



\$475,000

## 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.



Real Estate Services

**CONTACT: Diane Ratkovich**

dianeratkovich@howardhanna.com

734.845.6542

dianeratkovich.howardhanna.com





**Seller's Disclosure Statement**

Property Address: 560 Little Lake Dr. #45 Ann Arbor MI 48103 MICHIGAN  
Street City, Village or Township

5. Septic tanks/drain fields: Condition, if known: \_\_\_\_\_  
6. Heating system: Type/approximate age: GFA 2021  
7. Plumbing system: Type: copper \_\_\_\_\_ galvanized \_\_\_\_\_ other PVC & PE  
Any known problems? no  
8. Electrical system: Any known problems? no  
9. History of infestation, if any: (termites, carpenter ants, etc.) no  
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property?  
unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
If yes, please explain: \_\_\_\_\_  
11. Flood Insurance: Do you have flood insurance on the property? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
12. Mineral Rights: Do you own the mineral rights? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
Other Items: Are you aware of any of the following:  
1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown \_\_\_\_\_ yes ☒ no ☒  
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown \_\_\_\_\_ yes ☒ no \_\_\_\_\_  
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
5. Settling, flooding, drainage, structural or grading problems? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
6. Major damage to the property from fire, wind, floods, or landslides? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
7. Any underground storage tanks? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
10. Any outstanding municipal assessments or fees? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown \_\_\_\_\_ yes \_\_\_\_\_ no ☒  
If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: Conhousing Association  
The Seller has lived in the residence on the property from Oct 2021 (date) to current (date).  
The Seller has owned the property since Oct 2021 (date).  
The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.  
Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.  
BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.  
BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 285, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.  
BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.  
Seller [Signature] Date: 7/9/25  
Seller \_\_\_\_\_ Date: \_\_\_\_\_  
Buyer has read and acknowledges receipt of this statement.  
Buyer \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Buyer \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.



Seller's Disclosure Statement

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Property Address: 560 Little Lake #45 Ann Arbor MI 48103 MICHIGAN  
Street City, Village or Township

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 Seller. 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 Seller 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 Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any 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 to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) 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.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>				Lawn sprinkler system	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/>				Water softener/conditioner				<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>				Well & pump				<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>	Septic tank & drain field				<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>				Sump pump	<input checked="" type="checkbox"/>			
Garage door opener & remote control	<input checked="" type="checkbox"/>				City water system	<input checked="" type="checkbox"/>			
Alarm system				<input checked="" type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>			
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Attic fan				<input checked="" type="checkbox"/>	Wall furnace				<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier				<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>				Electronic air filter				<input checked="" type="checkbox"/>
Trash compactor				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney				<input checked="" type="checkbox"/>
Sauna/hot tub	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	Wood burning system	<input checked="" type="checkbox"/>			
Washer	<input checked="" type="checkbox"/>				Dryer	<input checked="" type="checkbox"/>			

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1. Basement/Crawlspace: Has there been evidence of water? yes no ☒

If yes, please explain:

2. Insulation: Describe, if known: unknown ☒ yes no ☒

Urea Formaldehyde Foam Insulation (UFFI) is installed? yes no ☒

3. Roof: Leaks? ☒

Approximate age, if known: 2021

4. Well: Type of well (depth/diameter, age and repair history, if known): yes no ☒

Has the water been tested? ☒

If yes, date of last report/results: ☒

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FORM H JUN/06

Phone: (734) 761-6600

Fax: (734) 665-9918

Kelsey Edwards

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Listing Packet

BUYER'S INITIALS  
SELLER'S INITIALS *KE*





<b>List Number:</b> 25036216	<b>Property Sub-Type:</b> Condominium	<b>Status:</b> Coming Soon
<b>Area:</b> AnnArbor/Washtenaw - A	<b>New Construction:</b> No	<b>List Price:</b> \$475,000
<b>Municipality:</b> ScioTwp	<b>County:</b> Washtenaw	<b>List Price/SqFt:</b> \$334.74
<b>Condo Proj Name:</b> Touchstone Cohousing	<b>Possession:</b> Close Of Escrow; Negotiable	<b>Lot Acres:</b> 0.0198
<b>Waterfront:</b> No No	<b>Tax ID #:</b> H-08-26-555-545	<b>Lot Square Footage:</b> 861
<b>Water Access Y/N:</b>	<b>Ownership Type:</b> Private Owned	
<b>Directions:</b> Jackson to Parkland - Parkland to Little Lake		
<b>Cross Streets:</b> Jackson and Parkland		

	Upper	Main	Lower	Bsmt	Total
Bedrooms	2	1	0	0	3
Full Baths	1	1	0	0	2
Half Baths	0	0	0	0	0
Fin/Level	700	719	0	0	1,419 (Finished All Levels)
Total Sqft			0	419	1,419 (Sqft Above Grade)
Finished Below Grade:	0	Unfinished Below Grade:	891	Building Total SqFt:	2,310

**Architectural Style:** Contemporary **Year Built:** 2021  
**Stories:** 2 **Water:** Public  
**Sewer:** Public Sewer  
**Driveway:** Paved

ROOMS/DIMENSIONS/LEVELS							
Dining Area	14x6	Main	Primary Bedroom	14x13	Main Bedroom 2	13x12	Upper
Kitchen	12x18	Main			Bedroom 3	13x12	Upper
Living Room	14x11	Main					

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

**Legal:** UNIT 12, TOUCHSTONE COHOUSING, WASHTENAW CO CONDO      **SEV:** 196,000**For Tax Year:** 2025      **Elementary School:** Lakeside School  
**SUBDV PLAN NO.** 471. T2S, R5E. SPLIT ON 12/16/2004 FROM H -08-26-200-014**Tax Year:** 2025**Homestead %:** 100      **Middle School:** Forsythe Middle School  
**Taxable Value:** 196,000      **Zoning:** RES      **Special Assmt Type:** n/a**High School:** Skyline High School  
**Seller's Annual Property Tax:** 0  
**School District:** Ann Arbor

<b>Terms</b>	Cash; Conventional	<b>Landscape:</b>	Flower Garden; Fruit Trees; Garden Area;	<b>Heat Type:</b>	Forced Air
<b>Available:</b>	Paved	<b>Sale</b>	Ground Cover; Shrubs/Hedges	<b>Heat Source:</b>	Natural Gas
<b>Street Type:</b>	Concrete; HardiPlank Type Composition	<b>Outbuildings:</b>	None	<b>Air Conditioning:</b>	Central Air
<b>Exterior Material:</b>	Egress Window; Insulated Windows;	<b>Assoc. Fee Incl.:</b>	Lawn/Yard Care; Sewer; Snow Removal;	<b>Kitchen Features:</b>	Center Island; Eating Area;
<b>Roofing:</b>	Low-Emissivity Windows; Screens	<b>Association Info.:</b>	Trash; Water	<b>Access Feat:</b>	Garden Window
<b>Windows:</b>	Daylight; Full	<b>Utilities Attached:</b>	Approx. Assoc Fee: 475; Assoc. Fee Payable:	<b>Entry Type:</b>	Accessibility Features: No Private
<b>Substructure:</b>	1. Detached; Garage Door Opener		Monthly; Association Phone: 7342749110	<b>Pets Y/N:</b>	Yes
<b>Garage Spaces:</b>	Hills; Sidewalk; Wetland Area;		Cable Connected; High Speed Internet;	<b>Assoc.</b>	586-202-6833
<b>Parking Features:</b>	Wooded		Natural Gas Connected	<b>Contact/Phone:</b>	
<b>Lot Description:</b>	Common Area; In Basement			<b>Security Features:</b>	Carbon Monoxide Detector(s); Smoke Detector(s)
<b>Laundry Features:</b>				<b>Flooring:</b>	Carpet; Engineered
<b>Appliances:</b>	Built-In Electric Oven; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Oven; Range; Refrigerator; Reverse Osmosis Water System; Washer			<b>Patio and Porch Features:</b>	Hardwood; Tile Deck; Porch
<b>Additional Items:</b>	Basement Plumbed for Bath; Ceiling Fan(s); Ensuite; Garage Door Opener; Sump Pump; Window Treatments				
<b>Assoc. Amenities:</b>	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 playground 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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