

## PROPERTY INFORMATION OVERVIEW

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### Property Type

Single Family Residential

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### Property Location

46775 W. Ann Arbor Trail  
Plymouth, Michigan 48170



## Being Offered at \$699,900

Prime Location in Plymouth with over 5400 square feet of Professionally Renovated Finished Area! The sprawling open concept floor plan with architectural design features and costly appointments sits on a beautiful 1.087 Acre Estate sized lot secluded by the privacy of mature trees. This one of a kind unique home you'll fall in love with its breathtaking property, woods, and views.

This quality renovated home has four bedrooms and 3 full baths and two half baths. This custom luxury home includes an expansive covered front porch with architectural vaulted, tray and barrel vault ceilings and thousands of feet of custom woodwork trim throughout. The first-floor master bedroom has a walk-in closet with an ensuite bath and sitting area. The 2556 square foot walk-out lower level has a two-bedroom private wing and full bath with jet tub and euro shower that could host an in-law suite.

Also offered in the lower level is a family room, full entertainment area with bar, bath, library study with a private spiral staircase from the master bedroom, Office, and exercise room, plus sound deadening room for a future theater or music room.

Conveniently located across the street McClumpha Township Park and Hilltop Golf Course with a short walk to Downtown Plymouth. The home is located close to downtown Plymouth, 15 minutes to Ann Arbor, and only 20 mins to Metro Airport.

### Property Overview

#### Property Type

- Single Family Residential

#### Number of stories

- (1) one
- Full lower level walkout

#### Zoning

- R-1-H

#### Land Area

- 1.087 acres

#### Number of structures

- House
- Storage/Potting Shed

#### Garage

- 2-car attached

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#### Square Footage

##### First Floor

- 2885

##### Lower Lever Walkout S.F.

- Gross: 2885 sf
- Finished: 2556 sf

##### Total Finished Living Area

- 5441 sf

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## Location & School System

- Located in western Plymouth Township across the street from the Township Park and Golf Course in an area of upscale homes
- Acclaimed Plymouth/Canton school District
- Located minutes from I-275, M-14, I-96 Jeffries

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## Construction History

- Year Built: 1953
- Rear full width Addition: 1993 - 67' x 25'
- Front Porch Addition: 2006
- Renovation/Upgrades/Updating completed in July 2018

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## Water & Sewer

### Water

- City
- Exterior Watering: Well pump

### Sewage

- Dual Engineered septic fields (no Detroit sewer fees)
- New lift pump July 2018

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## Exterior

### Driveway

- Turn around w/ additional parking area

### Front Porch

- French Mansard design with simulated slate roofing finish
- Custom paneled beams picture framing bead board ceilings
- Custom recess lighting and metal chandelier
- Column flood lights with weatherproof boxes
- Custom 12" diameter x 11' high columns
- Custom stamped concrete with antiquing

### Rear Upper level Deck

- Pressure Treated Lumber
- Custom built in seating for cushions
- Bronze Aluminum balusters w/ French baskets
- Custom low voltage rail Lighting

### Rear Lower Patio

- Pavers
- 4 ft bar w/granite countertop
- Custom fire pit with paver surround

## **First Floor Rooms**

### **Grand Foyer - Size: 14 x 8**

- Mahogany front door
- 11' high foot Barrel Vaulted ceiling
- Custom built columns and lit niches lining the side walls
- Hardwood floor

### **Great Room - 27 x 23**

- Natural Stone fireplace
- Ceiling is trayed with custom stained beams
- Custom built in entertainment cabinet with flanker 5' high cabinets with doors
- Custom recess lighting throughout
- Rear & side walls are all glass with view of back yard and woods
- Carpet & Hardwood floor

### **Formal Dining Room - Size: 14 x 14**

- Custom built entrance columns
- Interior walls to the interior are all stationary French door glass
- 9 ½ foot Bay with window seat
- Full masonry fireplace w/custom French hood w/ original painted art work
- Hardwood floor

### **Central Atrium Area - Size: 20 x 12**

- Custom 11" foot tray ceilings
- Dual Chandeliers w/ ceiling medallions
- Open fanned staircase to lower level with custom French metal baluster railing system
- Custom designed Hardwood floor applications
- Custom bead board radiused arches through out
- Hardwood floor

### **Powder Bath - Size: 11 x 6**

- Original hand carved Chinese vanity & mirror w/ marble top
- French windows w/ planter area
- Brass designer stamped sink
- Private Toilet room w/ bead board ceiling
- Hardwood floors

### **Master Bedroom - 24 x 22**

- walk-in closet w/ custom built-ins
- Custom spiral staircase to wood paneled study below
- Custom arches to bathroom area

#### Master Ensuite Bath - 12 x 12

- Corner Jacuzzi Jet Tub
- Custom furniture piece vanity w/ granite top and under mount sink
- Custom shower with seat and European frameless glass door & wall with multiple function jets and shower heads
- Custom tile walls & ceiling in shower
- Private Toilet room

#### Guest Bedroom - Size: 14 x 13

- Large closet
- Hardwood floor

#### Guest Bedroom Ensuite Bath - Size: 8 x 6

- Neo angled corner shower w/glass surround
- Vanity w/solid surface counter & 6 drawers
- Hardwood floor

#### Kitchen with Breakfast nook - Size: 19 x 16

- Custom Maple cabinets/white. Cabinets and soffits are furniture finish design
- Granite countertops throughout
- Custom Granite/Stone mosaic tile back splashes from counter to cabinets
- Island 4' x 10' w/ 4' wide desk or baker's area with multiple stool seating
- Custom Coffered ceiling w/built in 3" MR-16 recess lighting and 3 pendant lights over the island
- Custom rope stacked crown moldings & Furniture baseboards/toe kicks
- Custom lit niches/under cabinet Low voltage lighting throughout
- Walk-in pantry closet w/ adjustable shelving
- Pantry cabinets with roll outs
- Glass door to custom dining deck
- Rear wall is all glass with view of woods
- Hardwood floor

#### Laundry Room - 7 x 7

- Located 1<sup>st</sup> floor by the bedrooms for convenience
- Washer/ Gas dryer
- Washer water pan
- Cabinets with folding counter & Upper hanging
- Hardwood floor

### Lower Level Rooms

#### Family Room - Size: 20 x 12

- Custom Lighting
- 10# rebond carpet pad w/vapor barrier and with mold prohibitor

**Theater Room** (Currently being used for exercise room) - Size: 23 x 13

- Sound insulation in the walls & ceiling
- Rubber vibration mat in the ceiling to reduce noise transference
- Entertainment/master control cabinet w/ granite countertop
- Pre-wired for ceiling projector
- Prewired for surround sound
- Custom Lighting w/zone controls
- 10# rebond carpet pad w/vapor barrier with mold prohibitor

**Bedroom Wing**

This area has a separate French door that enters the bedroom wing area that can provide a separate in-law suite or function as a multiple children bedroom wing that has its own en suite bathroom with solid French doors that separate the rooms as follows;

- (1) Large bedroom w/ oversized closet - Size: 20 x 12
- (1) Smaller bedroom/Living Room w/ oversized closet and door to the outside - Size: 14 x 12
- Hall w/ oversized closet
- 10# rebond carpet pad w/vapor barrier with mold prohibitor

**Bedrooms Ensuite Bath Room**

- Custom Ceramic tile throughout

**Bath: Size: 8 x 7**

- Whirlpool w/custom tiled deck tub with glass divider between shower
- Custom tiled shower with seat and European frameless glass
- Ventilation fan to the exterior
- Toilet

**Vanity Area: Size: 8 x 4**

- Vanity w/ drawers
- Make-up area with drawers and seating area

**Library/Study - Size: 23 x 15**

- Custom built in cabinets
- Oak spiral staircase from Master bedroom above (Mahogany stained)
- Oak panels/trim-(Mahogany stained)
- Diagonal tongue & groove walls (Mahogany stained)
- Mahogany Laminate flooring w/vapor barrier with mold prohibitor
- Double & single French doors entering room
- French paned windows between rooms
- Custom Recess and trac lighting heads
- Ventilation fan to the exterior

**Office/craft room - Size: 11 x 11**

- Double French Doors
- Custom built in Cherry cabinets with filing drawers
- (2) work station & countertops
- Carpet

**Entertainment Bar Area - Size: 20 x 16**

- 42" Height "L" bar w/ room for (8) bar stools and granite countertop
- Back bar has custom built in cabinetry/counter with custom upper columns for display and flat screen TV.
- Back bar counters and wall are custom tiled with glass mosaic borders throughout
- With entrance door and multiple windows overlooking exterior paver patio and woods
- Stainless steel bar sink
- Area for ice maker, bar & wine refrigerators
- Ventilation fan to the exterior
- Linoleum/ carpet

**Bar Nook**

- Entertainment/storage cabinet with drawers and Granite countertop
- Table area with recess lighting throughout

**Powder Room - Size: 9 x 5**

- Vanity with granite countertop
- Ceramic tile floor
- Toilet
- Ventilation fan to the exterior

**Utility/Storage Rooms-(2)**

Large Utility room - Size: 19 x 13

- Heating & A/C zone # 1
- Hot Water heater- High Energy Efficient 95+ direct vent
- Dual Electrical service panels
- Storage area

Small Utility room - Size: 8 x 7

- Heating & A/C zone # 2
- Telephone & modem service panel
- Storage area
- Finished

**Construction Specifications**

**Exterior**

**Finishes:** Maintenance free finishes

- Full brick veneer
- Aluminum trim with vinyl vented soffits

Fireplaces:

- (1) brick
- (1) granite veneer

## Roof

Primary: New 2018

- Architectural Dimensional shingles

Porch: New within last 8 months

- Flat-rubber
- Front/Sides: Synthetic slate

## Underground Drainage

- The entire perimeter of the house has an underground drainage tube system that outlets in the rear yard at the woods

## Wall Construction

- 2" x 6" framing w/cdx sheathing for greater insulation properties
- Vapor Barrier
- Brick veneer

## Windows

- Mft: Weather Shield
- Type: Thermo Insulated/ Triple thermo pane w/ argon gas
- Exterior finish: Clad aluminum

## Insulation

- 2" x 6" walls have a blown in insulation creating an R-24 insulated rating
- Ceiling: 6" fiberglass w/ 12-16" of blown in insulation over creating an insulation rating of R-50

*\* It may be noted that the highest gas heating bill for heating 5400+ finished square footage during the worst recorded winter was only: \$226.12 per month*

## Doors

- Front Door: Mahoney-stained
- Entrance Doors: Steel Insulated 6 panel
- Garage Door: 1 3/8 steel insulated

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## Mechanicals

### Heating & Cooling

- (2) Zoned High Energy Efferent 95+ direct vent furnaces with a/c
- Mft: Lennox Pulse

### Hot Water – New July 2018

- Mft: Bradford-White
- High Energy Efferent 95+ direct vent
- Fast recovery
- 50 Gallon



## Electrical

### Service Panel(s)

- Mft: Siemens
- (1) 200 Amp, 40 Breaker openings
- (1) 100 Amp, 30 Breaker openings

### Custom Lighting Throughout

- 6" Thermo protected recess cans
- 4" Thermo protected recess cans
- MR-16 Halogen accent lighting
- Custom Chandeliers and ceiling fixtures
- Wall Sconces
- Trac Lighting

### Additional Items:

- GFCI Plugs as required per building code
- Exterior GFCI Plugs with protection boxes
- Exterior underground lighting

## Plumbing

- Copper water supply lines
- PVC waste pipes

## Specialty Wiring

### Cable:

- Whole house cabled wired
- Cat 5

### Stereo:

- Sound System: Whole house wire w/zoned volume controls (Interior & Exterior)

## Custom Woodwork

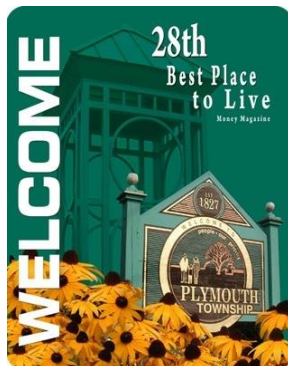
The following can be found throughout the home;

- Stacked crown moldings
- 6 ¼" base boards
- Bead board radiused arches
- Oversized casings
- Custom built columns w/ 3 stage panels
- 6 panel wood doors throughout
- and enlarged base
- Custom trimmed door heads

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## Area Summary

The Plymouth community was designated as the "28<sup>th</sup> Best Place to Live" in the United States by Money Magazine.



## Plymouth Business District Photos



## Township Park

Located across the street from the home

Township Park, located at 46640 Ann Arbor Trail just east of Beck road, consists of 80 acres. The park offers four sheltered gathering places, walking paths, children's Play Scape area, ADA Playscape area, fishing pond and dock, local youth baseball plays on four baseball diamonds, and sledding during the winter months. The park is adjacent to an 18-hole golf course, owned by the Township. The Township has also built a dock to enable handicapped access to the pond.







COURTESY: FLYINGWING TOWNSHIP



## Township Golf Course

Located across the street from the home

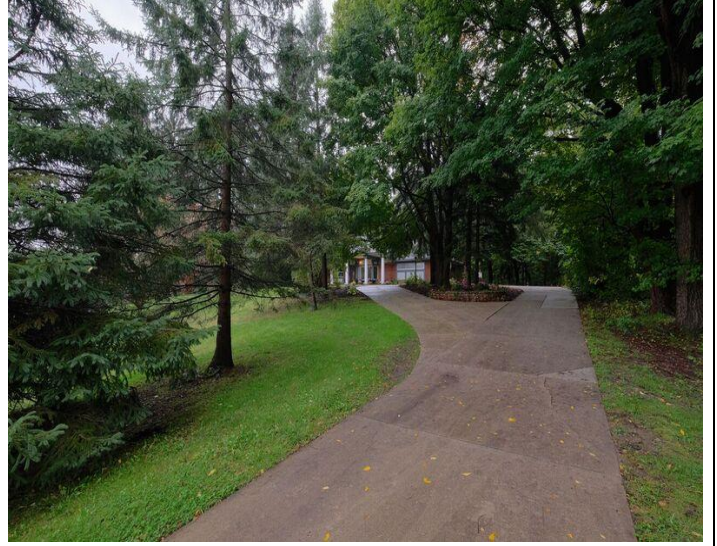


Hilltop Golf Course is located in Plymouth Township at 47000 Powell Road.

Overlooking stately pines and rolling hills, Hilltop Golf Course features a classical layout with some of the area's most challenging greens. Enjoy the serenity of this 18-hole course while testing every aspect of your game.

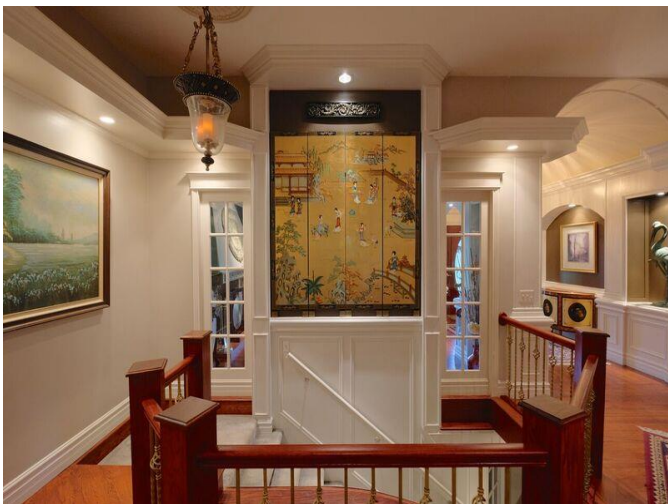
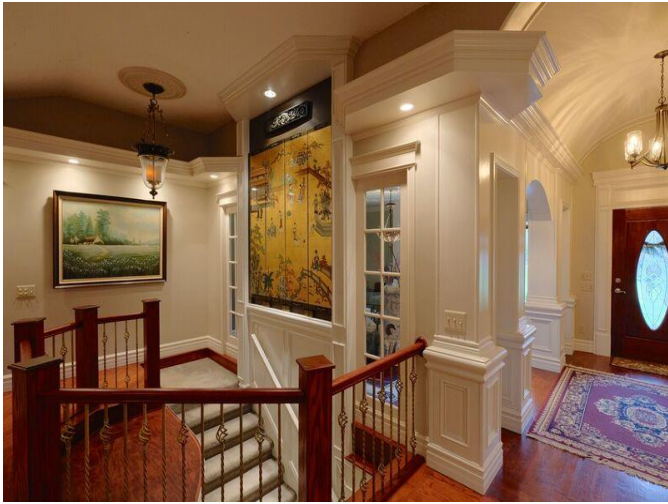
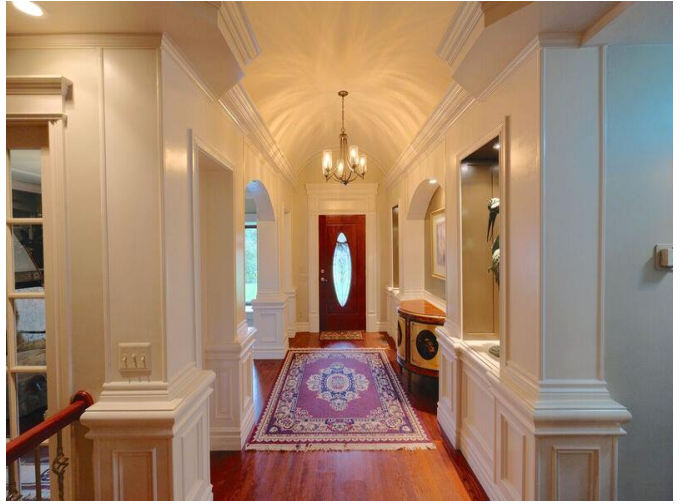
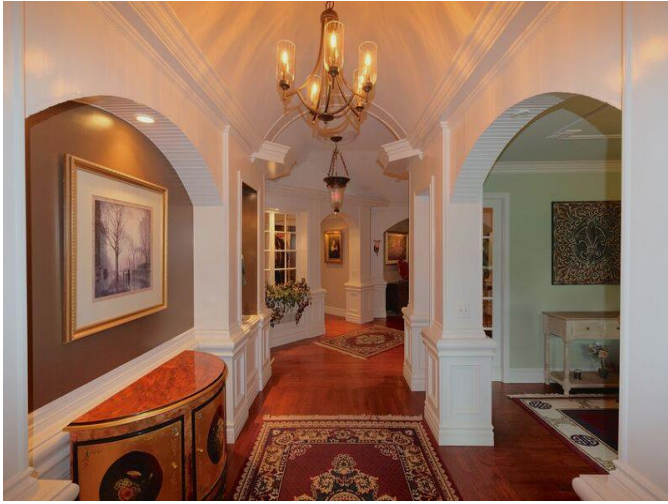


## Property Exterior Views

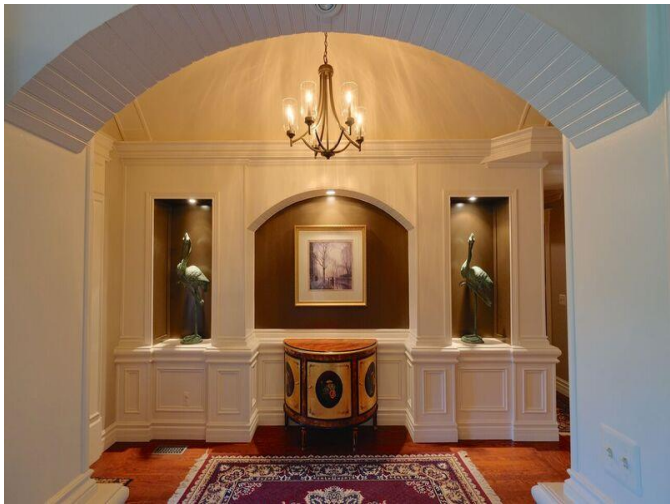




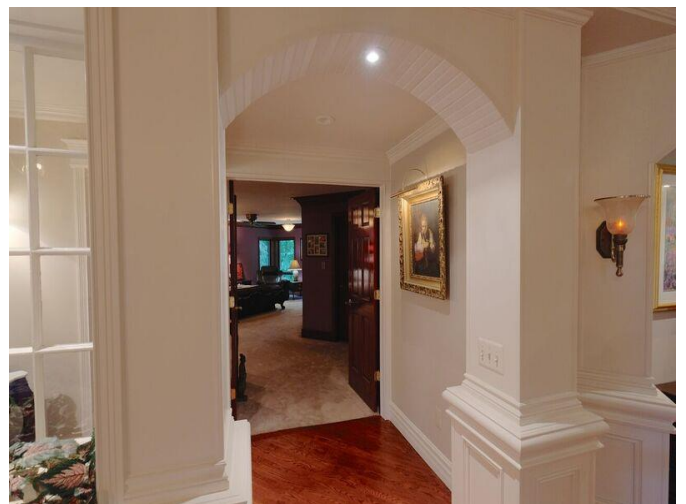
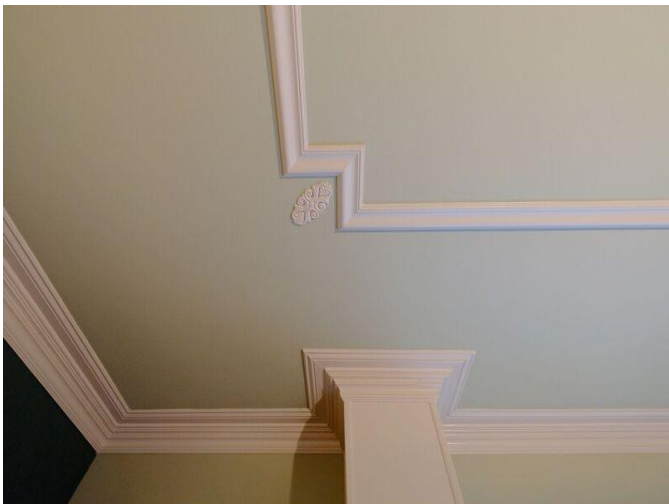
# First Floor Interior Views

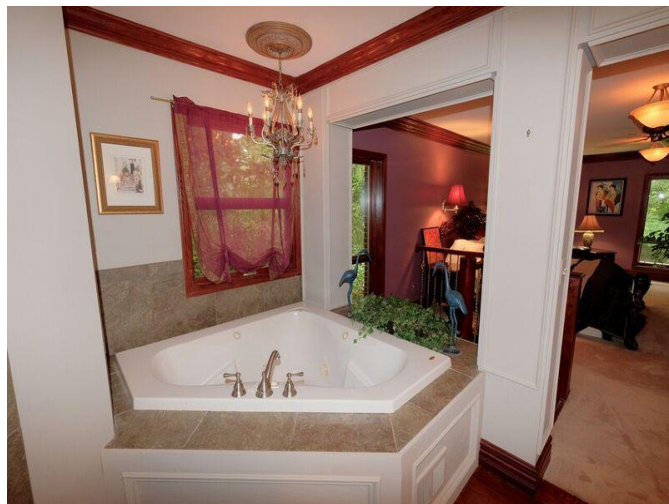






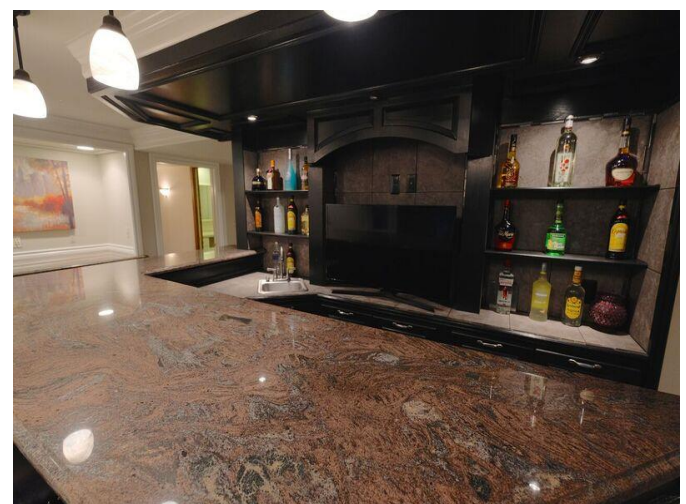
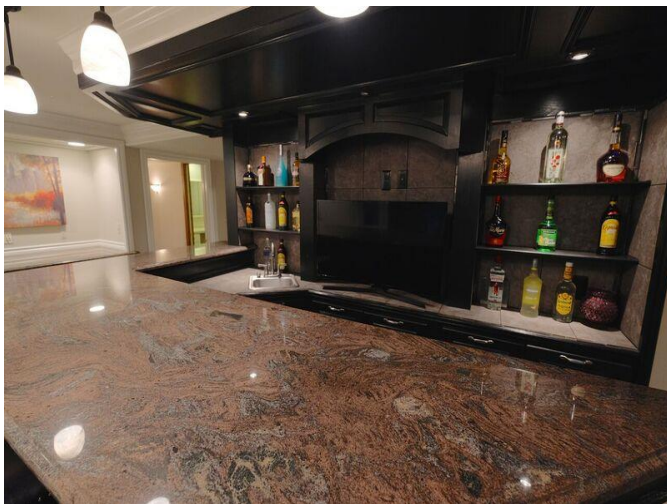
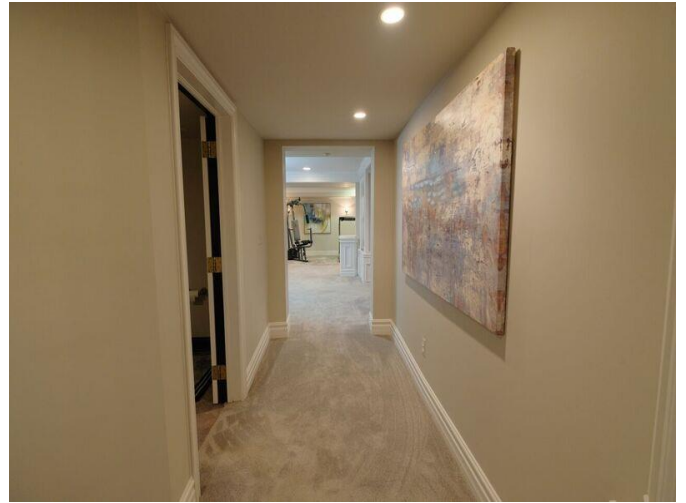










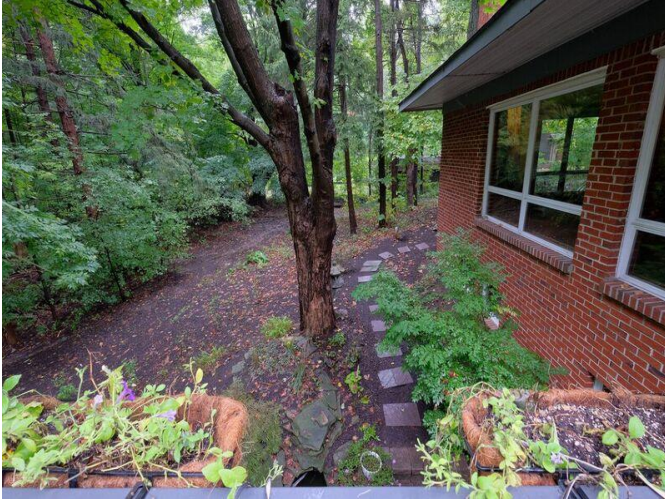












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