



PROPERTY INFORMATION OVERVIEW

Property Type

Single Family Residential

Property Location

46775 W. Ann Arbor Trail

Plymouth, Michigan 48170



Being Offered at

\$694,900

Welcome To 46775 W. Ann Arbor Trail

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.

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, and a new appliance wholesale pricing budget of \$5,000 with all full price offers using our skilled craftsmen and suppliers. This saves you time and money!

For all of you car buffs, that need more garage space, a proposed multi bay garage with breezeway addition plan is available.

Property Overview

Property Type

- Single Family Residential

Zoning

- R-1-H

Number of structures

- House
- Storage/Potting Shed

Number of stories

- Main level
- Full lower level walkout

Land Area

- 1.087 acres

Garage

- 2-car attached
- Additional possible

Square Footage

First Floor

- 2885

Lower Level 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
-

Construction History

- Year Built: 1953
 - Rear full width Addition: 1993 - 67' x 25'
 - Front Porch Addition: 2006
 - Renovation/Upgrades/Updating completed in 2019
-

Water & Sewer

Water

- City
- Exterior Watering: Well pump

Sewage

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

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

Main Level 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 on 1st floor by the bedrooms for convenience
- Additional laundry room prepped for lower level
- 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/Multi-Purpose (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 completed during renovation

- Architectural Dimensional shingles

Porch: New completed during renovation

- 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

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)

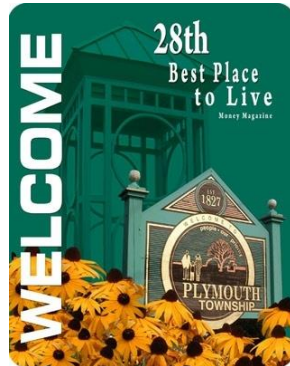
Custom Woodwork

The following can be found throughout the home;

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

Area Summary

The Plymouth community was designated as the “28th Best Place to Live” in the United States by Money Magazine.



Plymouth Downtown 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: PLYMOUTH 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.



For More Details Feel Free to Contact Us

If you are interested and would like more information on this home,
we look forward to talking with you.

Phone; 833-704-3378

or by email at properties@platincos.com

For more Details, Picture Gallery, and Video

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