



Cathie Ferdon

Owner - Showcase Homes, LLC
Experience Matters!



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8869 Lilly Drive, Ypsilanti Twp 48197-9651

MLS#: 216005732
P Type: Residential
Status: Active

Area: 04151 - Ypsilanti Twp
DOM: N/0/0

Short Sale: No
Trans Type: Sale
ERTS/FS

LP: \$205,900
OLP: \$205,900



Location Information

County: Washtenaw
Township: Ypsilanti Twp
Mailing City: Ypsilanti
Map:
School Dist: Lincoln Consolidated
Location: S of Textile Rd / W of Tuttle Hill Rd
Directions: South on Textile to Tuttle Hill and right into Whispering Meadows subdivision. Lilly on the left.

Parking

Garage: Yes
Grg Sz: 2 Car
Grg Dim:
Grg Feat: Attached, Direct Access, Electricity, Side Entrance

Lot Information

Acreage: 0
Lot Dim: 80X113X76X108
Front Feet: 80

Square Footage

Sqft Source: Builder
Est Fin Abv Gr: 1,815
Est Fin Lower:
Est Tot Lower: 779
Est Tot Fin: 1,815
List Price/SqFt: \$113

Layout

Beds: 4
Baths: 2.1
Rooms: 11
Arch Sty: Colonial
Arch Lvl: 2 Story
Site Desc: Corner Lot

Contact Information

Name: CATHIE FERDON
Phone: 734-776-9022

Waterfront Information

Wtrfrnt Name:
Wtrfrnt Fac:
Wtrfrnt Feat:

General Information

Year Built: 2016
Year Remod:

Recent CH: 01/19/2016 : New : ->ACTV

Listing Information

Listing Date: 01/19/16
Srvcs Offered: Arrange Appointments, Accept/ Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller
Protect Period: 60
Restrictions: Yes
Exclusions:
Possession: DOC
Terms Offered: Cash, Conventional, FHA, VA
List Type/Level Of Service: Exclusive Right to Sell/Full Service

Features

Foundation: Basement
Basement: Unfinished
Exterior Feat: Outside Lighting
Exterior: Brick, Vinyl
Roof Material: Asphalt
Fireplc Fuel: Gas
Appliances: Dishwasher, Disposal, Stove
Interior Feat: Sump Pump
Heat & Fuel: Gas, Forced Air
Wtr Htr Fuel: Gas
Water Source: Municipal Water
% Wooded:
% Tilled:
Fndtn Material: Poured
Cnstrct Feat: New Construction, Platted Sub., Quick Delivery Home
Porch Type: Porch - Covered
Fireplace Loc: Family Room
Cooling: Central Air
Road Frontage: Paved, Private
Sewer: Sewer-Sanitary
Soil Type:

Room Information

Room	Level	Dimen	Floor Cover	Room	Level	Dimen	Floor Cover
Bath - Full	Upper		Ceramic	Bath - Lav	Entry		Wood
Bath - Master	Upper		Ceramic	Bedroom	Upper	11 x 10	Carpet
Bedroom	Upper	11 x 10	Carpet	Bedroom	Upper	11.8 x 10.8	Carpet
Bedroom - Mstr	Upper	15 x 13	Carpet	Breakfast Nook/Room	Entry	17.3 x 10.7	Wood
Family Room	Entry	15.3 x 14	Carpet	Kitchen	Entry	12 x 9	Wood
Laundry Room	Upper	6 x 7	Vinyl				

Legal/Tax/Financial

Property ID: [K01127125116](#)
Tax Summer:
Assoc Fee: \$95 / Quarterly
Assoc Contact:
Legal Desc: LOT 116 WHISPERING MEADOWS SUBDIVISION NO. 2, PARENT PARCEL K 11-27-100-021, K 11-27-100-003, K 11-27-100-007
Ownership: Private - Owned
Homestead: No
Working Captl:
Assoc Phone:
Home Warranty: Yes
Oth/Sp Asmnt:

Agent/Office Information

Sub Agency: No
Sub Ag Comp: 347367
List Office: 270132
Buyer Agency: Yes
Buy Ag Comp: 3
[Showcase Homes, LLC](#)
[CATHIE FERDON](#)
Trans Coord: No
TC Comp:
Access: Appointment/LockBox
Comp Arrange:
List Office Ph: (734) 776-9022
List Agent Ph: (734) 776-9022

Remarks

Public Remarks: NEW LOWER PRICE! SHARP NEW FLOOR PLAN- UNDER CONSTRUCTION NOW. PREMIUM CORNER LOT LOCATION, Vista C Lot 116, 4 bedroom, 2 1/2 bath, 2 car side entry garage. Bay window in nook and all the features you are looking for. Very open plan with 9' first floor ceilings, 2nd floor laundry. Sod front, back and side yards, basement with egress window. A/C, Gas Fireplace with painted mantle in great room, Anderson Low E vinyl insulated windows, Nelson Energy Sealant, 92% + Efficient Furnace, High Efficient HWT, 3 pc rough, Oak floors in kitchen, nook, foyer and powder room. Kitchen featuring beautiful maple cabinets, granite counter top, island, stove and dishwasher. Built by a 2012 Parade of Homes Blue Ribbon winner! Purchase Agreement on builders own contract. Builder holds deposit. Taxes not yet assessed. Photo's of similar home.

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