



2560 Browning Drive | \$800,000

Great Room

- Completely opened layout
- Flanked by library & dining
- Hardwood flooring
- Doorwall to the new deck

Kitchen and Dining Area

- Granite countertops
- Tons of cabinetry and storage
- Views of the lake and island
- Stainless steel appliances
- Access to deck and backyard

Laundry Room

- Convenient access to garage
- Doubles a mudroom
- Easy-care flooring & counters
- 2nd laundry option in basement

Primary Suite

- Decorated in calm neutrals
- Private marble full bath
- Spacious walk-in closet
- Stacked stone fireplace
- Private balcony overlooking lake

Upstairs

- Three spacious bedrooms
- Ample closet storage
- Picturesque views year-round
- Ceramic full bath

Basement

- Professionally finished
- Walkout access to backyard
- Second granite kitchen
- Addl. family & bonus room

Mechanicals

- Furnace 2014
- New roof 2020
- New windows & doors 2020
- New appliances 2021
- New deck 2022

Local Amenities and Features

- Almost 100 feet of frontage
- Private 250-acre Lake Voorheis
- 7+ miles of paved trails
- Orion Oaks and Bark Park
- Lake Orion schools



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Updates and Upgrades

- New deck, gutters, rain management, and ceiling 2022
- Upstairs carpet replaced in 2021
- New appliances in main kitchen except range 2021
- New ceiling fan and light fixtures in 2021
- New windows & doors on south-side of home except in basement 2020
- New roof and attic fan (Dunrite Roofing) in 2020
- Fresh paint in primary bed & great room in 2019
- Waterfall, extended stone patio, and professional landscape design in 2018
- Furnace and heating system in 2014
- Doorwall, epoxy & safe storage racks in garage
- Heated/cooled garage with drain and new door springs
- Added organization system in the primary suite walk-in closet
- Updated shower and fixtures in the primary bathroom
- Hahn AquaShield whole house water filter- filters showers and taps
- 2x6 construction with brick and vinyl siding



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