

**3625 SLEEPY FOX Drive, Rochester Hills 48309-4518**

MLS#: **2210041739**  
 County: **Oakland**  
 Status: **Active**

Area: **02151 - Rochester Hills**  
 School D: **Rochester**

Trans Type: **Sale**

LP: **\$699,900**  
 OLP: **\$699,900**



Location Information  
 Prop Type: **Residential**  
 City: **Rochester Hills**  
 Mailing City: **Rochester Hills**  
 Side of Street: **N of W Hamlin Rd / W of S Adams Rd**  
 Location: **From W Hamlin Rd & S Adams Rd - Go West on Hamlin. Right (North) on Greenspring Ln. Left on Heron ridge. Left on sleepy Fox.**  
 Directions:

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

Lot Information  
 Acreage: **0.28**  
 Lot Dim: **90.00X136.00**  
 Rd Front Ft: **40**

Square Footage  
 Est Fin Abv Gr: **4,423**  
 Est Fin Lower: **2,197**  
 Est Tot Lower: **2,197**  
 Est Tot Finished: **6,620**

Layout  
 Rooms: **10**  
 Beds: **4**  
 Baths: **4.2**

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

Waterfront Information  
 Water Name:  
 Water Facilities:  
 Water Features:  
 Water Front Feet:

General Information  
 Year Built: **2001**  
 Year Remod:  
 Possession: **Close Plus 31-60 Days**

Recent CH: **06/03/2021 : New : ->ACTV**

**Features**

Pets Allowed: **Yes**  
 Foundation: **Basement**  
 Foundation Feat: **Sump Pump**  
 Basement: **Daylight, Finished**  
 Exterior Feat: **Fenced, Outside Lighting**  
 Exterior: **Brick, Wood**  
 Site Desc: **Sprinkler(s)**  
 Porch Type: **Patio**  
 Fireplc Fuel: **Gas**  
 Appliances: **Bar Fridge, Gas Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Built-In Electric Oven, Free-Standing Refrigerator, Washer**  
 Interior Feat: **Cable Available, Humidifier, Jetted Tub, Programmable Thermostat, Wet Bar**  
 Heat & Fuel: **Natural Gas, Forced Air**  
 Wtr Htr Fuel: **Natural Gas**  
 Water Source: **Municipal Water**

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

Construct Feat:

Roof Mtrls: **Asphalt**  
 Fireplace Loc: **Great Room**

Cooling: **Ceiling Fan(s), Central Air**  
 Road Frontage: **Paved**  
 Sewer: **Sewer-Sanitary**

**Room Information**

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Basement		Ceramic	Bath - Full	Second		Ceramic
Bath - Full	Second		Ceramic	Bath - Lav	First/Entry		Ceramic
Bath - Lav	First/Entry		Ceramic	Bath - Master	Second		Ceramic
Bedroom	Second	13 x 18	Carpet	Bedroom	Second	13 x 16	Carpet
Bedroom	Second	13 x 16	Carpet	Bedroom - Mstr	Second	22 x 16	Wood
Dining Room	First/Entry	17 x 13	Wood	Great Room	First/Entry	22 x 19	Wood
Kitchen	First/Entry	25 x 20	Wood	Laundry Area/Room	First/Entry		Ceramic
Library/Study	First/Entry	17 x 13	Wood	Living Room	First/Entry	18 x 13	Wood

**Legal/Tax/Financial**

Property ID: **1530131012**  
 Tax Summer: **\$3,265**  
 SEV: **261,410.00**  
 Legal Desc: **T3N, R11E, SEC 19 & 30 ROOKERY WOODS SUB NO 2 LOT 117 3-20-95 FR 15-19-300-003**  
 Subdivision: **ROOKERY WOODS SUB NO 2**  
 Terms Offered: **Cash, Conventional**

Short Sale: **No**  
 Tax Winter: **\$2,708**  
 Taxable Value: **189,260.00**

Home Warranty: **No**  
 Homestead: **Yes**  
 Existing Lease: **No**

Ownership: **Private - Owned**  
 Oth/Sp Asmnt: **80.74**

**Homeowner Association Information**

Assoc Fee Amt: **525**  
 Fee Frequency: **Annually**  
 Fee Includes: **Maintenance Grounds**

Working Capital:  
 Association Contact\Website: **Rookery Woods**  
 Association Phone\Email: **www.rookerywoods.org**

**Office Information**

List Office: **Keller Williams Home**

**Remarks**

Pub Rmks: **SOPHISTICATION MEETS LOCATION & LUXURY IN THIS EXQUISITE CUSTOM BUILD IN ROOKERY WOODS SUBDIVISION. THIS NORTH FACING 2 STORY HOME OFFERS MORE THAN 6000 SQ FEET OF LIVING SPACE.AS YOU ENTER THE HOUSE YOU WILL FEEL A POSITIVE ENERGY WITH A LIVING ROOM ON THE RIGHT HAND SIDE AND A PRIVATE LIBRARY OR STUDY AREA PERFECT FOR WORKING FROM HOME SETTINGS. THE GREAT ROOM HAS LARGE WINDOWS WITH PLENTY OF LIGHT ENTERING THE HOUSE. KITCHEN HAS GRANITE COUNTERTOPS AND A BRAND NEW REFRIGERATOR. MOVE ALONG TO THE DUAL STAIRCASES LEADING YOU TO THE MASTER SUITE WITH AN ATTACHED STUDY/OFFICE & A HUGE HIS/HER WALK IN CLOSET, 2 BEDROOMS WITH A JACK & JILL BATH, AND A GUEST BEDROOM WITH AN ATTACHED FULL BATH.BRAND NEW CARPETS ON THE SECOND FLOOR DONE A WEEK AGO. HARDWOOD FLOORING AND INTERIOR PAINTING WAS DONE 3 YEARS AGO. YOU WILL BE MESMERIZED AS YOU ENTER THE BASEMENT WITH THE OPEN RECREATION AREA AND A FULL KITCHEN AND FULL BATH.FURNACE FEB 2021,WATER HEATER 2019.PRE-INSPECTION DONE PRIOR TO LISTING.**