

17040 Dunblaine Avenue; Beverly Hills, MI 48025

3BR/2 Bath | Turnkey Ranch | Double Lot | Birmingham Schools

Finished Basement/2-Car Gar./Walkout Deck/Handyman Owned & Maintained

\$322,500

Call/Text Daniel: 248-563-9428

Professional handyman owned & maintained.

Great curb appeal on this charming updated 3/2 turnkey ranch. Sitting on a double lot this home features an updated kitchen with granite counter tops, marble backsplash, and stainless steel appliances. Updated main bath, cozy family room with fireplace, formal dining room, and sunny office/sitting room. Mostly hardwood flooring and cove ceilings throughout. Over 1,000 square feet of beautifully-finished space in the lower level features a full wet bar, luxurious full bath with walk-in shower, built-in closet area, heated floor, and laundry. Tranquil & private rear yard is professionally landscaped and includes a 400+ ft² deck perfect for BBQ's and entertaining. Well-maintained & walkable to Pierce Elementary, Beverly Park, restaurants, and much more. 2-car workshop/garage. Birmingham Schools.



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Type | Year Built | Lot

- Single Family: One Story
- 1954
- Double Lot:: 110,454 ft²

Heating/Cooling

- GFA w/humidifier/Central
- Furnace 1999: Serviced yearly by Family Heating & Cooling

Interior Features

- Bedrooms: 3
- Bathrooms: 2
- Sunroom
- Computer cubby
- Walk out to Deck
- Finished Basement: 995 ft²
- Wet Bar
- Appliances Included:
 - Dishwasher, Dryer, Garbage disposal, Microwave, Electric Range / Double Oven, Refrigerator, Washer/Dryer

Other Interior Features:

- Floor size: 1,261 ft²
- Flooring: Hardwood, Tile
- Gas Fireplace
- Ceiling Fans in all BRs

Dates:

- Last remodel year: 2017

Exterior Features

- Patio
- Deck 430 ft²
- Porch
- Fenced Yard
- Wrap-Around Gardens
- Attached 2-Car Garage: 427 ft²

Utilities:

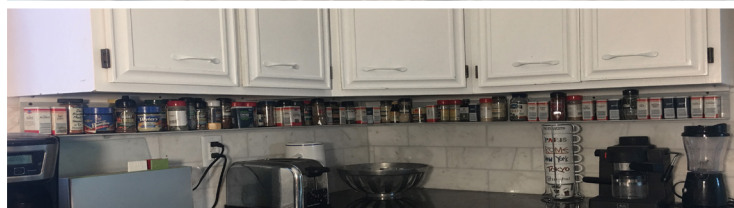
- Cable Ready
- Green Energy
- Good solar potential (Sun Number™: 63)

Other

- Construction Materials: Brick/Wood Siding
- Roof type: Asphalt ~2010
- Outside Lighting, Door Openers
- Road Frontage Type: Paved
- Sewer: Sewer-Sanitary
- Title: Private - Owned
- Road Frontage Type: Pub. Sidewalk

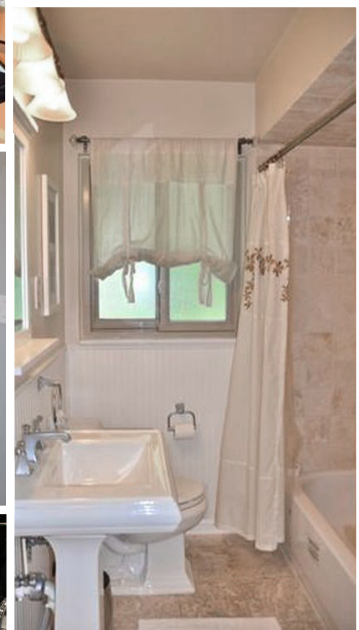
EXCLUSIONS:

- 3 - Digital (keyless) locks (standard locks/keys installed post sale)
- Wall-mounted artwork & TVs/mounts
- 2 - Exterior motion-sensor floods (portable)
- Garage shelving and screw-in hangers (except at rear wall)
- Nest™ thermostat (standard thermostat installed post sale)



Information deemed reliable but not guaranteed.

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