



**CITY OF MADISON HEIGHTS  
ZONING BOARD OF APPEALS  
APPLICATION**

Application No.:

928A 2403

**RECEIVED**

Date Filed:

**MAY 13 2024**

BY: .....

(This application must be typed)

SUBMIT TWO ORIGINAL COPIES

1. **Petitioner:** Name: Magdalena Biriac  
Address: 370 Powderhorn Ct  
City: Rochester Hills State: MI Zip: 48309  
Telephone: 248-410-9892 Fax: \_\_\_\_\_  
Email: magdalena.berkowska@gmail.com
2. **Petitioner's Interest in Property:** Owner
3. **Property Owner:** (Attach list if more than one owner)  
Name: Magdalena Biriac  
Address (Street): 370 Powderhorn Ct  
City: Rochester Hills State: MI Zip: 48309  
Telephone: 248-410-9892  
Email: magdalena.berkowska@gmail.com
4. **Property Description:**  
Address: 27376 Barrington St Madison Heights, MI 48071  
Tax Parcel #: 44 - 25 - 14 - 476 - 003  
Legal Description - Attach if metes and bounds description.  
If in a subdivision: Lot #: 295  
Subdivision name: Symphony Park  
Lot size: 10,106 sq ft  
Size of proposed building or addition: Two buildings at 1,400 sq ft
5. **Present Zoning of Property:** R-3 RES **Present Use:** R-3 RES
6. **Action Requested:** (Check the appropriate section and attach response on separate sheets)

☐ **APPEAL OF AN ADMINISTRATIVE DECISION (Administrative Review)**

The applicant requests the Board of Appeals to reverse/modify the \_\_\_\_\_  
decision/interpretation of Article \_\_\_\_\_, Section \_\_\_\_\_. The decision should be  
reversed/modified because: (On a separate sheet describe in detail the nature of the problem, the  
reason for the request and the desired remedy)

## ZONING BOARD OF APPEALS APPLICATION

6. **Action Requested:** (Continued) (Check the appropriate section and attach response on separate sheets)

☒ **VARIANCE**

Request is hereby made for permission to erect ☒ alter ☐ convert ☐ or use ☐ a  
Two single family residential properties

Contrary to the requirements of Section(s) 10.401 of the Zoning Ordinance  
\_\_\_\_\_ of the Zoning Ordinance  
\_\_\_\_\_ of the Zoning Ordinance

The following questions must be answered fully on a separate sheet of paper:

- A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.
- B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district. (Note: Your district includes all areas of the City sharing a zoning designation with your property. If your zoning classification were B-1 (Local Business) your district would include all City lands zoned B-1.)
- C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.
- D. Did the special conditions and/or circumstances result from your actions?
- E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?
- F. Will granting the variance change the essential character of the area?

☐ **TEMPORARY PERMIT**

Applicant is requesting a Temporary Use ☐ and/or a Temporary Structure ☐

Describe in detail the proposed use or structure and the length of time requested.

☐ **INTERPRETATION OF ORDINANCE LANGUAGE IN SECTION \_\_\_\_\_**

Describe in detail the nature of the requested interpretation.

☐ **PUBLIC UTILITY BUILDING**

Describe in detail the proposed use or structure.

☐ **OTHER ACTION**

Describe in detail action requested.

7. **CASE HISTORY**

Have you been denied a permit for a building, sign or use on this property? Yes ☐ No ☒

Has there been any previous appeal involving these premises? Yes ☐ No ☒

(If yes, provide character and disposition of previous appeals.)



# **ZONING BOARD OF APPEALS APPLICATION**

Application No.: \_\_\_\_\_

Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

**FOR THE OWNER:**Signature M. BirilacPrinted Name Magdalena BirilacDate 05-08-2024**FOR THE APPLICANT IF NOT THE OWNER:**

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Date \_\_\_\_\_

Note: A notarized letter of authority or a power of attorney may be substituted for the original signature of the owner.

Notices are to be sent to the Applicant ☐ Owner ☒

**ATTACHED HERETO, AND MADE PART OF THIS APPLICATION, ARE THE FOLLOWING:** (All required items must be submitted with this application)

- ☐ 1. Two copies of drawings of Site Plan (no larger than 11"x 17") drawn to scale and containing all necessary dimensions and all features involved in this appeal, including measurements showing open space on abutting properties. PDF
- ☐ 2. Dimensioned elevations of all buildings involved in the requested variance.
- ☐ 3. All required responses to above items.
- ☐ 4. Building permit application if applicable.
- ☐ 5. Letter of authority if applicable
- ☐ 6. Applicable fees:
  - A. Variance Review (Single Family) \$300.00
  - B. Variance Review (Dimensional) \$400.00 plus \$300 per variance
  - C. Use Variance Review \$1,000.00

## OFFICE USE ONLY

**APPROVALS**

Approved for hearing by City Attorney \_\_\_\_\_

Approved for hearing by C.D.D. \_\_\_\_\_

Reviewed by Site Plan Committee \_\_\_\_\_

**INTER-DEPARTMENTAL NOTIFICATION**

Community Development Department \_\_\_\_\_

Fire Department \_\_\_\_\_

Department of Public Services \_\_\_\_\_

**ZONING BOARD OF APPEALS**

APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

FEE: \$ \_\_\_\_\_

PAID: \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

# Madison Heights Zoning Board of Appeals Application

## **6. Action Requested: Variance**

- A. The variance desired in this application is for Section 10.401 of the Code of Ordinances. Our request is contrary to the current Zoning Ordinance by requesting a lot width of 38' per lot rather than the current requirement of 50' as well as a request for a lot size of 5,053 sq ft as opposed to the current requirement of 5,500 sq ft per lot. Our plans meet all other requirements set in place by Section 10.401 of the Code of Ordinances.
- B. This residential single family lot at address 27376 Barrington St Madison Heights, MI 48071 is currently a vacant dirt lot in the middle of a fully developed residential neighborhood. The development of single family residences on this lot would enhance the aesthetic and value of the surrounding neighborhood.
- C. The literal interpretations of the provisions of this ordinance would deprive us of rights commonly enjoyed by others in the same zoning district because there have been other properties in the recent past that have been approved for very similar zoning variances as we are requesting. I have attached property listing tickets of the other properties that have been approved for these variances as proof. (Please see attached)
- D. The special conditions/circumstances are not a result of our actions. The property was purchased as a vacant dirt lot in the middle of a fully developed residential neighborhood.
- E. The property may not be used in a matter permitted by the ordinance as it stands currently due to market conditions and projected costs. The project would not be feasible. The variances requested are the minimum variances required in order to successfully complete this project and bring two new single family residences to a highly coveted area that has a large shortage in residential real estate inventory.
- F. If the requested variances are granted, they will not change the character of the area and can only improve upon the current area/neighborhood.



Martino Thomas  
Golden Key Realty Group LLC  
martinotomasre@gmail.com  
Ph: (586) 718-6501

## Residential Full

**328 W BROCKTON Avenue, Madison Heights 48071-3918**

MLS#: **20240022109**  
P Type: **Residential**  
Status: **Pending**

Area: **02252 - Madison Heights**  
DOM: **N/8/8**

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

LP: **\$350,000**  
OLP: **\$350,000**



### Location Information

County: **Oakland**  
City: **Madison Heights**  
Mailing City: **Madison Heights**  
Side of Str: **Madison (Madison Hts.)**  
School Dist: **John R and Lincoln**  
Location: **North of 696, West of John R**  
Directions: **North of 696, West of John R**

### Parking

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

### Lot Information

Acreage: **0.1**  
Lot Dim: **40x108**  
Rd Front Ft: **40**

### Square Footage

Sqft Source: **Assessor**  
Est Fin Abv Gr: **1,771**  
Est Fin Lower: **692**  
Est Tot Fin: **1,771**  
Price/SqFt: **\$197.63**

### Layout

Beds: **3**  
Baths: **2.1**  
Rooms: **7**  
Arch Sty: **Colonial**  
Arch Lvl: **2 Story**  
Site Desc:

### Contact Information

Name: **BRAD PATRICK**  
Phone: **(248) 755-3545**

### Waterfront Information

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

### General Information

Year Built: **2021**  
Year Remod:

## Listing Information

Listing Date: **04/08/2024** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**  
Activation Date: **04/11/2024** Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**  
Pending Date: **04/15/2024** Off Mkt Date: **04/15/2024** BMK Date:  
Land DWP: Land Int Rate: **%** Land Payment:  
Protect Period: **180** Restrictions: Exclusions:  
Terms Offered: **Cash, Conventional, FHA, VA** MLS Source: **REALCOMP** Possession: **Close Plus 30 Days**  
Includes: Originating MLS# **20240022109**

## Features

Pets Allowed:  
Foundation: **Basement**  
Basement: **Unfinished**  
Exterior Feat: **Fenced**  
Exterior: **Vinyl**  
Out Buildings:  
Appliances: **Built-In Gas Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop**  
Heat & Fuel: **Natural Gas, Forced Air**  
Wtr Htr Fuel:  
Water Source: **Public (Municipal)**  
Entry Location: **Ground Level**  
Fndtn Material: **Poured**  
Cnstrct Feat:  
Fencing: **Back Yard**  
Cooling: **Central Air**  
Road: **Paved**  
Sewer: **Public Sewer (Sewer-Sanitary)**

## Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	5 x 10		Bath - Lav	First/Entry	8 x 3	
Bath - Primary	Second	9 x 12		Bedroom	Second	10 x 12	Carpet
Bedroom	Second	10 x 12	Carpet	Bedroom - Primary	Second	13 x 14	Carpet
Dining Room	First/Entry	5 x 14	Laminate	Kitchen	First/Entry	15 x 12	Laminate
Laundry Area/Room	Second	8 x 5		Living Room	First/Entry	14 x 14	Laminate

## Legal/Tax/Financial

Property ID: **2523429037** Subdivision: **JOHN R HITCHMAN'S GARDENS**  
Ownership: **Standard (Private)** Occupant: **Owner**  
Tax Summr: **\$6,611** Tax Winter: **\$649** Homestead: **Yes** Oth/Sp Asmnt: **0.00**  
SEV: **\$155,540** Taxable Value: **\$155,540** Existing Lease: **No** Home Warranty: **No**  
Legal Desc: **T1N, R11E, SEC 23 HITCHMAN'S JOHN R GARDENS LOT 242**

## Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.  
Sub Ag Comp: **Yes: 2.5%**  
Buy Ag Comp: **Yes: 2.5%**  
Trn Crd Comp: **Yes: 1%**  
Compensation Arrangements:  
List Office: **Oak and Stone Real Estate** List Office Ph: **(248) 266-0584**  
List Agent: **BRAD M PATRICK** List Agent Ph: **(248) 266-0584**  
Access: **Appointment/LockBox** LB Location: **Side Gate**

## Remarks

Public Remarks: **Contemporary 2021 colonial in Madison Heights featuring an open-concept design, 3 bedrooms, 2.1 baths, convenient second-floor laundry, brick paver patio, fenced yard, and an attached garage for ultimate comfort and functionality. Sale is contingent on seller finding a home**

REALTOR® Remarks: **Contemporary 2021 colonial in Madison Heights featuring an open-concept design, 3 bedrooms, 2.1 baths, convenient second-floor laundry, brick paver patio, fenced yard, and an attached garage for ultimate comfort and functionality. Sale is contingent on seller finding a home**



**96 W GUTHRIE Avenue, Madison Heights 48071-3930**

MLS#: **2220036269**  
P Type: **Residential**  
Status: **Sold**

Area: **02252 - Madison Heights**  
DOM: **N/2/2**

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

LP: **\$259,900**  
OLP: **\$259,900**  
SP: **\$260,000**



Location Information

County: **Oakland**  
City: **Madison Heights**  
Mailing City: **Madison Heights**  
Side of Str: **Detached**  
School Dist: **Madison (Madison Hts.)**  
Location: **S of 11 Mile Rd/W of John R**  
Directions: **John R, W on W Roland, S on Alger, E on W Guthrie**

Parking

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

Lot Information

Acreage: **0.1**  
Lot Dim: **40.00X105.00**  
Rd Front Ft: **40**

Square Footage

Sqft Source: **Plans**  
Est Fin Abv Gr: **1,200**  
Est Fin Lower: **1,200**  
Est Tot Lower: **1,200**  
Est Tot Fin: **1,200**  
Price/SqFt: **\$216.58**

Layout

Beds: **3**  
Baths: **2.0**  
Rooms: **6**  
Arch Sty: **Ranch, Craftsman**  
Arch Lvl: **1 Story**  
Site Desc: **Sprinkler(s)**

Contact Information

Name: **MARY JANE MATTERA**  
Phone: **(586) 899-8136**

Waterfront Information

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

General Information

Year Built: **2022**  
Year Remod:

Listing Information

Listing Date: **05/13/2022** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**  
Activation Date: **05/15/2022** Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**  
Pending Date: **05/15/2022** Off Mkt Date: **05/15/2022** BMK Date:  
Land DWP: **0%** Land Int Rate: **0%** Land Payment:  
Protect Period: **30 days** Restrictions: **No** Exclusions: **No** Contingency Date:  
Terms Offered: **Cash, Conventional, FHA, VA** MLS Source: **REALCOMP** Possession: **At Close**  
Includes: **2220036269** Originating MLS#

Features

Pets Allowed: **Yes** Entry Location: **Ground Level**  
Foundation: **Basement** Fndtn Material: **Poured**  
Foundation Feat: **Sealed Foundation, Sump Pump**  
Basement: **Unfinished**  
Exterior: **Brick, Wood, Shingle Siding** Cnstrct Feat: **New Construction, Model for Sale, Quick Delivery Home**  
Porch Type: **Porch - Covered, Porch**  
Roof Material: **Asphalt**  
Appliances: **Dishwasher, Disposal, ENERGY STAR® qualified dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Microwave, Stainless Steel Appliance(s)**  
Interior Feat: **ENERGY STAR® Qualified Door(s), ENERGY STAR® Qualified Exhaust Fan(s), ENERGY STAR® Qualified Light Fixture(s), Programmable Thermostat, Carbon Monoxide Alarm(s), Egress Window(s), ENERGY STAR® Qualified Window(s)**  
Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Central Air**  
Wtr Htr Fuel: **Natural Gas** Road: **Paved, Pub. Sidewalk**  
Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry	10 x 7	Ceramic	Bath - Primary	First/Entry	9 x 5	Ceramic
Bedroom	First/Entry	14 x 9	Carpet	Bedroom	First/Entry	12 x 10	Carpet
Bedroom - Primary	First/Entry	16 x 12	Carpet	Great Room	First/Entry	16 x 18	Laminate
Kitchen	First/Entry	11 x 18	Laminate	Laundry Area/Room	Basement		Concrete

Legal/Tax/Financial

Property ID: **2523483027** Subdivision: **SLATER PARK SUB**  
Ownership: **Standard (Private)** Occupant:  
Tax Summer: **\$168** Tax Winter: **\$40** Homestead: **No** Oth/Sp Asmnt: **0**  
SEV: **\$8,000** Taxable Value: **\$3,240** Existing Lease: **No** Home Warranty: **No**  
Legal Desc: **T1N, R11E, SEC 23 SLATER PARK SUB LOT 93 3-1-04 FR 010**

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.  
Sub Ag Comp: **Yes: 3%**  
Buy Ag Comp: **Yes: 3%**  
Trm Crd Comp: **Yes: 3%**  
Compensation Arrangements: **Gateway Realty Associates Inc** List Office Ph: **(586) 899-8136**  
List Office: **MARY JANE MATTERA** List Agent Ph: **(586) 899-8136**  
List Agent: **MARY JANE MATTERA**  
Access: **Lock Box**

Remarks

Public Remarks: **Don't Miss this Brand New Craftsman Inspired Home just built in 2022! Upon entering the Front Door notice the Cathedral Ceilings in the Kitchen & Great Room & all the Windows bringing in the Natural Light. Kitchen includes Stainless Steel Refrigerator, Dishwasher, Stove & Microwave. Down the Hallway to the 3 perfectly sized Bedrooms & Closets to the 2 Beautiful Full Bathrooms with Crisp White Shaker Cabinets and Granite Countertops throughout. The Full Basement offers plenty of storage or finish it as you would like. 2 Car Detached Garage features a side service door for easy access. Complete with Sod, Sprinklers & Landscaping! Close to Freeways, downtown, Schools, Shopping & more.**

REALTOR® Remarks: **Don't Miss this Brand New Craftsman Inspired Home just built in 2022! Upon entering the Front Door notice the Cathedral Ceilings in the Kitchen & Great Room & all the Windows bringing in the Natural Light. Kitchen includes Stainless Steel Refrigerator, Dishwasher, Stove & Microwave. Down the Hallway to the 3 perfectly sized Bedrooms & Closets to the 2 Beautiful Full Bathrooms with Crisp White Shaker Cabinets and Granite Countertops throughout. The Full Basement offers plenty of storage or finish it as you would like. 2 Car Detached Garage features a side service door for easy access. Complete with Sod, Sprinklers & Landscaping! Close to Freeways, downtown, Schools, Shopping & more.**

Sold Information

Sold Date: **06/03/22** Sold Price: **\$260,000** Short Sale: **No** SP/LP: **100.04%**  
3rd Party Appr: **CONV Sale** SP/SqFt Abv: **\$216.66** SP/OLP: **100.04%**  
Selling Office: **@properties Christie's Int'l R.E. Birmingham** Selling Office Ph: **(248) 850-8632**  
Selling Agent: **Chad R Hooks** Selling Agent Ph: **(248) 766-2161**  
Co-Selling Agent: **Chad R Hooks** Co-Selling Agt Ph:  
Sell Concession: **Yes** Concession Type: **Other** Concession Amt: **\$5,000.00**



• 26593 HAMPDEN Street, Madison Heights 48071-3541

MLS#: 20230062329  
P Type: Residential  
Status: Sold

Area: 02252 - Madison Heights  
DOM: N/98/98

Short Sale: No  
Trans Type: Sale  
ERTS/FS

LP: \$349,000  
OLP: \$379,000  
SP: \$345,000



Location Information

County: Oakland  
City: Madison Heights  
Mailing City: Madison Heights  
Side of Str: NW  
School Dist: Madison (Madison Hts.)  
Location: Hampden, Grieg  
Directions: S off 11 Mile E of I-75

Parking

Garage: Yes  
Grg Sz: 2 Car  
Grg Dim: Detached  
Grg Feat:

Lot Information

Acreage: 0.12  
Lot Dim: 40.00 x 126.00  
Rd Front Ft: 40

Square Footage

Sqft Source: Builder  
Est Fin Abv Gr: 1,550  
Est Fin Lower:  
Est Tot Lower: 752  
Est Tot Fin: 1,550  
Price/SqFt: \$225.16

Layout

Beds: 3  
Baths: 2.1  
Rooms: 4  
Arch Sty: Colonial  
Arch Lvl: 2 Story  
Site Desc:

Contact Information

Name: PAUL DYHDALO  
Phone: (248) 255-1977

Waterfront Information

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

General Information

Year Built: 2023  
Year Remod:

Listing Information

Listing Date: 07/27/2023 List Type/Level Of Service: Exclusive Right to Sell/Full Service  
Activation Date: 07/28/2023 Srvc Offered: Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller  
Pending Date: 11/01/2023 Off Mkt Date: 11/01/2023 BMK Date:  
Land DWP: Land Int Rate: % Land Payment:  
Protect Period: 180 days Restrictions: No Exclusions:  
Terms Offered: Cash, Conventional, FHA MLS Source: REALCOMP Possession: At Close  
Includes: Originating MLS# 20230062329



Features

Pets Allowed:  
Foundation: Basement  
Basement: Unfinished  
Exterior: Vinyl  
Roof Material: Asphalt  
Appliances: Gas Cooktop  
Interior Feat: Cable Available, Egress Window(s), ENERGY STAR® Qualified Window(s), Other  
Accessibility: Accessible Doors  
Heat & Fuel: Natural Gas, ENERGY STAR® Qualified Furnace Equipment, Cooling: Ceiling Fan(s), Central Air  
Wtr Htr Fuel: Natural Gas  
Water Source: Public (Municipal)  
% Wooded: % Tillable:  
Entry Location: Ground Level w/Steps  
Fndtn Material: Poured  
Cnstrct Feat: New Construction  
Road: Paved  
Sewer: Public Sewer (Sewer-Sanitary)  
% Tiled: Soil Type: clay mix

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	10 x 8	Ceramic	Bath - Lav	First/Entry	5 x 5	Luxury Vinyl Tile
Bath - Primary	Second	10 x 8	Ceramic	Bedroom	Second	11 x 10	Carpet
Bedroom	Second	11 x 10	Carpet	Bedroom - Primary	Second	14 x 13	Carpet
Kitchen	First/Entry	13 x 10	Luxury Vinyl Tile				

Legal/Tax/Financial

Property ID: 2523205015  
Ownership: Agent Owned (Broker/Agent)  
Tax Summer: \$647 Tax Winter: \$156  
SEV: \$12,500 Taxable Value: \$12,500  
Legal Desc: T1N, R11E, SEC 23 BRETTON WOODS SUB LOT 187  
Subdivision: BRETTON WOODS SUB  
Occupant: Vacant  
Homestead: No  
Existing Lease: No  
Oth/Sp Asmnt: 0.00  
Home Warranty: Yes

Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.

Sub Ag Comp: Yes: 2.5  
Buy Ag Comp: Yes: 2.5%

Trn Crd Comp:

Compensation Arrangements:

List Office: Daimler Corporation

List Agent: PAUL W DYHDALO

Access: Appointment/LockBox

List Office Ph: (248) 255-1977

List Agent Ph: (248) 255-1977

LB Location: Front Door

Remarks

Public Remarks: OPEN SUNDAY 12-2pm ATT: Mortgage rate 5.98% to qualified borrowers/ /Enjoy two first floor living areas in this home! Separate living and family areas. Remarkable new construction in Madison, steps from Royal Oak. Unique colonial features 1550 sf, 3 spacious bedrooms and 2.5 baths. Custom quality with designer white kitchen, granite and stainless appliances. Front living room, rear great room with dining and family area. Second floor primary bed has studio ceiling, WIC, and private att. bath with shower, linen closet. Main bath has tub/shower and large linen closet. Laundry area in hall second floor. Full basement w future bath. Show today! Builder/owner/broker - Daimler Homes

REALTOR® Remarks: Attention: Mortgage rate is 5.98% to qualified buyers/ Rate is paid down by buyer

Sold Information

Sold Date: 12/01/23 Sold Price: \$345,000 Short Sale: No SP/LP: 98.85%  
3rd Party Appr: Finance Code: CONV Sale SP/SqFt Abv: \$222.58 SP/OLP: 91.03%  
Selling Office: KW Domain Selling Office Ph: (248) 590-0800  
Selling Agent: Edinam Moten Selling Agent Ph: (248) 227-6077  
Co-Selling Agent: Co-Selling Agt Ph:  
Sell Concession: Yes Concession Type: Financing Concession Amt: \$4,000.00



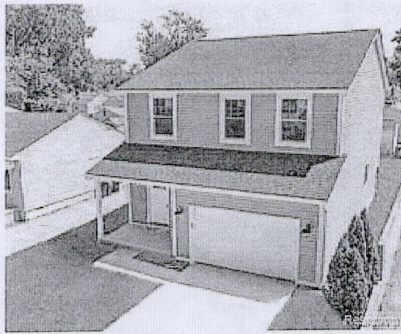
# 38 E DALLAS Avenue, Madison Heights 48071-4006

MLS#: 20221008203  
P Type: Residential  
Status: Sold

Area: 02252 - Madison Heights  
DOM: N/8/8

Short Sale: No  
Trans Type: Sale  
ERTS/FS

LP: \$349,900  
OLP: \$349,900  
SP: \$349,900



## Location Information

County: Oakland  
City: Madison Heights  
Mailing City: Madison Heights  
Side of Str: S  
School Dist: Madison (Madison Hts.)  
Location: John R and Lincoln  
Directions: John R Road south from Lincoln Ave, East onto Dallas Ave. Property is on the Right.

## Parking

Garage: Yes  
Grg Sz: 1.5 Car  
Grg Dim: Direct Access, Door Opener, Attached  
Grg Feat: Direct Access, Door Opener, Attached  
Layout: 3  
Beds: 2.1  
Rooms: 7  
Arch Sty: Colonial  
Arch Lvl: 2 Story  
Site Desc:

## Lot Information

Acreage: 0.09  
Lot Dim: 40.00 x 101.00  
Rd Front Ft: 40

## Square Footage

Sqft Source: Builder  
Est Fin Abv Gr: 1,671  
Est Fin Lower:  
Est Tot Lower: 600  
Est Tot Fin: 1,671  
Price/SqFt: \$209.4

## Layout

Beds: 3  
Baths: 2.1  
Rooms: 7  
Arch Sty: Colonial  
Arch Lvl: 2 Story  
Site Desc:

## Contact Information

Name: GEORGE D THOMAS  
Phone: (248) 727-3856

## Waterfront Information

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

## General Information

Year Built: 2022  
Year Remod:

## Listing Information

Listing Date: 06/21/2022  
Activation Date: 06/24/2022  
Pending Date: 06/28/2022  
Land DWP:  
Protect Period: 180  
Terms Offered: Cash, Conventional, FHA, VA  
List Type/Level Of Service: Exclusive Right to Sell/Full Service  
Srvcs Offered: Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller  
Off Mkt Date: 06/28/2022  
Land Int Rate: %  
Restrictions:  
BMK Date:  
Land Payment:  
Exclusions:  
MLS Source: REALCOMP  
Contingency Date:  
Land Cntr Term:  
Possession: At Close  
Originating MLS#: 20221008203

Includes:

## Features

Pets Allowed:  
Foundation: Basement  
Basement: Unfinished  
Exterior Feat: Lighting  
Exterior: Vinyl  
Porch Type: Porch - Covered, Porch  
Roof Material: Asphalt  
Heat & Fuel: Natural Gas, Forced Air  
Wtr Htr Fuel: Natural Gas  
Water Source: Public (Municipal)  
Entry Location: Ground Level w/Steps  
Fndtn Material: Poured  
Cnstrct Feat: New Construction  
Cooling: Central Air  
Road: Paved  
Sewer: Public Sewer (Sewer-Sanitary)

## Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	8 x 5	Ceramic	Bath - Lav	First/Entry	8 x 3	Wood
Bath - Primary	Second	14 x 6	Ceramic	Bedroom	Second	10 x 12	Carpet
Bedroom	Second	10 x 12	Carpet	Bedroom - Primary	Second	16 x 16	Carpet
Dining Room	First/Entry	13 x 11	Wood	Kitchen	First/Entry	10 x 13	Wood
Laundry Area/Room	Second	6 x 6	Ceramic	Living Room	First/Entry	21 x 13	Wood

## Legal/Tax/Financial

Property ID: 2524351006  
Ownership: Standard (Private)  
Tax Summer: \$165  
SEV: \$7,850  
Legal Desc: T1N, R11E, SEC 24 JOHN R PARK LOT 332  
Subdivision: JOHN R PARK  
Occupant: Vacant  
Homestead: Yes  
Existing Lease: No  
Oth/Sp Asmnt: 0.00  
Home Warranty: Yes  
Tax Winter: \$40  
Taxable Value: \$3,180

## Agent/Office Information

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.  
Sub Ag Comp: Yes: 2.5%  
Buy Ag Comp: Yes: 2.5%  
Trn Crd Comp:  
Compensation Arrangements:  
List Office: DOBI Real Estate  
List Agent: GEORGE D THOMAS  
Access: Appointment/LockBox  
List Office Ph: (248) 385-3350  
List Agent Ph: (248) 727-3856  
LB Location: Front Door

Public Remarks: Welcome home to this New Construction Colonial with an open-concept floor plan. Bright kitchen includes an abundance of cabinets, quartz counters and island with seating. Hardwood flooring throughout the first floor, for a seamless living space. Upstairs, a primary suite perfect for a king-size bed includes a walk-in closet. Ensuite bathroom has Italian porcelain tile, dual vanity and a walk-in shower. Two additional bedrooms leave plenty of room for family or a perfect work-from-home space. Second floor laundry with a fun, modern tile tops off the functional floor plan. Generous basement space, with egress window, allows for additional storage, or future living space. High efficiency mechanicals, Jeld-Wen windows and Visual Comfort Lighting throughout. Great location with ease of highway access for commuters or travel. One Year Builder Warranty. Possession at Close.

REALTOR® Remarks: One Year Builder Warranty. Possession at Close. Please remove shoes when walking on carpet, or stay on floor covering. Please observe all current Covid19 guidelines. Buyers agent to verify all information. Please use Offer summary form in posted documents to submit initial offer information, Listing agent will provide builder's purchase agreement. Send Offer summary form with pre-approval letter by email to George@WeAreDobi.com and LeahVanderhoff@WeAreDobi.com

## Sold Information

Sold Date: 08/31/22  
3rd Party Appr:  
Selling Office: Good Company  
Selling Agent: Randall B Hambright  
Co-Selling Agent:  
Sell Concession: Yes  
Sold Price: \$349,900  
Finance Code: CONV Sale  
Concession Type: Financing  
Short Sale: No  
SP/SqFt Abv: \$209.39  
Concession Amt: \$600.00  
SP/LP: 100.00%  
SP/OLP: 100.00%  
Selling Office Ph: (248) 733-5811  
Selling Agent Ph: (248) 288-3500  
Co-Selling Agt Ph: