



# Cathie Ferdon

Owner - Showcase Homes, LLC  
Experience Matters!



Office: 877-747-7469  
Cell: 734-776-9022  
Fax: 734-328-5949

Cathie.Ferdon@Showcase-Homes.net

8884 Lilly Drive, Ypsilanti Twp 48197

MLS#: 216005726	Area: 04151 - Ypsilanti Twp	Short Sale: No	LP: \$220,100
P Type: Residential	DOM: N/0/0	Trans Type: Sale	OLP: \$220,100
Status: <b>Active</b>		ERTS/FS	



### Location Information

County: Washtenaw  
City: Ypsilanti Twp  
Mailing City: Ypsilanti  
Map:  
School Dist: Lincoln Consolidated  
Location: N of Textile / W of Tuttle Hill  
Directions: Just north of Textile on Tuttle Hill in Whispering Meadows

### Parking

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

### Lot Information

Acreage: 0  
Lot Dim: 65X112  
Front Feet: 65

Side of Str:

### Square Footage

Sqft Source: Builder  
Est Fin Abv Gr: 2,043  
Est Fin Lower:  
Est Tot Lower: 945  
Est Tot Fin: 2,043  
List Price/SqFt: \$108

### Layout

Beds: 4  
Baths: 2.1  
Rooms: 10  
Arch Sty: Colonial  
Arch Lvl: 2 Story  
Site Desc: Irregular

### 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  
List Type/Level Of Service: Exclusive Right to Sell/Full Service  
Srvcs Offered: Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller  
Protect Period: 60  
Restrictions: Yes  
Exclusions: No  
Possession: DOC  
Terms Offered: Cash, Conventional, FHA, VA

### Features

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

### Room Information

Room	Level	Dimen	Floor Cover	Room	Level	Dimen	Floor Cover
Bath - Full	Upper	8.6 x 7.9	Ceramic	Bath - Lav	Entry	5.6 x 5.4	Wood
Bath - Master	Upper	10.7 x 10.8	Ceramic	Bedroom	Upper	10 x 11	Carpet
Bedroom	Upper	10 x 12	Carpet	Bedroom	Upper	10 x 11	Carpet
Bedroom - Mstr	Upper	13.2 x 17.4	Carpet	Dining Room	Entry	11 x 10	Carpet
Great Room	Entry	17 x 14	Carpet	Kitchen	Entry	10.2 x 17	Wood

### Legal/Tax/Financial

Property ID: <a href="#">k1127128216</a>	Ownership: Private - Owned	Home Warranty: Yes
Tax Summer:	Homestead: No	Oth/Sp Asmnt:
Assoc Fee: \$95 / Quarterly	Working Captl: Assoc Phone:	
Assoc Contact:		
Legal Desc: Lot 216 Whispering Meadows		
Subdivision: Whispering Meadows		

### Agent/Office Information

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

### Remarks

**Public Remarks:** Just imagine 2016 in your brand new home! We knocked it out of the park with this home! Under construction. The Woodside, Lot 216, 4 bedroom, 2 1/2 bath, 2 car garage, premium lot location, formal dining room or study, 1st floor laundry. You'll love all the features in this home. Sod front and back, 9' first floor ceilings, 3 pc rough, bay window in nook, maple cabinets, granite kitchen counter tops, hardwood floors in foyer, kitchen & nook. Cool off with central air then warm up with a gas fireplace and painted mantle. 92% efficient furnace, HE HW tank, low e Anderson vinyl windows, Neilson Energy Sealant and basement wrap will all help you save dollars on your utility bills. Purchase Agreement on Builders own contract. Builder holds deposit. Taxes not yet assessed. One year builders warranty. Photo of similar home. BATV.

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