

394 NEWTON COURT,
LAKE ORION, MI 48362

OFFERED AT
\$475,000

Total Rebuild!



Right up against the Paint Creek Trail sits this sweet enclave of just 18 newer homes, with a direct path to downtown Lake Orion and its restaurants, shopping and community events!

When I tell you this stunning colonial is better than new, I really mean it. This was their forever home, so when a small house fire in 2017 happened, they turned it into the chance to rebuild exactly what they wanted, from the studs up. No expense was spared, and the love and attention to detail shines in every room.



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Exterior

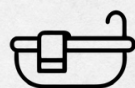
- CertainTeed roof, Napco American Herald siding, stone veneer accents
- Norandex Extreme windows, gutter guards, trim aluminum-wrapped except porch pillars
- Finished, insulated garage: 8-foot header, 25-foot length, 10-foot 8-inch height

Interior

- Linden Kitchen & Bath design, Waypoint cabinetry, solid stone countertops
 - Premier-line Coretec main floors; custom tile shower surrounds upstairs
 - Beam/shiplap primary ceiling; built-ins and window-seat reading nook
 - Grand Traverse Commons-inspired den with reclaimed Cream City brick
 - Open-layout basement with half bath and seasonal storage area
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- The Paint Creek Trail is just steps from the backyard, perfect for evening walks and weekend bike rides.
 - Plus a direct walk/bike path straight into downtown Lake Orion for shopping, restaurants, and community events!
 - Lake Orion Schools: Blanche Sims Elementary, Oakview Middle, and Lake Orion High



4 BDRM



2.2 BATH



2,159 SQFT

A Home Built to Be Loved and Ready for You

A Note from the Sellers

When we built this home in 2011, we fell in love with this specific location. Tucked away in a quiet, tight-knit enclave of just 18 homes on a single road, it was the dream place to raise our family. Our kids grew up playing in the street, and we've loved the sense of community that comes with neighbors who look out for one another.

Following a small fire in 2017, we had the unique opportunity to rebuild the home from the studs up the following year. Because we intended to stay here forever, we put our hearts, minds, and a significant out-of-pocket investment into creating a premium custom home. This home has been loved and cared for, and we hope you'll see that when you visit.

Our home has had a supplemental home warranty since we built it, and each year the warranty provider performed preventative maintenance on the central heating and cooling systems. We plan to leave an organized history including receipts, reports, and product literature, along with extra interior and exterior finish materials left over from the build. (*Buyers should confirm whether any warranty is transferable.*)

BUILT TO ENDURE (WORRY-FREE EXTERIOR)

We chose top-tier components for the exterior, with the goal of keeping maintenance low. These include a CertainTeed roof, Napco American Herald siding, stone veneer accents, and Norandex Extreme windows. Every inch of exterior wood trim except the porch pillars is aluminum-wrapped, and gutter guards are installed.

For automotive lovers, we raised the garage door header height to 8 feet, extended the garage length to 25 feet, and finished and insulated the space, which has a 10-foot 8-inch interior height.

CUSTOM INTERIOR ARTISTRY

We partnered with Linden Kitchen & Bath to design a custom kitchen and bathroom layout using Waypoint cabinetry and solid stone countertops. On the main floors, we installed premier-line Coretec flooring, which held up well for us through the foot traffic and water of the rebuilding process. On the upper level, we moved away from standard builder-grade fiberglass shower inserts and designed custom tile surrounds in the showers.

You will find character in every room, from the custom beam and shiplap ceiling in the primary suite to the custom built-ins and reading nook window-seat with built-in storage in our daughter's room. One of our favorite indoor spaces is the den, modeled after the Grand Traverse Commons in Traverse City. The walls are lined with reclaimed 19th-century Cream City brick that we understand was sourced from Milwaukee. We were told it is made from a local red-brown clay found along the Menomonee River Valley and the western banks of Lake Michigan, and that production of this regional brick peaked in the mid-to-late 1800s.

When we finished the basement, we wanted to avoid “chopping up” the floor plan. We designed an open layout for living and entertaining, with an additional half bathroom and a large dedicated storage area for seasonal items.

FUTURE-PROOF TECHNOLOGY

While the walls were down to the studs, we ran a hardwired home network and installed a closed-circuit DVR camera system. The home has a whole-home 22KW Generac generator, which can send notifications through a connected app. The basement has a backup sump pump system with 2 pumps and a Zoeller alternating pump controller, which the manufacturer describes as alternating between the two pumps with each cycle to balance wear and provide backup if one pump fails.

We installed an AO Smith Vertex residential gas condensing 50-gallon water heater, which the manufacturer markets as combining the continuous performance of a tankless system with the storage capacity of a traditional tank. The home has been prepped for invisible fencing. The app-controlled sprinkler system was installed and has been maintained by Wilcox Brothers Irrigation. For EV owners, we recently installed a Tesla universal wall connector paired with a dedicated second electrical meter, which has allowed us to be billed separately for charging at a different rate. *(Buyers should confirm rates and eligibility with the utility.)*

AN UNBEATABLE VILLAGE LIFESTYLE

Our favorite place to be is the covered composite deck, which has a 17-foot 3-inch x 15-foot covered area, a 12-foot x 12-foot uncovered area, and an 11-foot x 8-foot connected concrete patio. We eat dinner out here almost every day. You can soak up the sun on the open extension, catch a breeze under the ceiling fan, or curl up with a blanket to watch and listen to the rain. We’ve enjoyed wonderful sunsets from here, and when the 4th of July arrives, the deck has been a great spot for the Jubilee fireworks show.

Best of all, you are connected to the best of what the Village and surrounding areas have to offer. Step out the back door to jump onto the Paint Creek Trail for a walk or bike ride to MK Cannelle, or Goodison Cider Mill in the fall. Walk downtown for dining, community festivals, parades, and national music acts in a small, intimate setting at 20 Front Street.

Lake Orion is an area of parks, pathways, and recreation, with biking, boating, hiking, swimming, fishing, and hunting all nearby.

PASSING THE TORCH TO THE NEXT CHAPTER

We have loved every moment in this home, and we hope you will too. This home has been our anchor, our sanctuary, and the backdrop to our children growing up. Every custom detail was chosen out of deep love for this space. As our family moves on to our next chapter, we are filled with gratitude for the years we spent here. We hope you’ll plant your own roots, host your own cookouts on the deck, see the sunsets, and fill these walls with new memories of your own. Welcome to the neighborhood.

This letter reflects the sellers’ personal experience and understanding. It is not a warranty or representation of the property’s condition. Measurements, brands, features, and systems are as understood by the sellers; buyers are

encouraged to verify all information through their own inspections and due diligence.

Thank You For Visiting • Welcome Home