

WELCOME HOME  
TO



PROPERTY ADDRESS

*Jackson, VT*



Kat Stewart

517 - 962 - 9092

[www.KatStewartRealty.com](http://www.KatStewartRealty.com)



# PROPERTY DETAILS



List Price

Beds

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Baths

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sqft

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## Property Remarks

# Your NEW HOME



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Nestled in Essex Heights

You have your own private oasis. Sitting on a 0.4 acre lot, you have plenty of space to entertain and enjoy the peaceful backyard.

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Enjoy cozy nights around your built-in firepit!

The large deck is the perfect place for outdoor entertainment, offering a generous amount of space for furniture, dining, and lounging.



*Location, Location, Location!*



List Number:23140160

Property Type:Residential

Sub-Type: Single Family Residence

Status: Active



Address: 909 Briarcliff Road, Jackson, MI 49203  
County: Jackson  
Municipality: Jackson City  
Zip Code: 49203  
# of Bedrooms: 3  
Full Baths: 3  
Half Baths: 0  
Basement: Yes  
Garage: 2; Attached  
Manufactured: No

Sold Price:  
Sold Date:  
Sold Terms:  
Design: Contemporary  
Levels: 1  
Year Built: 1991  
DOM:  
CDOM:  
Sale Conditions:

Tax ID #:3-3057.1000

Legal: W 1/2 of Lot 431 Essex Heights #5

Road Frontage:77 Lot Dimensions:230 x 77

Water Frontage:Lot Acres:0.4

Cross Streets: S West Ave

Subdivision:  
Assoc. Fee:  
Water Name:  
School District: Jackson  
Zoning: Residential  
Water Type:

Main Room Information				Bedroom Information				Bathroom Information			Square Footage Information	
Room Name	Length	Width	Level	Room Name	Length	Width	Level	Baths	Full	Half	Upper SqFt:	Main SqFt:
Kitchen	21	10	Main	Primary Bedroom	20	13	Main	Upper:				2,010
Dining Area	19	10	Main	Bedroom 2	17	11	Main	Main:	2	0		Lower SqFt: 0
Family Room	15	12	Main	Bedroom 3	12	11	Main	Lower:	0	0		Basement SqFt: 2,010
Living Room	17	15	Main					Basement:	1	0		SqFt Above Grade: 2,010
Recreation	24	12	Lower									Finished SqFt: 3,228
Laundry	10	6	Main									
Office	13		Lower									

Design: Contemporary

Exterior: Brick

Water Type:

Heat Source: Natural Gas

Water: Public

Sewer: Public

Road Type: Paved; Public

Terms Available: Cash; Conventional; FHA; MSHDA; VA Loan

Interior Features: Garage Door Opener; Wood Floor

Exterior Features: 3 Season Room; Deck(s); Fenced Back

Air Conditioning: Central Air

Additional Items: Garage Door Opener; Wood Floor

Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer

Accessibility

Accessibility Features: No

Driveway: Concrete

Fireplace:

Garage Type: 2; Attached

Landscape: Flower Garden; Shrubs/Hedges; Underground Sprinkler

**Public Remarks:** Nestled in the heart of Essex Heights sits this gorgeous gem. This home offers a wealth of features and amenities that make it a dream home for those seeking both elegance and comfort. From the moment you step inside, you'll be captivated by the meticulously designed interiors and the lush outdoor spaces. The home boasts impressive vaulted ceilings that make the space feel more open and allow the skylights bring in ample natural light. The beautiful hardwood floors not only exude warmth and timeless charm but also provide durability and easy maintenance. The fireplaces in the living room and primary bedroom add a cozy and inviting atmosphere throughout. The kitchen boasts granite countertops, plentiful cupboard space, & a hightop eating area! Traveling downstairs into the basement reveals

Financing:  
Under Contract Date:  
Listing Date:  
List Price: \$359,900  
Original List Price:

Seller Concessions:

Sold Price/SqFt:

Annual Property Tax: 6,376.91  
Tax Year: 2023  
Taxable Value: 131,329  
SEV: 169,300  
Spec Assessment & Type: None  
Homestead %: 100

List Agent:

List Office:

List Agent Phone:

List Office Phone:

Selling Agent:

Selling Office:

Selling Agent Phone:

Selling Office Phone:

Exclusive Agency:

Sub Agency: 3%

Buyer Agency: 3%

Transaction Broker: 0%

Report Generated By: Katherine Stewart

October 28, 2023

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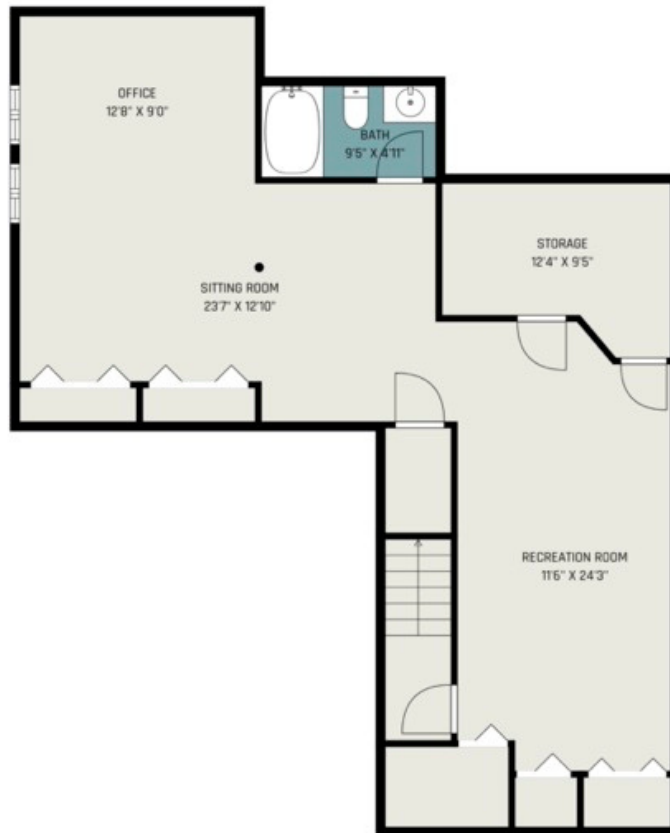




# Floor Plan

GROSS INTERNAL AREA: 2608 sq. ft. FLOOR 1: 1772 sq. ft.  
 EXCLUDED AREAS: UNDEFINED: 20 sq. ft., STORAGE: 97 sq. ft., GARAGE: 402 sq. ft.,  
 SCREENED PORCH: 156 sq. ft.  
 TOTAL: 2608 sq. ft.

ALL IMAGES, DIMENSIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY, AND SHALL NOT BE RELIED UPON BY ANY PARTY.



GROSS INTERNAL AREA: 2608 sq. ft. FLOOR 2: 1772 sq. ft.  
 EXCLUDED AREAS: UNDEFINED: 20 sq. ft., STORAGE: 97 sq. ft., GARAGE: 402 sq. ft.,  
 SCREENED PORCH: 156 sq. ft.  
 TOTAL: 2608 sq. ft.

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 SHALL BE SUBJECT TO THE TERMS AND CONDITIONS FOUND AT NEXTDOORPHOTOS.COM/TC.

# FEATURES



Traveling inside the home, you'll find a high-top eating area in the kitchen, along with a private desk area.



Just off the deck brings you to the screened in porch with porcelain tile flooring, which allows you to enjoy the beauty of the outdoors in a comfortable space. This room is versatile for relaxation, dining, or simply basking in the surrounding natural beauty.



Into the primary suite you'll find a cozy gas fireplace, a walkout to your deck, a walk-in closet, and full bath with a walk-in shower and separate tub.



*more*  
**HIGHLIGHTS**

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**Gorgeous bathroom**

features a bath with a skylight above, which allows natural light to flow into your bathroom.



And best of all,  
you'll never have to worry  
about cupboard space  
with the ample amount of  
kitchen storage.

*What's not to love about this  
immaculately kept home?*



# Seller's Disclosure Statement

Property address: 909 Briarcliff Road, Jackson, MI 49203

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 substitute 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.)

* <i>Briley no -</i>							
Yes	No	Unknown	Not Available	Yes	No	Unknown	Not Available
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range/Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Softener/conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV monitor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fans <i>(4)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flood/fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic tank & drain field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central air conditioning <i>196-2023</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central heating system <i>Feb 2013</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace & chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:**

- Basement/Crawlspace:** Has there been evidence of water? ..... yes  no   
If yes, please explain: \_\_\_\_\_
- Insulation:** Describe if known: \_\_\_\_\_  
Urea Formaldehyde Foam Insulation (UFFI) is installed? *I don't think so -* ..... unknown  yes  no
- Roof:** Leaks? .....  
Approximate age if known: *See attached; eave trough replaced 2012*
- Well:** Type of well (depth/diameter, age and repair history, if known): \_\_\_\_\_  
Has the water been tested? *N/A* ..... yes  no   
If yes, date of last report/results: *N/A*
- Septic tanks/drain fields:** Condition if known: *N/A*
- Heating system:** Type/approximate age: *Feb 2013*

BUYERS INITIALS CMP

SELLERS INITIALS



Property address: 909 Briarcliff Road, Jackson, MI 49203

MICHIGAN

City, Village, or Township

7. Plumbing system: Type: copper  galvanized  other   
Any known problems? None

8. Electrical system: Any known problems? None

9. History of infestation, if any: (termites, carpenter ants, etc.) None

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 homeowner's association that has any authority over the property? \_\_\_\_\_ unknown  yes  no  NOT SINK 201.

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? see attached \_\_\_\_\_ 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

# Sellers Disclosure

Answer to any of these questions, yes, please explain. Attach additional fee, if necessary.

The Seller has lived in the residence on the property from May 2012 (date) to current (date).

The Seller has owned the property since May 2012 (date) to \_\_\_\_\_ (date).

The Seller has indicated above the condition 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 INSPECTION 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 295, 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 OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Carlene Mary Lafere  
Seller \_\_\_\_\_

Date October 23, 2023  
Date \_\_\_\_\_

Buyer has read and acknowledges receipt of this statement.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

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## RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

**Property Address** 909 Briarcliff Road, Jackson, MI 49203

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The disclosure requirements listed below are imposed on sellers of residential housing built prior to 1978.

1. Sellers must disclose the presence of any lead-based paint hazards actually known to the seller. A *Lead-Based Paint Seller's Disclosure Form* for providing such information is available from your REALTOR. This disclosure must be made prior to the sellers' acceptance of the purchasers' offer. An offer may not be accepted until after the disclosure requirements are satisfied and the purchasers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.
  - a. If the sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
    - i. The sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
    - ii. The location of the lead-based paint and/or lead-based paint hazards; and
    - iii. The condition of the painted surfaces.
  - b. If a lead-based paint hazard is not known to the seller, the disclosure must include a statement disclaiming such knowledge.
  - c. The sellers must provide a list of any records and reports available to the sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the purchasers. (If no such records or reports exist, the disclosure statement should affirmatively so state.)
  - d. The disclosure must include the following government-mandated *Lead Warning Statement*:

LBP Disclosure

Every purchaser or prospective purchaser of residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present a potential hazard to lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence, and behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Sellers must provide purchasers with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. Again, a copy of this pamphlet is available from your REALTOR.
3. Sellers must permit a purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before purchasers become obligated under the purchase agreement.

The undersigned hereby acknowledge that the REALTOR named below has reviewed the contents of the *Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act* with me and provided me with a copy.

Seller(s)

	dotloop verified 9/25/23 10:36 AM EDT 9029-7929-9209-2288

Date: \_\_\_\_\_

REALTOR

	dotloop verified 9/25/23 10:35 AM EDT 9029-7929-9209-2288

Date: \_\_\_\_\_



# LEAD-BASED PAINT SELLER'S/LANDLORD'S DISCLOSURE FORM

**Lead Warning Statement**      **Property Address:** 909 Briarcliff Road, Jackson, MI 49203

Every purchaser/Tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession and notify the buyer/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**I. Seller's/Landlord's Disclosure (initial)**

--	--

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

--	--

(b) Records and reports available to the seller/landlord (check one below):

Seller/Landlord has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list documents below):

Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller/Landlord certifies that to the best of his/her knowledge, the Seller's/Landlord's statements above are true and accurate.

Date: \_\_\_\_\_ 

--

 seller/landlord)

Date: \_\_\_\_\_ 

--

 seller/landlord)

**II. Agent's Acknowledgment (initial)**

Agent has informed the seller/landlord of the seller's obligation under 42 U.S.C. 4852 and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statements above are accurate.

Date: \_\_\_\_\_ Agent: 

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LBP Disclosure

**III. Purchaser's/Tenant's Acknowledgment (initial)**

--	--

a) Purchaser/Tenant has received copies of all information listed above.

--	--

b) Purchaser/Tenant has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

--	--

c) Purchaser/Tenant has (check one below):

Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser/Tenant certifies to the best of his/her knowledge, the Purchaser's/Tenant's statements above are true and accurate.

Date: \_\_\_\_\_ Purchaser(s)/Tenant(s) 

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-OR-  Seller/Landlord represents and warrants that the listed property was built in 1978 or later, and that, therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

Seller(s)/Landlord(s)

Purchaser(s)/Tenant(s)

Date: \_\_\_\_\_ 

<i>Carlene M. Lafere</i>
--------------------------

  
Seller(s)/Landlord(s)

Date: \_\_\_\_\_ 

--

  
Purchaser(s)/Tenant(s)

Date: \_\_\_\_\_ 

--

  
Seller(s)/Landlord(s)

Date: \_\_\_\_\_ 

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Purchaser(s)/Tenant(s)

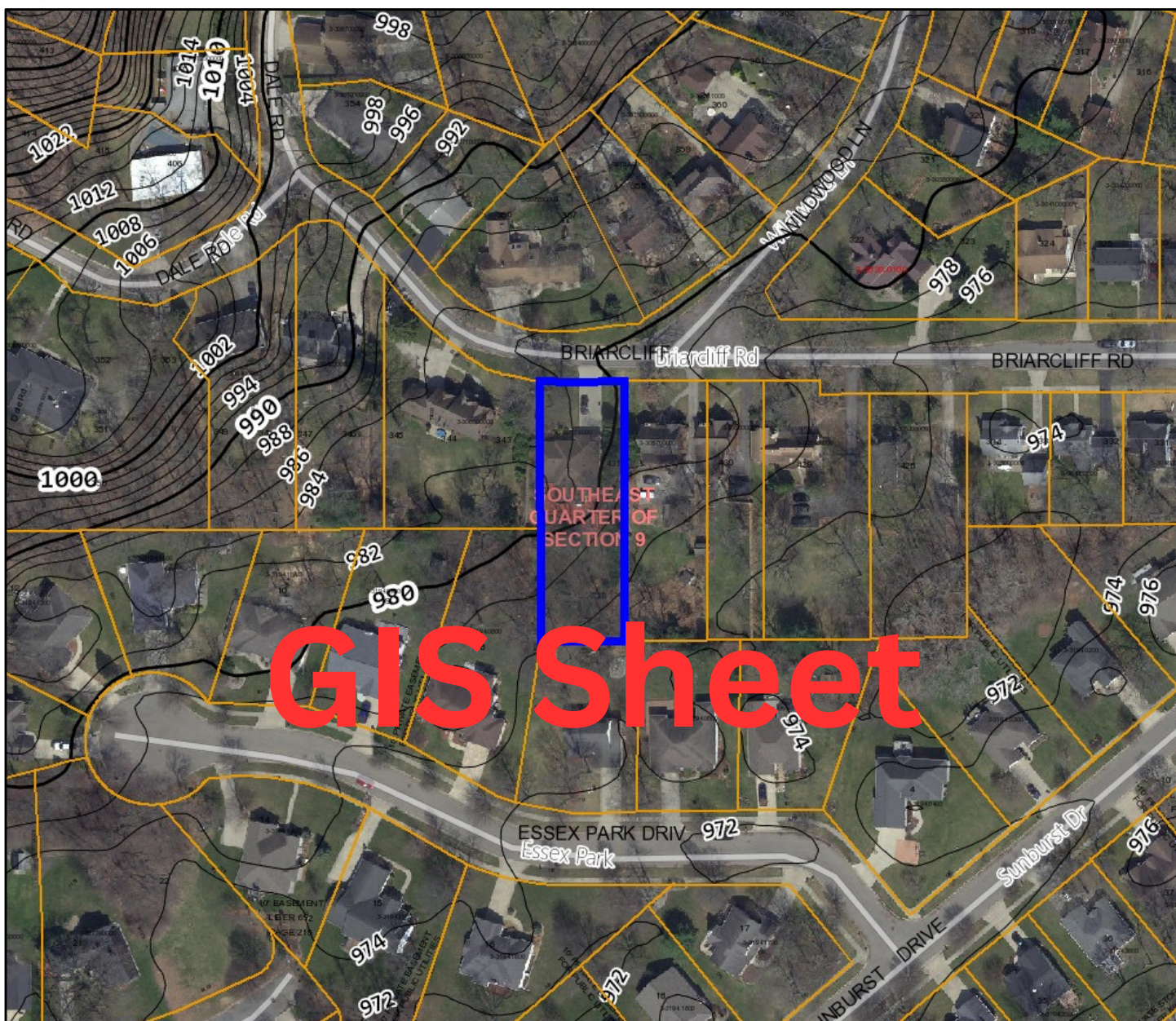
DISCLAIMER: This form is provided as a service of the Jackson Area Association of REALTORS. Users of this form are expected to review the form and the details of the transaction to ensure that each section of the form is appropriate for the transaction. The Jackson Area Association of REALTORS is not responsible for the use or misuse of this form, or for misrepresentations or warranties made in connection with this form.





# Parcel Report - Parcel ID: 3-3057.1000

10/27/2023



Owner Name	LEFERE CARLENE M TRUST	2021	2022	2023
Owner	909 BRIARCLIFF RD JACKSON,	Taxable Value	\$121,081	\$125,076 Assessed
Address	MI 49203	Value	\$170,750	\$183,900
	100			9
Homestead	909 BRIARCLIFF RD JACKSON,	Tax Description:		\$169,30
Parcel Address	MI 49203	W 1/2 OF LOT 431 ESSEX HEIGHTS #5		0
	401 - RESIDENTIAL			
Property Class	Active			
Status	0.4			
Acreage	City of Jackson			
Gov't Unit	City of Jackson			
Tax Unit	JACKSON PUBLIC SCHOOL			
School District	2010-507			
Liber/Page				



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.

This parcel data last updated: October 24, 2023





*Thank you for taking a look at 909 Briarcliff Rd  
Please do not hesitate to reach out with any questions  
you may have regarding this home.*





# Notes

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REALTY**

**DISTINCTIVE  
PROPERTIES.**

**KAT STEWART,  
REALTOR®**



*let's get in touch*

**Call/Text: 517-962-9092**

910 N. West Ave. Jackson, MI 49202

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