



## 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



**Welcome To 46775 W. Ann Arbor Trail**  
**Being Offered at**  
**\$694,900**

**Buyer Credits**

With all full price offers using our skilled craftsmen and suppliers at wholesale pricing, will save you time and money! The following value credits will be issued to you;

- As we are the renovators, a buyer's customization wholesale pricing budget of \$10,000 has been create so that you can personalize your new home with your favorite color paint, special type of carpeting, etc. just how you want it before moving in!

Value: \$10,000

- New appliance wholesale pricing budget of \$5,000

Value: \$5,000

- If you buy directly from us with no Realtor involved, a credit/price reduction of \$20,000 will be taken off the price!

Value: \$20,000

**Value Credits total: \$35,000.00**

*\*Note: The buyer has the option to apply the value credits toward the sales price if they want to complete the items listed above themselves*

**Final Pricing with Value Credits Applied**

Sales Price: \$694,900

Value Credits: (35,000)

***Final Price: \$659,900***

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Prime location in Plymouth with 5,441 SF of Professionally Renovated Finished Living Area! The sprawling open concept floor plan with custom architectural design features and costly appointments sits on a beautiful 1.087 Acre Estate sized lot. This one of a kind unique home you'll fall in love with its breathtaking property, woods, and views.

This exquisite home offers 4 bedrooms, 3 full baths & 2 half baths. Custom features incl. raised ceilings, crown moldings, columns & trim and 2-fireplaces. The master suite has a walk-in closet w/ ensuite bath. Gourmet, oversized kitchen, wine fridge, granite ctrs., & expansive island. The enormous lower level includes a family room, entertainment area w/ bar, bath, library/study, office/craft room, large multi-use area for an exercise room, home theater or music room, 2-bedroom private wing w/ full bath, jetted tub & euro shower that could also host a private in-law suite.

Easily walk across the street to McClumpha Township park or Hilltop golf course. Only minutes to downtown Plymouth and enjoy all the amazing amenities this awesome city has to offer, with the added bonus of only paying Township taxes!! (currently not homesteaded)

Acclaimed Plymouth-Canton community school district and only minutes from expressways and all sorts of shopping while still being only 15 minutes from downtown Ann Arbor, and 20 minutes to Metro Airport.

## Property Short Overview

### Property Type

- Single Family Residential

### Number of stories

- Main level
- Full lower level walkout

### Zoning

- R-1-H

### Land Area

- 1.087 acres

### Number of structures

- House
- Storage/Potting Shed

### Garage

- 2-car attached/Additional possible

### Square Footage

#### Main Floor

- 2885

#### Lower Level Walkout

- Gross: 2885 sf
- Finished: 2556 sf

#### Total Finished Living Area

- 5441 sf

### Bedrooms

#### Main Level

Master Bedroom - 24 x 22 with Ensuite Bath

Guest Bedroom - Size: 14 x 13 with Ensuite Bath

#### Lower Level

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.

Bedroom

Size: 20 x 12

Bedroom/In-law sitting room

Size: 14 x 12

### Bathrooms

#### Main Level: 2.5

Master Ensuite Bath

Size: 12 x 12

Guest Bedroom Bath

Size: 8 x 6

Powder Bath

Size: 11 x 6

#### Lower Level: 1.5

Bedroom Wing

Size: 8 x 7/Vanity Area 8 x 4

Entertainment Bath ½ bath

Size: 7 x 5

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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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*For the full overview details and home specifications, click the Overview button*