



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

28237 NEW CASTLE Road



| | | | | | | | |
|--------|------------------|---------|-------------|--------|-------------|----------|------------------|
| MLS #: | 215044619 | Status: | Sold | Beds: | 3 | L Price: | \$194,900 |
| Area: | Oakland | | | Baths: | 2/1 | S Price: | \$187,500 |
| FP: | Yes | CDOM: | 25 | Built: | 1957 | S Date: | 7/2/2015 |
| Style: | Ranch | | | | | | |

Rmks: **Awesome-Must See Ranch home in the desirable Kendallwood neighborhood. Peaceful park-like setting with mature trees. Many updates include newer windows, SS fridge,oven/range,dryer,dishwasher, furnace, flooring, carpet and more. Totally move-in ready. Huge over-sized 2 car garage. Spacious family room with access to covered patio. Home is located close to shopping, dining, freeways, hospitals and more. Great value and move-in ready. See attached list of updates and dates.**

Direct: **North off of 12 Mile to Bayberry. Turn left on New Castle. Home on left**

28265 GREEN WILLOW Street



| | | | | | | | |
|--------|------------------|---------|-------------|--------|-------------|----------|------------------|
| MLS #: | 215079958 | Status: | Sold | Beds: | 3 | L Price: | \$218,000 |
| Area: | Oakland | | | Baths: | 2/1 | S Price: | \$208,000 |
| FP: | Yes | CDOM: | 27 | Built: | 1956 | S Date: | 9/15/2015 |
| Style: | Ranch | | | | | | |

Rmks: **Wonderful extremely well built, spacious, very clean, maintained meticulously broadfront brick ranch deep in the heart of the very popular "Kendallwood"- gorgeous treed lot, brick paver patio and path-wet plaster, beautiful, quality hardwood flooring, wet plaster, two masonry fireplaces, finished basement with bar/kitchenette, full bath, lots of storage, energy efficient furnace, copper plumbing, oversized side entry garage, sprinkling system, great curb appeal, close to all Truly a very nice home. Please note property taxes are non-homestead.**

Direct: **FROM FARMINGTON RD, W ON E. ON TULIPWOOD, RIGHT ON GREEN WILLOW**



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Sold Properties

32403 FARMERSVILLE Road



MLS #: **215037426** Status: **Sold** Beds: **4** L Price: **\$209,900**
Area: **Oakland** Baths: **3/1** S Price: **\$223,000**
FP: **Yes** CDOM: **4** Built: **1958** S Date: **5/29/2015**
Style: **Colonial**
Rmks: **Highest and Best due by Saturday 6PM. Farmington Hills Colonial**

w/Farmington Schools - Where can you find a colonial that offers all of this? 4 Bdrms, 2 Full Baths, 2 Half Baths (one is a master bathroom), half circle driveway, 2 car garage, covered front porch, sunroom, deck, fin basement, open floor plan & more. This very well maintained home is nestled back in the sub offering a quiet setting yet convenient to everything you would need. Hardwood floors on 1st & 2nd levels. The finished basement offers a living area, gym/play area, sauna, 1/2 bath and still has plenty of storage & workshop area. A family rm has a natural fireplace & is located off the kitchen offering an open floor plan. The hard to find 1st flr laundry & even harder to find sunroom are both outstanding features of this opportunity. The owner has told me to price it to sell, which we have done. Make it yours today! All kitchen and laundry appliances stay. All new electrical box 2011. Call today for a private showing.

Direct: **FROM ORCHARD LAKE GO WEST ON 12 MILE TURN RIGHT AT POST OFFICE INTO SUB LOOK FOR STREET**

28810 LEAMINGTON Drive



MLS #: **215069778** Status: **Sold** Beds: **4** L Price: **\$253,000**
Area: **Oakland** Baths: **2/1** S Price: **\$240,000**
FP: **Yes** CDOM: **45** Built: **1960** S Date: **9/25/2015**
Style: **Colonial**
Rmks: **BEAUTY IS BOUNTIFUL IN THIS 4 BEDROOM COLONIAL WITH A COVERED**

FRONT PORCH, LARGE LOT AND STUNNING LANDSCAPING! HOME BOASTS A NEWER ROOF, NEWER REMODELED FULL BATHS WITH CERAMIC TILE, CUSTOM HICKORY KITCHEN CABINETS, NEW PORCELAIN KITCHEN FLOOR IN 2015 OPENS TO THE FAMILY ROOM WITH NATURAL FIREPLACE. HALF BATH REMODELED IN 2014. NEW SEWER LINE INSTALLED IN 2008. GOOD SIZED BEDROOMS. MASTER WITH FULL BATH. FORMAL DINING AREA WHICH OPENS TO 3 SEASON ROOM. GREAT FOR ENTERTAINING AND ENJOYING THE EXPANSIVE YARD. INVISIBLE FENCE INCLUDED. CLOSE TO FREEWAYS AND SHOPPING. MAKE THIS HOME YOUR OWN!

Direct: **North of 12 Mile, Right off of Farmington Road onto Hearthstone, 1st Left then left onto Leamington**



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Sold Properties

28815 LEAMINGTON Drive



MLS #: **215045767** Status: **Sold** Beds: **4** L Price: **\$280,000**
Area: **Oakland** Baths: **2/1** S Price: **\$275,000**
FP: **Yes** CDOM: **7** Built: **1960** S Date: **7/22/2015**
Style: **Colonial**
Rmks: **You will love the updates made to this majestic colonial offering 4**

spacious bedrooms and 2.5 updated baths. Enjoy the fully updated kitchen with Corian countertops, stainless steel appliances, and travertine floors. Formal dining room off the foyer has plenty of space for family gatherings. The master bedroom offers plenty of space and storage with it's walk in closet and custom organizers. The master bath was completely gutted and rebuilt with custom cabinetry, granite counter, and European style shower. Entertain with ease in the open living room/family room combo with door wall opening to the covered patio. Other updates include: exterior painted 2013, windows 2004, roof 2000, furnace and A/C 2006, upstairs carpet 2013. Hardwood flooring under carpet throughout upper level. All appliances are included. Schedule a showing today before it's too late!

Direct: **Enter Kendallwood Dr East from Farmington Rd, Right on Leamington Dr.**

28517 KIRKSIDE Lane



MLS #: **215000111** Status: **Sold** Beds: **4** L Price: **\$300,000**
Area: **Oakland** Baths: **2/1** S Price: **\$283,500**
FP: **Yes** CDOM: **107** Built: **1963** S Date: **5/15/2015**
Style: **Colonial**
Rmks: **COMPLETELY REMODELED...THIS ONE WON'T LAST LONG. LARGE**

COLONIAL THAT HAS BEEN UPDATED FROM TOP TO BOTTOM. NEW KITCHEN WITH NEW CABINETS, NEW GRANITE COUNTERS, NEW STAINLESS STEEL APPLIANCES AND NEW BACKSPLASH. FRESHLY STAINED HARDWOOD FLOORING THROUGHOUT. ALL THREE BATHROOMS HAVE NEW TILE, FIXTURES AND VANITIES. FRESH PAINT THROUGHOUT. NEW HARDWARE, LIGHTING THROUGHOUT. ELECTRICAL AND PLUMBING HAVE BEEN UPDATED. LARGE TWO CAR GARAGE WITH A WORKROOM. CORNER LOT WITH UPDATED LANDSCAPING. THIS IS A MUST SEE!

Direct: **12 MILE TO NORTH ON FARMINGTON RD. TURN EAST ON HEARTHSTONE. LOCATED AT CORNER OF HEARTHSTONE AND KIRKSIDE**





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Sold Properties

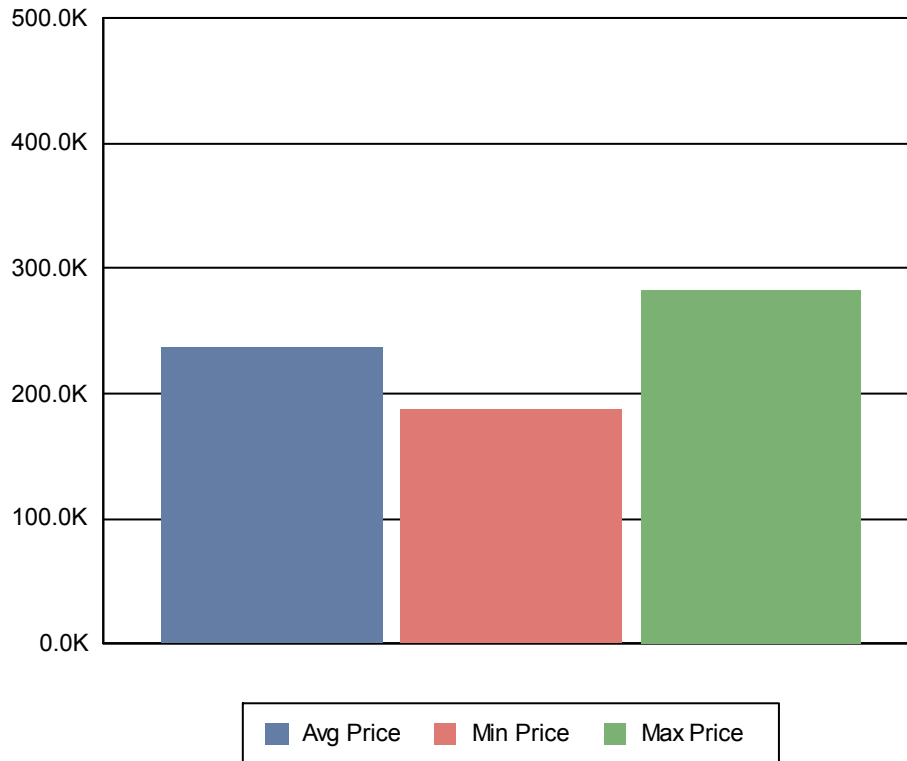
| | |
|---------------------|------------------|
| Total # of Listings | 6 |
| Lowest Price | \$187,500 |
| Highest Price | \$283,500 |
| Average Price | \$236,167 |
| Avg. Price/SqFt | \$109.80 |
| Avg CDOM | 36 |



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Summary Graph/Analysis



Cumulative Analysis

| Listing Category | Lowest Price | Highest Price | Average Price | Avg \$ Per SF |
|--------------------------|------------------|------------------|------------------|-----------------|
| Sold | \$187,500 | \$283,500 | \$236,167 | \$109.80 |
| Totals / Averages | \$187,500 | \$283,500 | \$236,167 | \$109.80 |

Sold Property Analysis

| Address | List Price | Sold Price | CDOM | %SP/LP | SP/Sqft |
|---------------------------|------------------|------------------|-----------|---------------|-----------------|
| 28237 NEW CASTLE Road | \$194,900 | \$187,500 | 25 | %93.75 | \$109.39 |
| 28265 GREEN WILLOW Street | \$218,000 | \$208,000 | 27 | %95.41 | \$116.99 |
| 32403 FARMERSVILLE Road | \$209,900 | \$223,000 | 4 | %106.24 | \$100.77 |
| 28810 LEAMINGTON Drive | \$253,000 | \$240,000 | 45 | %92.34 | \$107.62 |
| 28815 LEAMINGTON Drive | \$280,000 | \$275,000 | 7 | %98.21 | \$114.97 |
| 28517 KIRKSIDE Lane | \$300,000 | \$283,500 | 107 | %94.53 | \$109.04 |
| Total Averages | \$242,633 | \$236,167 | 36 | %96.75 | \$109.80 |

Property Summary

| S | Street Address | Bds | Bth | Sqft | L Price | S Price | Sold Date | CDOM |
|---|----------------|-----|-----|------|---------|---------|-----------|------|
|---|----------------|-----|-----|------|---------|---------|-----------|------|





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These pages give a general overview of the selected properties.

| S | Street Address | Bds | Bth | Sqft | L Price | S Price | Sold Date | CDOM |
|-------------|---------------------------|-----|-----|-------|-----------|-----------|------------|------|
| Sold | | | | | | | | |
| S | 28237 NEW CASTLE Road | 3 | 2/1 | 1,714 | \$194,900 | \$187,500 | 07/02/2015 | 25 |
| S | 28265 GREEN WILLOW Street | 3 | 2/1 | 1,778 | \$218,000 | \$208,000 | 09/15/2015 | 27 |
| S | 32403 FARMERSVILLE Road | 4 | 3/1 | 2,213 | \$209,900 | \$223,000 | 05/29/2015 | 4 |
| S | 28810 LEAMINGTON Drive | 4 | 2/1 | 2,230 | \$253,000 | \$240,000 | 09/25/2015 | 45 |
| S | 28815 LEAMINGTON Drive | 4 | 2/1 | 2,392 | \$280,000 | \$275,000 | 07/22/2015 | 7 |
| S | 28517 KIRKSIDE Lane | 4 | 2/1 | 2,600 | \$300,000 | \$283,500 | 05/15/2015 | 107 |

