**First/Entry**	**9 x 12**	**Wood**
Family Room	**First/Entry**	**15 x 18**	**Wood**	**Kitchen**	**First/Entry**	**12 x 19**	**Wood**
Laundry Area/Room	**First/Entry**	**6 x 6**	**Ceramic**	**Library (Study)**	**First/Entry**	**11 x 13**	**Wood**
Recreation Room	**Basement**	**40 x 25**	**Laminate**				

Legal/Tax/Financial

Property ID: **1831311022**
Ownership: **Standard (Private)**
Tax Summer: **$4,040** | Tax Winter: **$1,262**
SEV: **$155,500** | Taxable Value: **$124,021**
Legal Desc: **SEC 31 T2N R6E BRIGHTON LAKE VILLAGE SITE CONDOMINIUM UNIT 22 RE-PLAT 05/2000**

Subdivision: **BRIGHTON LAKE VLG SITE CONDO REPLAT**
Occupant: **Owner**
Homestead: **Yes** | Oth/Sp Asmnt: **165.00**
Existing Lease: **No** | Home Warranty: **No**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.

Sub Ag Comp:
Buy Ag Comp: **Yes: 3%**
Trn Crd Comp:
Compensation Arrangements: **Dual**
List Office: **Kermath Realty LLC** | List Office Ph: **(734) 649-4903**
List Agent: **JEFF KERMATH** | List Agent Ph: **(734) 649-4903**
Access: **Appointment/LockBox** LB Description: | LB Location: **Front Door**

Remarks

Public Remarks: **This Home with Wooded Private Backyard and Open Floor Plan, Oak Floors, Master Suite with Jetted Tub, Merillat Cabinets, DayLight Basement, Cul-De-Sac Street, Scenic Area w/ Sidewalks + Street Lights & AWARD WINNING BRIGHTON SCHOOL DISTRICT. Walk to DownTown and is located on the southwest side of the City of Brighton and offers proximity to the downtown central business district to the north which has many restaurants and shopping areas. Larger cities such as Ann Arbor is to the south, Flint is to the north, Detroit is to the east and Lansing is to the west. Easy accessibility to the I-96 expressway to the north and the US-23 expressway to the east. Recreational activities such as area parks as well as small lakes and recreational areas are nearby. Proximity to schools, shopping and other amenities is good and many of them are located in the downtown Brighton area.**

REALTOR® Remarks: **Full service listing except seller wishes to help coordinate showings only. DO NOT NEGOTIATE SELLER WITHOUT LISTING AGENT. Showings, call / text / email or showingtime seller Brian Schlueter, 810-204-6099 / 963Lincoln@gmail.com. OFFERS TO SELLER AND C.C. AGENT TOO PLEASE, JKERMATH@COMCAST.NET.**








View Of Brighton Lake







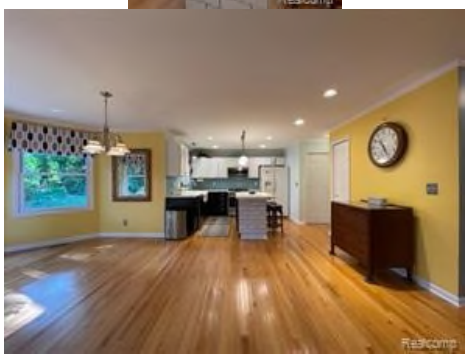




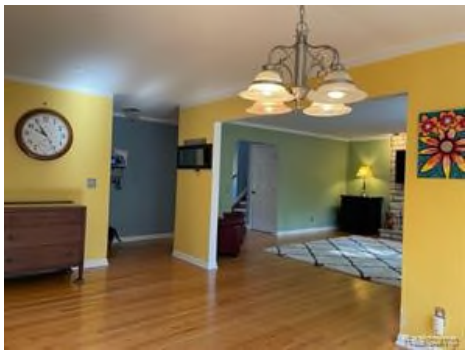


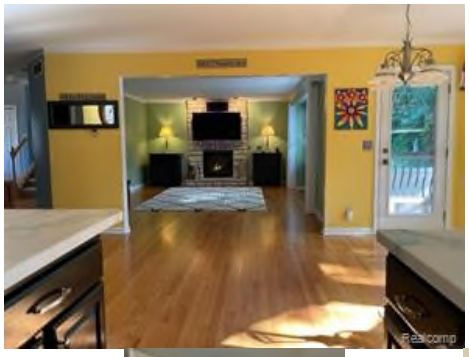


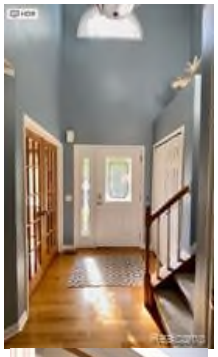


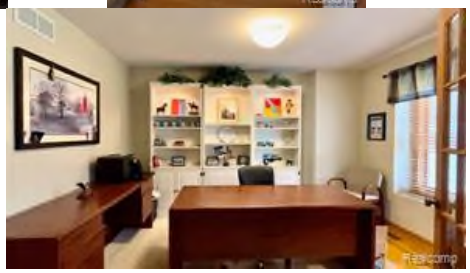




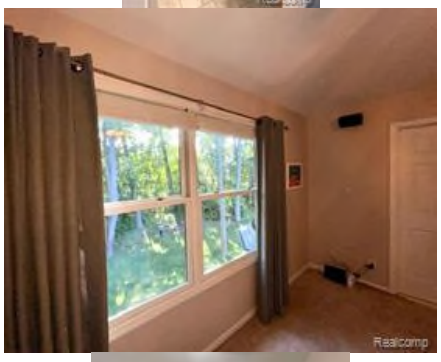
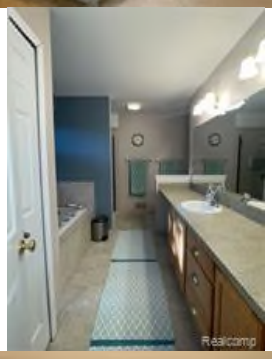


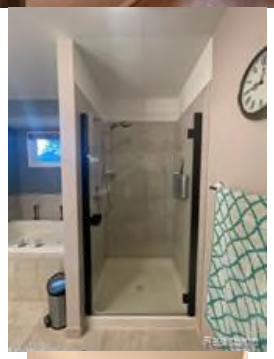
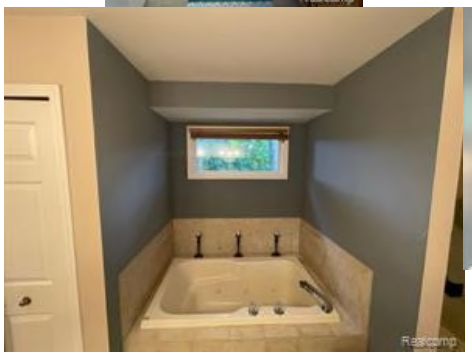
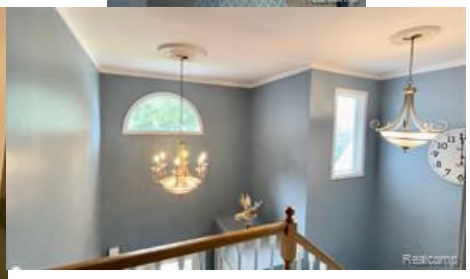




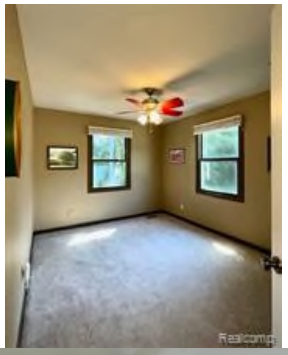


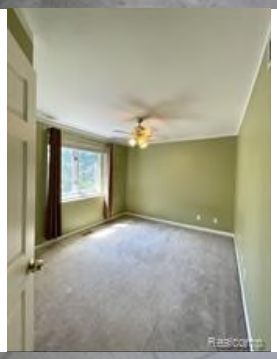
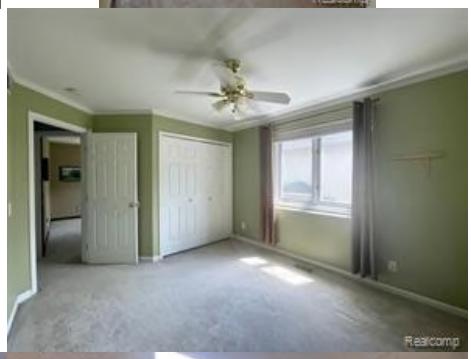
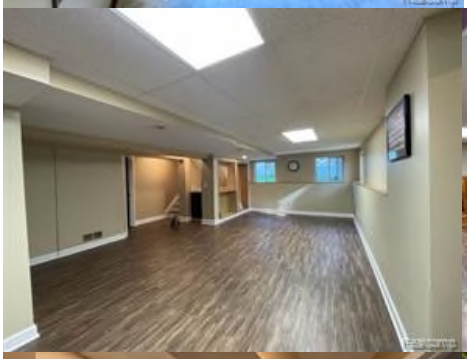
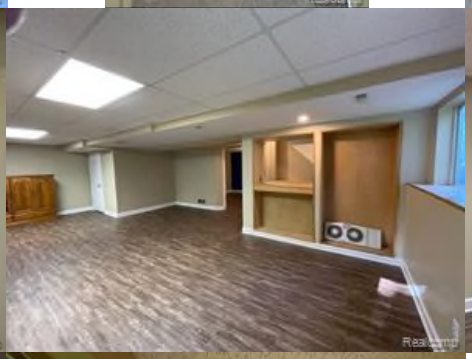
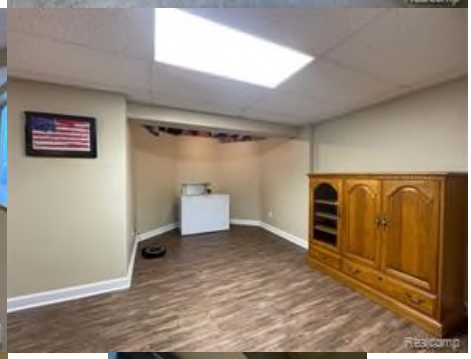
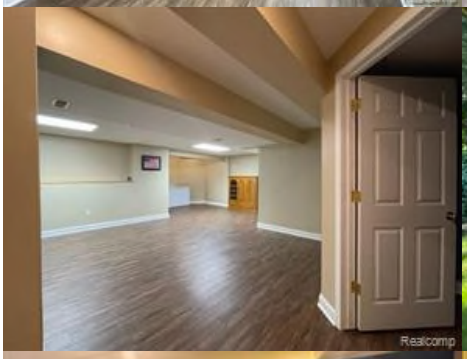


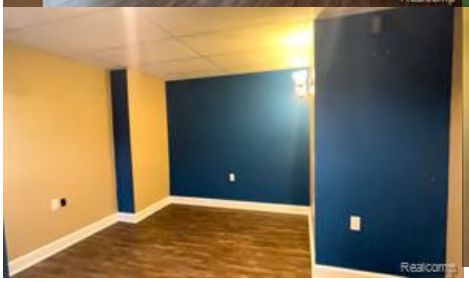
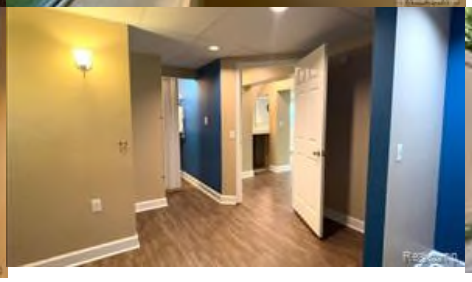





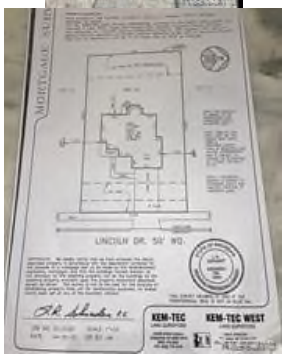















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