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**CLIENT PACKAGE REPORT - Residential / Condo**

<b>MLS #</b>	<a href="#">31157003</a>	<b>Asking Price</b>	\$725,000
<b>Originating MLS</b>	MI Real Source	<b>Sold Price</b>	
<b>Type</b>	Condominium	<b>Status</b>	Active
<b>Area</b>	Harrison Tw p (50015)	<b>Bedrooms</b>	3
<b>Address</b>	26310 Harbour Pointe	<b>Baths / Lavs</b>	3 / 0
<b>City</b>	Harrison Twp	<b>Square Ft</b>	2990
<b>Municipality</b>	Harrison Twp	<b># Garage</b>	2.00
<b>Zip</b>	48045	<b>Year Built</b>	1990

**ADDITIONAL PHOTOS**



**GENERAL**

<b>Listing Date</b>	7/16/2013
<b>DOM</b>	171
<b>County</b>	Macomb
<b>School District</b>	L'anse Creuse Public Schools
<b>Elementary School</b>	
<b>Middle School</b>	
<b>High School</b>	L'anse Creuse
<b>HOA Fee Amount</b>	\$554.58
<b>Summer Tax Amt</b>	4218.07
<b>Winter Tax Amt</b>	1615.26
<b>Total Tax Amount</b>	\$5,833.33
<b>Total Tax Year</b>	2013
<b>Occupancy Rate/Day</b>	40.00
<b>Subdivision</b>	Harbour Pointe Condominiums
<b>Township</b>	
<b>Cross Street 1</b>	Jefferson
<b>Cross Street 2</b>	Shook
<b>Directions</b>	S. of Shook. E. off Jefferson.

<b>Property ID</b>	171136409002
<b>Acreage</b>	0.00
<b>Lot Size</b>	condo
<b>Frontage</b>	
<b>Site Condo</b>	Yes
<b>Lake Name</b>	

<b>Principal Res Exempt</b>	Yes
<b>Signed Disclosure</b>	Yes
<b>Manufactured</b>	No
<b>Lease</b>	No
<b>Insp Cmpl Well/Septic</b>	No
<b>Certification Date</b>	

**REMARKS**

**Concession Amount**  
**Status Date** 7/16/2013  
**Sold Price Per SqFt**

Luxury gated condo community. Exclusive private lakefront setting. Two story, attached on one side is a private boat well. Spectacular great room w/dramatic cathedral ceiling, 2 story window, wet bar. Convenient 1st fl. laundry rm. Large kitchen w/high-end appliances & eating-area. Luxurious master suite w/dressing area, wic, private bath & balcony overlooking the lake. Landscaped private boulder perennial garden on the shore of Lake St. Clair. 2 car attached gar. \$544.58 /monthly assoc fees.

**FEATURES**

<b>APPLIANCES</b>	Dishwasher, Disposal, Range /Oven, Refrigerator
<b>BASEMENT TYPE</b>	Full
<b>BATH DESCRIPTIONS</b>	First Flr Bath Lav/Half, Second Flr Bath Lav/Half
<b>COOLING SYSTEM</b>	Central A/C
<b>DINING/KITCHEN</b>	Dining "L", Eat-In Kitchen
<b>EXTERIOR CONSTRUCTION</b>	Brick
<b>EXTERIOR FEATURES</b>	Exterior Balcony, Deck

<b>FIREPLACE FEATURES</b>	Gas Fireplace, Grt Rm Fireplace
<b>FOUNDATION TYPE</b>	Basement
<b>GARAGE TYPE</b>	Attached Garage
<b>FUEL TYPE</b>	Natural Gas
<b>HEATING SYSTEM</b>	Forced Air
<b>INTERIOR FEATURES</b>	Cathedral/Vaulted Ceiling, Wet Bar/Bar

<b>FINANCIAL TERMS</b>	Cash, Conventional
<b>SEWER SEPTIC</b>	Public At Street
<b>SOURCE OF SQ FT</b>	Assessors Data
<b>SUB ROOM DESCRIPTION</b>	Den/Study/Lib, First Floor Laundry, Great Room, Master w/Bath
<b>WATER</b>	Public Water at Street
<b>Subj to Short Sale Apprvl</b>	No



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	<u>Length x Width</u>		<u>Level</u>
Bedroom 1	18 x	13	Second
Bedroom 2	13 x	12	Second
Bedroom 3	12 x	10	Second
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Living Rm	x		
Dining Rm	18 x	13	First
Kitchen	21 x	14	First

	<u>Length x Width</u>		<u>Level</u>
Breakfast Nook	x		
Family Room	x		
Great Room	26 x	16	First
Library / Den	18 x	12	First
Laundry Room	8 x	7	First
Sun / FLA Room	x		
Sitting Room	x		
Other Room 1	x		
Other Room 2	x		

