





560 Little Lake Dr #45

3 beds 2 baths 1,419 total sqft

This contemporary condo, built in 2021, has been lightly lived in and is waiting for you. Nestled in nature, the light filled entry way opens to a beautiful main level with engineered hardwood floors, an appealing high-end kitchen, dining and living room. Perfect for family dinners or hosting family/friends. 3 bedrooms includes 1st floor primary .2 full baths. Great versatility in floor plan. The full basement has egress window, high ceilings and plumbed for a third bath. Premium custom shades and ceiling fans throughout. 1 car detached garage, Touchstone Cohousing is an inter-generational community sharing a Common House for expanded living. Enjoy community meals, a great playroom for kids, a quiet room for reading by the fireplace, watch a film in media room and so much more.



CONTACT: Diane Ratkovich

dianeratkovich@howardhanna.com 734.845.6542 dianeratkovich.howardhanna.com









Seller's Disclosure Statement

	Seller's Disclosure Gallerian	MI	48103	
Pro	operty Address: 560 Little Lake Dr. #45 Ann Arbuc		e or Township	MICHIGAN
	All and a second			
5.	Septic tanks/drain fields: Condition, if known:			
6. 7.	Septic tanks/drain fields: Condition, if known: Heating system: Type/approximate age: GFA 2071 Plumbing system: Type: copper galvanized other PVC PEANy known problems?	*		
8.	Etastriani evetem: Any known problems?			
9.	History of Infestation, if any: (termites, carpenter ants, etc.)	an environ	nental hazard suc	h as, but not limited
10.	to, asbestos, radon gas, formaldehyde, lead-based peint, fuel or chemical storage tanks and contra	TITILITY OF BUR	ou broberry.	
	LO, abbedios, record goo, remainder, to	unknown	yes	no
	If yes, please explain:	Unknown	ves	no 3/
11.	rr yes, please explain. Flood insurance: Do you have flood insurance on the property? Mineral Rights: Do you own the mineral rights?	unknown	yes	no 🗸
12.	Mineral Rights: Do you own the mineral righter			
Oth	er Items: Are you aware of any of the following:	made and d	divolutions or other	feetures whose use
1.	Eastwood of the property shared in common with the adjoining kindowings, audi as walls, lendes,	unknown	Ves V	no
•	or responsibility for maintenance may have an effect on the property? Any encroachments, easements, zoning violations or nonconforming uses?	unknown	yes yes	no 🗸
2. 3.	Any encroachments, easements, zoning violations of honocombining uses? Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with the courts of th	thers), or a t	omeowners' asso	ciation that has any
Ψ,	authority over the property? Structural modifications, alterations or repairs made without necessary permits or licensed contract	MILITARY TO THE	yes	7. 110
4.	Structural modifications, alterations or repairs made without traceasary permits or received	CONTRACTOR AND	yes	no
5.	Settling, flooding, drainage, structural or grading problems?	unknown	ves	80 1
6.	Major damage to the property from fire, wind, floods, or landstides?	unknown	yes	no V
7.	Any underground storage tanks? Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?			
В.		unknown	yes	no/
9.	Any outstanding utility assessments or fees, including any natural gas main extension surcharge?	unknown	Ves	no V
	•	unknown	yes	no V
10. 11.	Any outstanding municipal assessments or fees? Any pending litigation that could affect the property or the Setler's right to convey the property?			
			yes	
		- House	in Aren	intron
If the	e answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:	011005	100 71330	-axw-1
760	Seller has lived in the residence on the property from Oct 202 (date)	to eur	rent	(date).
The	Selier has owned the property since OC 2021 Selier has indicated above the conditions of all the items based on information known to the Selier.	If any change	es occur in the stru	(date).
The	Seller has indicated above the conditions of all the fields based on information known to be determined in the conditions of this property from the date of this form to the date of closing, Seller will immediately an experience of the Braker of B	y disclose th	e changes to Buye	r. In no event shall
appli the r	ance systems of this property from the date of this property made by the Broker or Broker's Age	nt.		
			of Callada signatu	
Selle	er certifies that the information in this statement is true and correct to the best of Seller's knowledge	as of the date	OI Seller & Signatu	re.
	ER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO N	ORE FULLY	DETERMINE TH	E CONDITION OF
UND	PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER SUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO. HOU	SEHOLD MO	LD, MILDEW AND	BACTERIA.
	TO THE SEY OF	FENDERS R	EGISTRATION A	CT. 1994 PA 295.
BUY	ERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OF 28,721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION S	HOULD CO	TACT THE APPR	OPRIATE LOCAL
MCL	28,721 TO 28,732 IS AVAILABLE TO THE FORLIS. BOYERS SELECTLY.			
		FOIDENIOE	EVENOTION INC.	SPIATION AND
	ER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL R ER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL			
				BILLS. UNDER
ASSI	UME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THAT BY THE SECULIAR SECUL	OFFICE	TOTION ENGLES.	
MICI	A A	Date: 7	19/25	
Selle	Chil Alach	Date	101	
Selle		Date:		
Buye	r has read and acknowledges receipt of this statement.			
Dina	Date:		Time	
Buye			Time	
Buye				
Dies	aimer: This form is provided as a service of the Michigan Association of REALTORS®. Please r	eview both ti	he form and details	of the particular
	ation to encure that each certion is appropriate for the transaction, the wichight resources of the	EALTORS®	is not responsible	for use or misuse
of for	m for misrepresentation or for warranties made in connection with the form.			

PAGE 2 OF 2

FORM H JUN/06

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Listing Packet

PASSAGE IN	MICHIGAN ASSOCIATION OF
1	DEARTODC
	REALTORS

Seller's

Disclosure	Statement	
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H

roperty Address.	Street	(City, Village	or Township	
560	Little Lake #45	Aun Arbor	MI	48103	MICHIGAN

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Selfer. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Selfer has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Selfer or by any Agent representing the Selfer in this transaction, and is not a substitution for any inspections or warranties the fluver may wish to obtain inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any, THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) if some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

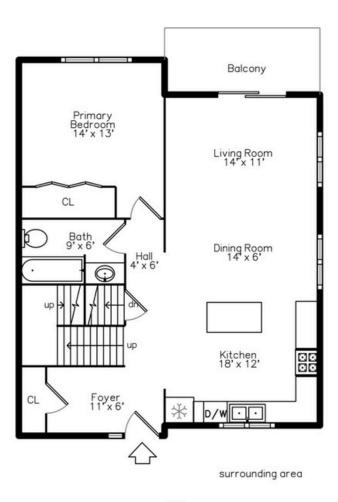
Range/oven Dishwasher Refrigerator	Yes	No	Unknown	Not Available	Lawn sprinkler system Water heater Plumbing system	Yes		OTIKNOWN	Available
Hood/fan Disposal TV antenna, TV rotor & controls				_	Water softener/ conditioner Well & pump Septic tank & drain field			-	5
Electric System Garage door opener & remote control Alarm system					Sump plamp City water system City sewer system	V V			
Intercom Central vacuum Attic fan				-	Central air conditioning Central heating system Wall furnace		=		V
Pool heater, wall liner & equipment Microwave Trash compactor Ceiling fan Sauna/hol tub Washer	<u></u>				Humidifier Electronic air filter Soler heating system Fireplace & chimney Wood burning system Dryer				
Explanations (attach ad	AGREED, ALI			NCES ARE S	SOLD IN WORKING ORDE	R EXCEPT	AS NOTED,	WITHOUT V	/ARRANTY
Property conditions, it Basement/Crawl If yes, please exp	mprovements space: Has the	& addition ere been ev	al informatio idence of wat	n: er?			ye		no
2. Insulation: Desc Urea Formaldehy 3. Roof: Leaks?	ribe, if known: de Foam Insula	221				unknown		s	no
Well: Type of well Has the water being the search of the search	il (depth/diame) on tested?	er, age and						8	noon
PAGE 1 OF 2							BUYER'S SELLER'S	INITIALS	Jar
FORM H JUN/06			**-1	Tanaad-				ī	isting Packet
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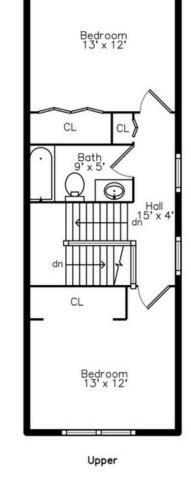
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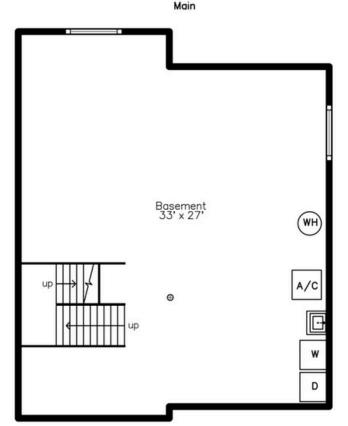












Basement

Residential Coming Soon Customer Detail Report 560 Little Lake Drive 45, Ann Arbor, MI 48103 \$475,000



List Number: 25036216 Property Sub-Type: Condominium
Area: AnnArbor/Washtenaw - A
Municipality: ScioTwp
Condo Proj Name: Touchstone Cohousing
Waterfront: No
No
Water Access Y/N:
Directions: JacksontoParkland - Parkland to
Directions: Double Touches Property Sub-Type: Condominium
New Construction: No
County: Washtenaw
Possession: Close Of Escrow; Negotiable
Tax ID #: H-08-26-255-545
Ownership Type: Private Owned

Cross Streets: Jacksonand Parkland

Total Main Bsmt Bedrooms **Full Baths** Half Baths 700 719 1,419 (Finished All Levels) Fin/Level 1,419 (Sqft Above Grade) 2.310 **Total Sqft** 0 **Unfinished Below Grade:** 891 Building Total SqFt: Finished Below Grade:

Status: Coming Soon

List Price/SqFt: \$334.74

Lot Square Footage: 861

List Price: \$475,000

Lot Acres: 0.0198

Architectural Style: Contemporary Year Built: 2021 Dining Area 14x6 Main Primary Bedroom 14x13MainBedroom 2 13x12Upper Stories: Public Kitchen 12x18Main Bedroom 3 13x12Upper

Sewer: Public Sewer Living Room 14x11Main Driveway:Paved

Main Level Primary: Yes
Assoc. Fee Payable:Monthly
Approx. Assoc Fee: 475 # of Rms Above Grade: 5

Legal: UNIT 12, TOUCHSTONE COHOUSING, WASHTENAW CO CONDO

SEV: 196,000For Tax Year: 2025

SUBDV PLAN NO. 471. T2S, R5E. SPLIT ON 12/16/2004 FROM H -08-26-200-014; Tax Year: 2025Homestead %: 100

Taxable Value: 196,000

Middle School: Forsythe Middle School
Zoning: RES Special AssmrtType: n/aHigh School: Skyline High School

Seller's Annual Property Tax: 0 School District: Ann Arbor

Terms	Cash; Conventional	Landscape:	Flower Garden; Fruit Trees; Garden Area;	Heat Type:	Forced Air
Available: Street Type: Exterior Material: Roofing: Windows: Substructure: Garage Spaces: Parking	Paved Conficts: HardiPlank Type Egress Window; Insulated Windows; Low-Emissivity Windows; Screens Daylight; Full College Carego Dior Opening Hills; Sidewalk; Wetland Area; Wooded	Sale Conditions: Outbuildings: Assoc. Fee Incl.: Association Info.: Utilities Attached:	Ground Cover; Shrubs/Hedges None Lawn/Yard Care; Sewer; Snow Removal; Trash; Water Approx. Assoc Fee: 475; Assoc. Fee Payable: Monthly; Association Phone: 7342749110 Cable Connected; High Speed Internet; Natural Gas Connected	Air Conditioning: Kitchen Features: Access Feat: Entry Type:	Natural Gas Central Air Center Island; Eating Area; Garden Window Accessibility Features: No Private Yes 586-202-6833
Farking Features: Lot Description: Laundry	Common Area; In Basement			Flooring: Patoring: Peatures:	Detector(s); Smoke Detector(s) Carpet; Engineered Hardwood; Tile Deck; Porch

Features:

Appliances: Built-In Electric Oven; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Oven; Range; Refrigerator; Reverse Osmosis Water System; Washer Additional Items: Basement Plumbed for Bath; Ceiling Fan(s); Ensuite; Garage Door Opener; Sump Pump; Window Treatments
Assoc. Amenities: Clubhouse; End Unit; Meeting Room; Pets Allowed; Playground

Public Remarks: This contemporary condo, built in 2021, has been lightly lived in and is waiting for you. Nestled in nature, the light filled entry way opens to a beautiful main level with engineered hardwood floors, an appealing high-end kitchen, dining and living room. Perfect for family dinners or hosting family/friends. 3 bedrooms includes 1st floor primary. 2 full baths. Great versatility in floor plan. The full basement has egress window, high ceilings and plumbed for a third bath. Premium custom shades and ceiling fans throughout. 1 car detached garage, Touchstone Cohousing is an inter-generational community sharing a Common House for expanded living. Enjoy community meals, a great playroom for kids, a quiet room for reading by the fireplace, watch a film in media room and so much more.

On-Market Date: 07/24/2025

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