



**3269581** LP: **\$435,000** Ar: **82 / AA Westside S of M14**  
 Sty: **2 Story** Const: **Vinyl Siding** New: **No**  
 LF: **Residential** ListType: **Single Family** YrB: **2002**  
 Finis Abv Grade: **2,877** Abv Src: **Tax Record** Ste Cnd: **Yes**  
 Finis Blw Grade: Blw Src: **Tax Record** Det Cnd: **Detached**  
 Ttl Finis SqFt: **2,877** Deed: **Private Owned** End Unit:  
 Water Facilities:  
 Sew: **Public** Strm: **Yes** Wtr: **Public** Pav: **Yes**  
 WS: Gas: **Hous** A/C: **Central**  
 Heat: **Gas,Forced Air** Road: **Public**  
 School Dist: **Ann Arbor** Lot:  
 El: **Lakewood** Bus: **Yes** Ac: **0.2400**  
 JH: **Forsythe** Bus: **Yes** Lake:  
 HS: **Skyline** Bus: **Yes** Swk: **Yes**  
 Video: **1** Image#: **70**

<a href="#">Additional Pictures</a>	<a href="#">View Map</a>	VIRTUAL TOUR: <a href="http://smartfloorplan.com/mi/v430352/player.pl">http://smartfloorplan.com/mi/v430352/player.pl</a>
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**6107 Gabrielle Ave, Ann Arbor, MI 48103-9840**  
 Municipality: **Scio Twp**  
 Mailing City: **Ann Arbor**  
 Zip Code: **48103-9840** County: **Washtenaw**

Directions: **Zeeb Rd to Villa France Ave, to Lafayette Lane to Gabrielle Ave**

TotBdrms: <b>4</b>	Full Baths: <b>2</b>	Half Baths: <b>1</b>
LEVEL: <b>B L E U</b>		
Bedrooms: <b>4</b>		
Full Bath: <b>2</b>		
1/2 Bath: <b>1</b>		
Fmly Rm:		
Study: <b>1</b>		
Laundry: <b>1</b>		

TC: <b>H-08-28-175-247</b>	BC: <b>662</b>
Zoning: <b>PUD</b>	Sev: <b>238900</b> Yr: <b>2019</b>
Entry Level:	Tax Val: <b>188450</b> Yr: <b>2019</b>
Pool:	Sum Tax: <b>4837.16</b> Yr: <b>2019</b>
Terms: <b>Conventional,Cash,VA</b>	Win Tax: <b>1932.12</b> Yr: <b>2018</b>
Homestead: <b>Yes</b>	Ann Vill Tax: <b>0</b> Yr: <b>0</b>
Monthly: <b>\$75.00</b>	Possess: <b>To Be Determined</b>
Assoc. Amen: <b>Playground,Walking Trails</b>	
Assoc. Fee Inc: <b>Snow Removal,Trash</b>	
Basement: <b>Yes</b> Base Type: <b>Full</b>	
Foundation: <b>N/A</b>	
#GrgeSpaces: <b>2.50</b> Garage Feat: <b>Attached,Electric,Door Opener</b>	
Dining Room: <b>Formal</b> Eating Space: <b>Yes</b>	
Rec Room: WindowTreat: <b>Yes,Blinds</b>	
Flooring: <b>Carpet,Wood,Tile</b> Fireplace: <b>Two,Gas</b>	
In Feat: <b>Cath/Vault Ceiling,Master Bath,Ceiling Fan(s)</b>	
Out Feat: <b>Cable Available,Patio,Porch,Private Entry</b>	
Appliances: <b>Refrigerator,Range/Oven,Dishwasher,Microwave</b>	
Exclusions: <b>Exclude shelves in small BR and study SEE REMARKS</b>	

Remarks - Light filled home in Country French Estates with the best site in the entire subdivision. Spacious Merlot model boasts 2877 square feet. Spectacular view backing to 137 acre green space and nature trails with yellow finches, purple martins, deer. Stunning entry with open staircase. Open floor plan with soaring ceilings, interior transom windows and custom roman shades and blinds throughout. Every cook will enjoy the chefs kitchen with, premium hardwood floors, solid surface counters, 42 inch cabinets and stainless-steel appliances. The formal dining room and living room with second fireplace lead to private study. Large master suite features cathedral ceiling, his and her closets, bath with double sinks, soaking tub and separate shower. Three more bedrooms each with character of their own. Ask about the decorating allowance. Active neighborhood features a central park with play equipment, multiple ponds and pathways. Community events include movie night at the park, ice cream socials and more.

List Agent Email: <a href="mailto:Hillary@HillaryWard.com">Hillary@HillaryWard.com</a>	List Agt Web Site: <a href="http://www.HillaryWard.com">www.HillaryWard.com</a>
	List Off Web Site: <a href="http://www.ReinhartRealtors.com">www.ReinhartRealtors.com</a>

Agent Remarks - Basement shelves negotiable. Washer/Dryer negotiable. \$5,000 decorating allowance/credit with fill price offer

Legal Description - SITE 247 COUNTRY FRENCH ESTATES SITE CONDO. PT NE 1/4 SEC 28, T2S-R5E.	List Office: <b>0662</b>
	LO Name: <b>The Charles Reinhart Company</b>
	Show Instr: <b>Minimum 1 hour notice. Schedule Appointment through Showingti</b>
	List Agent: <b>Hillary M Ward</b>
	Lst Agnt Ph: <b>734-891-3013</b>
Seller: <b>Undisclosed</b>	Co-Agnt Ofc:
Sub Agcy: <b>0</b> Buy Agcy: <b>P3 F 2</b>	Co-Agnt Nm:
Trans Cord: <b>P3 F2</b>	
Broker Code: <b>662</b>	

List Status: <b>Sold</b>	List Date: <b>10/18/19</b>	Pending Date: <b>02/10/20</b>	Orig List Price: <b>\$440,000</b>
Status: <b>S</b>			Price Chng Dt: <b>02/13/2020</b>
Prev Status: <b>Pending</b>	Status Chg Dt: <b>02/13/20</b>		Ownership: <b>Private Owned</b>
LP/Sqft: <b>\$151.20</b>	SP/SqFt: <b>\$147.72</b>	SP/LP Ratio: <b>97.70%</b>	
SOLD PRICE: <b>\$425,000</b>	Sold Date: <b>02/12/20</b>	DOM: <b>81</b>	Concession: <b>Yes</b>
Financing: <b>Conventional</b>		CDOM: <b>115</b>	Conc. Amt: <b>\$495.00</b>
Sell Office: <b>8900</b>			
S Agent Name: <b>Nicholas F Mazzola</b>			