

Virtual Tour

GENERAL

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

CLIENT PACKAGE REPORT - Residential / Condo					
MLS #	<u>31157003</u>	Asking Price	\$725,000		
Originating MLS	MI Real Source	Sold Price			
Туре	Condominium	Status	Active		
Area	Harrison Twp (50015)	Bedrooms	3		
Address	26310 Harbour Pointe	Baths / Lavs	3 / 0		
City	Harrison Twp	Square Ft	2990		
Municipality	Harrison Twp	# Garage	2.00		
Zip	48045	Year Built	1990		
ADDITIONAL PHOTOS					







Property ID	171136409002
Acreage	0.00
Lot Size	condo
Frontage	
Site Condo	Yes
Lake Nam e	

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

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

 APPLIANCES
 Dishw asher, Disposal, Range

 /Oven, Refrigerator
 BASEMENT TYPE

 BASEMENT TYPE
 Full

 BATH DESCRIPTIONS
 First Fir Bath Lav/Half,

 Second Fir Bath Lav/Half
 COOLING SYSTEM

 COOLING SYSTEM
 Central A/C

 DINING/KITCHEN
 Dining "L", Eat-In Kitchen

 EXTERIOR CONSTRUCTION
 Brick

 EXTERIOR FEATURES
 Exterior Balcony, Deck

 FIREPLACE FEATURES
 Gas Fireplace, Grt

 Rm Fireplace
 FOUNDATION TYPE
 Basement

 GARAGE TYPE
 Attached Garage

 FUEL TYPE
 Natural Gas

 HEATING SYSTEM
 Forced Air

 INTERIOR FEATURES
 Cathedral/Vaulted

 Ceiling, Wet Bar/Bar
 Forced Air

 FINANCIAL TERMS
 Cash, Conventional

 SEWER SEPTIC
 Public At Street

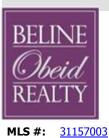
 SOURCE OF SQ FT
 Assessors Data

 SUB ROOM DESCRIPTION
 Den/Study/Lib,

 First Floor Laundry, Great Room, Master w /Bath

 WATER
 Public Water at Street

 Subj to Short Sale Apprvl No



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This information is deemed reliable, but not guaranteed.













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

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

