

**2761 DORCHESTER Road, Birmingham 48009-7424**

MLS#: **218109903**  
P Type: **Residential**  
Status: **Active**

Area: **02192 - Birmingham**  
DOM: **N/60/60**

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

LP: **\$925,000**  
OLP: **\$899,000**



Location Information

County: **Oakland**  
City: **Birmingham**  
Mailing City: **Birmingham**  
Side of Str:  
School Dist: **Birmingham**  
Location: **N of Maple / W of Coolidge**  
Directions: **West off Coolidge on Dorchester**

Parking

Garage: **Yes**  
Grg Sz: **2 Car**  
Grg Dim:  
Grg Feat: **Attached**

Lot Information

Acreage: **0.16**  
Lot Dim: **47.00X149.00**  
Rd Front Ft: **47**

Square Footage

Sqft Source: **Builder**  
Est Fin Abv Gr: **3,275**  
Est Fin Lower:  
Est Tot Lower: **1,500**  
Est Tot Fin: **3,275**  
Price/SqFt: **\$282.44**

Layout

Beds: **4**  
Baths: **3.1**  
Rooms: **13**  
Arch Sty: **Colonial**  
Arch Lvl: **2 Story**  
Site Desc:

Contact Information

Name: **EVDUZA**  
Phone: **248-758-0022**

Waterfront Information

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

General Information

Year Built: **2018**  
Year Remod:

Recent CH: **01/11/2019 : Price Increase : \$899,000->\$925,000**

Listing Information

Listing Date: **11/12/18**  
Land DWP:  
Protect Period: **180**  
Terms Offered: **Cash, Conventional**  
List Type/Level Of Service: **Exclusive Right to Sell/Full Service**  
Land Int Rate:  
Restrictions:  
Land Payment:  
Exclusions:  
MLS Source: **REALCOMP**  
Land Cntrt Term:  
Possession: **TBD**  
Originating MLS#: **218109903**



Features

Foundation: **Basement**  
Basement: **Unfinished**  
Exterior: **Brick**  
Roof Material: **Asphalt**  
Heat & Fuel: **Natural Gas, Forced Air**  
Wtr Htr Fuel:  
Water Source: **Municipal Water**  
Fndtn Material: **Poured**  
Cnstrct Feat:  
Cooling:  
Road: **Paved**  
Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimen	Floor Cover	Room	Level	Dimen	Floor Cover
Bath - Full	Upper			Bath - Full	Upper		
Bath - Lav	Entry			Bath - Master	Upper		
Bedroom	Upper	11 x 11		Bedroom	Upper	10 x 12	
Bedroom	Upper	10 x 11		Bedroom - Mstr	Upper	18 x 13	
Breakfast Nook/Room	Entry	13 x 12		Family Room	Entry	17 x 22	
Kitchen	Entry	13 x 13		Laundry Area/Room	Upper	7 x 10	
Living Room	Entry	11 x 13					

Legal/Tax/Financial

Property ID: **2030476026**  
Tax Summer: **\$3,419**  
Legal Desc: **T2N, R11E, SEC 30 PEMBROOK MANOR SUB LOT 36**  
Subdivision: **PEMBROOK MANOR SUB - BIRMINGHAM**  
Ownership: **Private - Owned**  
Homestead: **Yes**  
Home Warranty: **No**  
Oth/Sp Asmnt: **658.33**  
Tax Winter: **\$428**

Agent/Office Information

Sub Agency: **No**  
Buyer Agency: **Yes**  
List Office: **Inside Realty, LLC**  
List Agent: **EVDUZA RAMAJ**  
Access: **Appointment/LockBox**  
Buyer Agency: **Yes**  
Buy Ag Comp: **3%**  
Trans Coord: **No**  
TC Comp:  
Comp Arrange:  
List Office Ph: **(248) 758-0022**  
List Agent Ph: **(248) 758-0022**  
LB Description:  
LB Location:

Remarks

Public Remarks: **New Construction - Build To Suit! \*\*To be built by Cappuso Homes\*\* Custom 3275 sqft home in beautiful Birmingham starting at 925,000! 4 bedroom Colonial with 3 1/2 baths. Master suite with 12x6 walk-in closets. 1500 sqft basement.**  
REALTOR® Remarks: **New Construction - Build To Suit! \*\*To be built by Cappuso Homes\*\* Custom 3000 sqft home in beautiful Birmingham starting at 899,000! 4 bedroom Colonial with 3 1/2 baths. Master suite with 12x6 walk-in closets. 1500 sqft basement. \*\*No Model at this time, please see www.cappusohomes.com\*\* Builder meeting is a must.**