



327 Orion Terrace | \$175,000

Family Room

- Generously-sized
- Original hardwood flooring
- Connects to the dining area

Kitchen and Dining Area

- Complete renovation
- Quartz countertops
- Stainless steel appliances

Bedrooms

- Good natural light
- Neutral decor and paint
- Ample closet space
- New laminate flooring

Full Bathroom

- Recently renovated
- Large granite vanity
- Upgraded tile and fixtures
- New laminate flooring

Basement

- Newer washer and dryer
- Laundry area and storage
- Good storage space

Outside Features

- New front porch
- Raised wood deck
- Fenced private backyard
- Detached 1.5 car garage

Upgrades

- Water Heater 2018
- Water Softener 2018
- Whole House Filter 2018
- Furnace 2019

Local Amenities and Features

- Downtown Lake Orion
- Lake Orion School District
- Optional access to Long Lake



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Updates & Features: 327 Orion Terrace

Major Updates:

	<u>COST</u>
Complete bathroom renovation- July 2019	\$6,000
Complete kitchen renovation- July 2021	\$8,000
New laminate flooring: beds, kitchen, and bath - July 2018	\$4,000
New front porch	\$3,000

Appliance Updates:

New water heater- July 2018	}	\$4,000
New water softener- July 2018		
New whole house filter - July 2018		
New dryer - October 2018		\$600
New furnace - December 2019		\$3,000
New dishwasher - July 2020		\$700
New washer - July 2022		\$600

Total Cost of Updates and Updates **\$29,900**



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