3773 EAGLE CREEK DRIVE,
SHELBY TWP, MI 48317

OFFERED AT
**$272,500**

*No Projects In Sight!*








This 2018-built beauty puts you under 10 minutes from I-696, Troy Beaumont, and great shopping and restaurants. The immaculate one-level layout offers spacious rooms, 9ft ceilings, lots of sunlight, and a private, wooded backdrop.

Meticulous care shows everywhere: fresh neutral paint throughout, new light fixtures, freshly caulked windows, a new screen door, luxury vinyl plank flooring, and more!



**Gwen Daubenmeyer**
**248-850-1436**
**gwen@theintegrityteam.com**

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# Features & Updates

- The 2018 build means a newer roof, furnace, A/C, and water heater, and peace of mind
- 9ft ceilings and arched hallways throughout
- New outside screen door
- New Samsung washer and dryer set
- Freshly painted throughout in refreshing designer neutrals
- Built and installed shelves in the 1.5 car garage, adding additional storage
- Grable blinds and drapes throughout
- Soft-close drawers and rope lighting added above cabinets in kitchen
- Installed modern chandelier in entry foyer
- All windows freshly caulked ahead of winter
- Carpeting removed in dining room and replaced with luxury vinyl plank flooring, which extends into kitchen and laundry
- A fantastic HOA with low fees ($280/mo) takes care of the outside work so you don't have to: mowing, spring and fall cleanup, and your dues include water and garbage pickup
- Great location that puts you under 10 minutes from I-696, Troy Beaumont, and great shopping and restaurants.
- Utica Schools: West Utica Elementary, Jeanette Jr High, and Utica High.







2 BDRM | 2 BATH | 1,400 SQFT

# 3773 Eagle Creek Drive HOA Information

Managed by In Rhodes Management:
Kim Mosey
248-652-8221
kimmosey@inrhodes.com
inrhodes.com

**Dues are $280/mo and include:**

1. Water usage
2. Garbage pick-up
3. Insurance on all outside claims
4. Electricity for outside lights
5. InRhodes Management fee
6. Lawn Maintenance
7. Snow Removal

**Lawn Maintenance includes:**

- Spring and Fall clean-ups
- Lawn mowing
- Trimming, edging, and blowing
- Weeding and bed care
- Scrub care
- Grass clipping and removal
- Aerating
- Mulching
- Annual flowers
- Spraying fertilizer for the following: grabgrass, weed control, ant and grub worms

**Sprinkler System and Irrigation:**

SUMMER-

- Meter/Vacuum breaker/pump installation
- Water turn on
- Run through each zone individually
- Make necessary adjustments
- Program 5 individual controllers

FALL-

- Blow out all sprinkler lines
- Winterize all controllers

**Winter Maintenance:**

- Snowplow all roads
- Hand shove all walkways and driveways
- Salt and de-ice when necessary

- Orange buckets provided with rock salt to be used by the homeowner to salt when necessary
- Maintain all outside of all buildings and repair when necessary