

1782 Boulan Drive, Troy 48084

MLS#: **2200098588**
 County: **Oakland**
 Status: **Active**

Area: **02203 - Troy**
 School D: **Troy**

Trans Type: **Sale**

LP: **\$879,900**
 OLP: **\$879,900**



Location Information

Prop Type: **Residential**
 City: **Troy**
 Mailing City: **Troy**
 Side of Street:
 Location: **S of Wattles Rd. / W of Crooks Rd.**
 Directions: **N. from Big Beaver Rd. or S. from Wattles Rd. on Crooks Rd. then W. on Boulan Dr.**

Parking

Garage: **Yes**
 Grg Sz: **3 Car**
 Grg Dim:
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity**

Lot Information

Acreage: **0.5**
 Lot Dim: **120.00X180.00**
 Rd Front Ft: **120**

Square Footage

Est Fin Abv Gr: **3,200**
 Est Fin Lower: **1,000**
 Est Tot Lower: **1,400**
 Est Tot Finished: **4,200**

Layout

Rooms: **9**
 Beds: **4**
 Baths: **2.1**

Arch Style: **Colonial, Craftsman**
 Arch Level: **2 Story**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 Water Front Feet:

General Information

Year Built: **2021**
 Year Remod:
 Possession: **At Close**

Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Foundation Feat: **Sump Pump**
 Basement: **Finished**
 Exterior: **Brick**
 Site Desc: **Level**
 Porch Type: **Patio, Porch**
 Fireplc Fuel: **Gas**
 Interior Feat: **Cable Available, Egress Window(s), ENERGY STAR® Qualified Door(s), ENERGY STAR® Qualified Window(s), Humidifier, Programmable Thermostat**
 Heat & Fuel: **Natural Gas, ENERGY STAR® Qualified Furnace Equipment**
 Wtr Htr Fuel: **ENERGY STAR® Qualified Water Heater, Natural Gas**
 Water Source: **Municipal Water**

Entry Location: **Ground Level w/Steps**
 Fndtn Mtrls: **Poured**

Construct Feat: **New Construction**

Roof Mtrls: **Asphalt, ENERGY STAR® Shingles**
 Fireplace Loc: **Great Room**

Cooling: **Central Air, ENERGY STAR® Qualified A/C Equipment**
 Road Frontage: **Paved**
 Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second	9 x 8	Ceramic	Bath - Lav	First/Entry	5 x 5	Laminate
Bath - Master	Second	9 x 9	Ceramic	Bedroom	Second	14 x 12	Carpet
Bedroom	Second	13 x 11	Carpet	Bedroom	Second	14 x 11	Carpet
Bedroom - Mstr	Second	19 x 14	Carpet	Dining Room	First/Entry	12 x 15	Laminate
Great Room	First/Entry	24 x 18	Laminate	Kitchen	First/Entry	15 x 13	Laminate
Laundry Area/Room	First/Entry	8 x 7	Ceramic	Library/Study	First/Entry	12 x 12	Laminate

Legal/Tax/Financial

Property ID: **2020227022**
 Tax Summer:
 SEV: **132,040.00**
 Legal Desc: **T2N, R11E, SEC 20 TROY HIGHLANDS LOT 26**
 Subdivision: **TROY HIGHLANDS**
 Terms Offered: **Cash, Conventional**

Short Sale: **No**
 Tax Winter:
 Taxable Value:
 Home Warranty: **Yes**
 Homestead: **No**
 Existing Lease: **No**

Ownership: **Private - Owned**
 Oth/Sp Asmnt: **0**

Office Information

List Office: **Keller Williams Home**

Remarks

Pub Rmks: **Brand new 3200 SF craftsman Farmhouse to be built by Intrust Homes. Wonderful open concept offering tons of features and amenities. Exterior features include premium brick skirting, James Hardie Statement Collection siding, 3 dimensional lifetime shingles, Pella 250 windows, covered front & back porch plus large back yard. Interior features: 4 exceptionally sized bedrooms. Huge Master bedroom with his & hers closets and private master bath. The kitchen features Shaker cabinets with 2 large islands overlooking the family room & gas fireplace. Large dinning area attached to the kitchen and Private Study. Premium flooring throughout with Generous allowance for all your personal Finishes. Included is a 10 year waterproof warranty on basement walls plus 2 year Builder Warranty. **Pictures are a similar home w/typical finishes - additional home designs available** Existing home on lot is occupied & not accessible. Agents may walk lot with clients, see ShowingTime or contact Listing Agent**