

## **702 Starfield Dr, Pinckney**

### **Additional Information**

Located in the Village of Pinckney, this property in Honey Creek Meadows is walking distance to the high school and the cute downtown area that features restaurants, a coffee shop, and a dinner theater. Pinckney Recreation Area, with a public beach at Silver Lake as well as the Poto biking trail and hiking galore, is just a few miles away, as are the Pinckney and Halfmoon Chains of Lakes. Easy commuting to Brighton, Howell and Ann Arbor, with quick access to I-96, I-94, and US-23.

Built in 1998, this well-maintained 2-story 1618 sq ft home sits on .37 acres of gardener's delight with fruit & vegetables galore & mature landscaping. Enjoy the view of the common open space, patio and yard on the spacious deck surrounded by greenery for privacy. Fruit trees included apples and pears, along with strawberries, raspberries, boysenberries, elderberries, seedless Concord grapes, and red currants. Gardens also includes asparagus, rhubarb, and herbs that come back every spring.

Two large garden spaces allow for plenty of room for tomatoes, peppers, lettuce, potatoes, and more – even a few rows of sweet corn.

Yard features many perennials and wildflowers, including butterfly bushes, lilacs, butterfly weed, coneflowers, peonies, spiderwort, spirea, Joe Pye weed, knockout roses, viburnum, daylilies and more. An 8 x12 storage shed provides plenty of storage for mowers and garden tools. Firepit, with bench, is all set up and ready to go.

The home itself is 1618 sq ft, with a finished basement that adds additional square footage. Main floor is an open space design and includes spacious, brightly-lit living area with large windows (custom blinds) and a gas fireplace. Large kitchen with eating area features plenty of cabinets, granite countertops and stainless steel appliances; laundry room and a half-bath are also on the main floor. Main level flooring is durable stranded bamboo and ceramic tile.

All three bedrooms are upstairs, as well as two full bathrooms, one of which is an ensuite to the primary bedroom. Carpeted flooring in the bedrooms and on stairs is environmentally-friendly made from recycled materials; bathroom floors are tiled.

The carpeted finished basement includes tons of storage with several closet spaces and the mechanical room. Large multi-purpose/rec room has an egress window with permanent step to bring the space to code for an additional bedroom if desired. Dedicated

office space with floor-to-ceiling built-in bookcase is separated by pocket doors. A fruit cellar - excellent for storing canned goods, wine and other items – stays cool from its location under the front porch, and is accessed through an additional storage space (with space for second fridge or freezer) in the basement hall.

Mechanicals include water softener, whole house water filter. Sale will include washer/dryer (dryer is 2024), de-humidifier (2021), all kitchen appliances (fridge is 2023)

Two car garage has attic storage space, as well as permanent steel shelving along one side and more shelf space along the back wall of the garage.

Updates include:

Roof 2023

HVAC 2018 (includes Aprilaire humidifier)

Water heater 2017

Windows 2017

Basement remodel 2009

Kitchen remodel 2011

Upstairs bathrooms remodel & carpet 2017

Deck renovation 2019