



774 Columbia Road | \$300,000

### Family Room

- Generously-sized
- New carpet (main level)- 2015
- Coved ceilings

### Kitchen and Dining Area

- Remodeled in 2015
- Quartz counters
- Stainless steel appliances
- Generous dining space

### Primary Suite

- Covers the second level
- Private access to full bath
- Large walk-in closet
- Space for sitting room

### Bedrooms

- Two on main floor
- Good natural light
- Ample closet space

### Finished Basement

- Remodeled & waterproofed '15
- Recreation area w/kitchenette
- Convenient full bathroom
- Spacious laundry room

### Outside Features

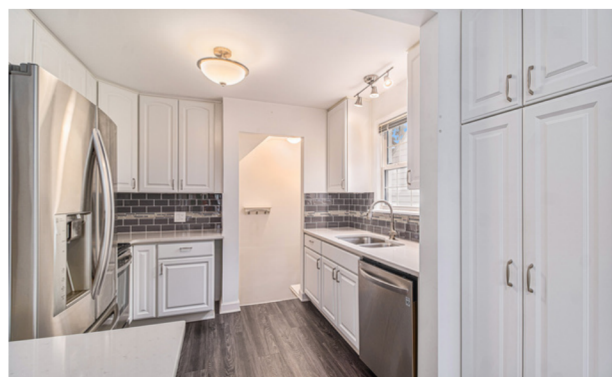
- Covered front porch
- Updated landscaping 2018
- Detached 1.5-car garage

### Upgrades and Updates

- Lennox boiler 2014
- All baths remodeled 2015
- New sewer line 2015
- Water heater 2022
- New roof 2023

### Local Amenities and Features

- Close to downtown Royal Oak
- Royal Oak School District



**Gwen Daubenmeyer**

833-333-GWEN

Gwen@TheIntegrityTeam.com

www.TheIntegrityTeam.com

