

45807 Kensington Street Unit#45807, Utica 48317

MLS#: **219081055**
 P Type: **Condominium**
 Status: **Active**

Area: **03072 - Utica**
 DOM: **N/3/3**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$46,900**
 OLP: **\$46,900**



Location Information

County: **Macomb**
 City: **Utica**
 Mailing City: **Utica**
 Side of Str:
 School D: **Utica**
 Location: **S of Messmore / W of Kensington**
 Directions: **Enter NORTH on Kedling off of Hall Rd., WEST on Messmore, SOUTH on Kensington. 2nd Parking Lot. Front of condo faces SOUTH.**

Parking

Garage: **No**
 Grg Sz: **No Garage**
 Grg Dim:
 Grg Feat:

Lot Information

Acreage: **0**
 Lot Dim:
 Rd Front Ft:

Square Footage

Sqft Source: **Co-op**
 Est Fin Abv Gr: **900**
 Est Fin Lower: **250**
 Est Tot Lower: **400**
 Est Tot Fin: **1,150**
 Price/SqFt: **\$52.11**

Layout

Beds: **2**
 Baths: **1.1**
 Rooms: **7**
 Arch Style: **Townhouse**
 Arch Level: **2 Story**
 Site Desc:

Contact Information

Name: **BARRON CLINE**
 Phone: **248-535-2401**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1972**
 Year Remod:

Recent CH: **08/11/2019 : New : ->ACTV**

Listing Information

Listing Date: **08/09/19** List Type/LOS: **Exclusive Right to Sell/Full Service**
 Pending Date: Off Mkt Date: BMK Date: Contingency Date:
 Protect Period: **180** Possession: **Immed. w Co-op approval** Restrictions: Exclusions:
 Land DWP: Land Int Rate: Land Payment: Land Term:
 Terms Offered: **Cash, Co-Operative, Conventional** MLS Source: **REALCOMP** Originating MLS# **219081055**



Features

Foundation: **Basement** Foundation Mtrls: **Poured**
 Basement: **Finished, Private**
 Exterior Feat: **Grounds Maintenance, Private Entry**
 Exterior: **Brick, Vinyl** Construct Feat:
 Appliances: **Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Stove, Washing Machine**
 Interior Feat: **Cable Available, Carbon Monoxide Alarm(s), High Spd Internet Avail, Programmable Thermostat, Sound System**
 Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Ceiling Fans 2+, Central Air**
 Wtr Htr Fuel: **Natural Gas** Road Frontage: **Paved, Pub. Sidewalk**
 Water Source: **Municipal Water** Sewer: **Sewer at Street**
 Porch Type: **Patio**
 Roof Materials: **Asphalt**

Room Information

Room	Level	Dimensions	Floor Cover	Room	Level	Dimensions	Floor Cover
Bath - Full	Upper	8 x 5	Ceramic	Bath - Lav	Entry	4 x 5	Laminate
Bedroom	Upper	11 x 11	Carpet	Bedroom - Mstr	Upper	11 x 14	Carpet
Dining Room	Entry	8 x 10	Laminate	Kitchen	Entry	8 x 6	Laminate
Living Room	Entry	11 x 14	Carpet				

Legal/Tax/Financial

Property ID: Ownership: **Private - Owned** Home Warranty: **No**
 Tax Summer: \$ Tax Winter: \$ Homestead: **Yes** Oth/Sp Asmnt: **0**
 Assoc Fee: **Yes** Assoc Fee Amt: **490 / Monthly** Association Contact/Website: **www.carriagehousecoop.com**
 Working Capital: Association Phone/Email: **586-731-7482**
 Legal Desc: **TBD**
 Subdivision: **Carriage House Cooperative**

Agent/Office Information

Sub Agency: **No** Buyer Agency: **Yes** Trans Coordinate: **No** Access: **Appointment/LockBox**
 Sub Ag Comp: Buy Ag Comp: **3%** Trans Crd Comp: Comp Arang:
 List Office: **KW Metro** List Office Ph: **(248) 288-3500**
 List Agent: **BARRON CLINE** List Agent Ph: **(248) 288-3500**
 Access: **Appointment/LockBox** LB Description: LB Location: **Front Door**

Remarks

Pub Rmks: **Cozy, move in ready, 2 bed townhouse style Co-Op w/ finished basement, conveniently located near M-59 and Van Dyke. Spacious living room opens into large dining space adjacent to a galley style kitchen, leading to a beautiful back patio, perfect for entertaining. A half bath finishes the first floor. The second floor features two bedrooms w/ large closets and natural hardwood floors under existing carpeting. Full bath with granite counter-tops situated between both bedrooms. The finished basement features additional living space and plenty of extra storage space. A/C (2019), roof (2015), furnace (2012). Assigned parking & open guest parking. Trash collection, water, gas, cable TV, property taxes, & the maint./replacement of all appliances including furnace and H2O heater is included and is the responsibility of the Co-Op! All appliances and TV's stay! Buyer subject to application and Co-Op approval. Financing available through National Co-Op Bank (866-622-6446 x2454).**

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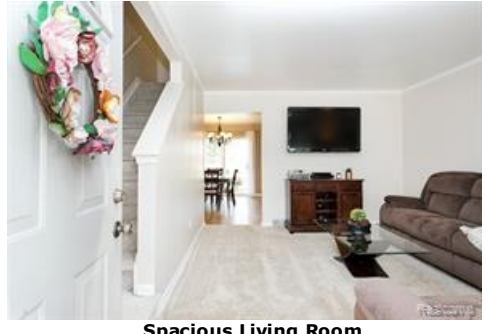
National Co-Op Bank (866-622-6446 x2454).



Right Unit Front Exterior



Front Exterior



Spacious Living Room



Spacious Living Room



Spacious Living Room



Spacious Living Room



Large Dining Area



Large Dining Area, Galley Style Kitchen, Half Bathroom



Galley Style Kitchen



Galley Style Kitchen



Galley Style Kitchen



Half Bathroom



1 of 2 Large Second Floor Bedrooms



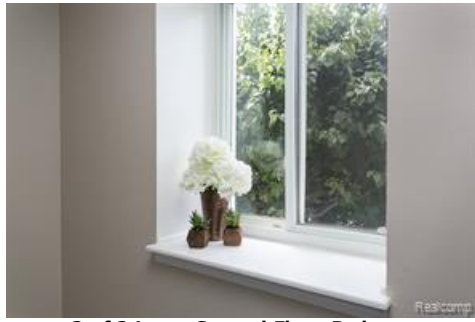
1 of 2 Large Second Floor Bedrooms



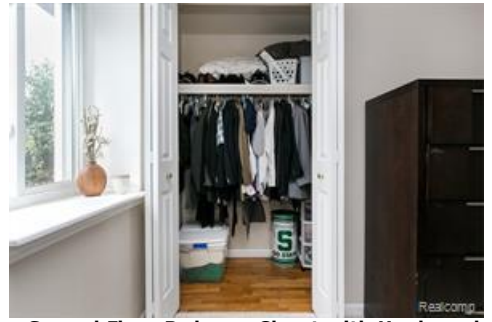
Second Floor Bedroom Closet with Hardwood Floors Under Carpeting



2 of 2 Large Second Floor Bedrooms



2 of 2 Large Second Floor Bedrooms



Second Floor Bedroom Closet with Hardwood Floors Under Carpeting



Updated Second Floor Bathroom



Finished Basement with Built-In Surround Sound



Finished Basement with Built-In Surround Sound



Finished Basement with Beautiful Built-In Shelving



Spacious and Clean Laundry Area with Egress



Updated Furnace and Water Heater Maintained by Co-Op



Beautifully Landscaped Back Patio



Beautifully Landscaped Back Patio



Beautifully Landscaped Back Patio



Brand New Air Conditioner (2019)



Spacious Common Grounds



Carriage House Cooperative



Co-Op Office



Common Playground

