



## 80 Maumee Trail | \$400,000

### Notable Features:

- Gorgeous, well-maintained 1.75 acre lot, sits back from street
- Custom hardwood flooring throughout the main level
- Living room with large picture window offering great natural light
- Easy-care kitchen with work island, loads of cabinetry, solid appliances & views of the lovely grounds
- Spacious family room with fireplace and door wall to deck
- Three generously-sized bedrooms with neutral decor & good closets
- Two full ceramic bathrooms located on each side of home
- Finished walkout basement with kitchenette, flex room with en suite bath, & good storage capacity
- Outdoor living space features large paver patio, pergola, professionally stained lofted deck, storage shed & circular driveway
- New roof '20, leaf gutter guards '20, septic drainfield '21, A/C '22, well pump '22, water heater '23, electrical upgrades & lighting fixtures
- New water storage tank '21, garage door track & opener '23
- Exclusive access to 82-acre electric-only Indianwood Lake
- Resident-only Garlick Point community beach
- Loads of community walking, hiking, and biking trails
- Close to Orion Oaks Park and all sports Lake Orion public access
- Minutes from active downtown Lake Orion and easy conveniences
- LO Schools: Paint Creek Elem, Scripps Middle, & Lake Orion High



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