



PROPERTY INFORMATION OVERVIEW

Property Type

Single Family Residential

Property Location

46775 W. Ann Arbor Trail

Plymouth, Michigan 48170



Welcome To 46775 W. Ann Arbor Trail
Being Offered at
\$634,900

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 \$15,000 will be taken off the price!
Value: \$15,000

Value Credits total: \$30,000.00

**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: \$634,900

Value Credits: (30,000)

Final Price: \$604,900

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 Lever 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 ½ Powder Bath

Size: 7 x 5

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

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