

8145 Pontiac Trail
South Lyon, MI 48178

\$750,000

Bedrooms:	5	Age of Home:	1910
Bathrooms:	3 1/2	Last Sold:	1975
Fireplace:	2	Type of Floors:	Oak / Carpet
Garage:	3 car	Central Air:	2 Zones
Lot Size:	10.02 acres	Heat:	Steamed Gas Boiler
Home Sq. Ft:	3,722		



Beautiful turn of the century farmhouse situated on 10 acres of peaceful land. This amazing home has seven outbuildings, including a heated and carpeted two-floor barn, large walk-in chicken coop, gardening shed, pole barn, three car garage, two acre horseshoe driveway and larger tractor garage. The interior of the home has 4" plastered walls, gorgeous cove ceilings, solid oak flooring, and separate mother-in-law suite with heated kitchen floor. This one of a kind home is located in Salem Township, minutes from beautiful downtown South Lyon.



For Sale By Owner

Owner: Dr. Daniel A. White

Contact: Kimberly Tiberia

Email: ktiberia@yahoo.com

Phone: 248-410-7530





Basement View



Barn with Loft & Functional Chicken Coop



Hansel & Gretel House / Tractor Shed



Freestanding Shop/Craft Room/ Playhouse



Potting Shed w/ Attached Garden Tool Shed



Pole Barn



Living Room



Formal Dining Room



First Floor Master Bedroom



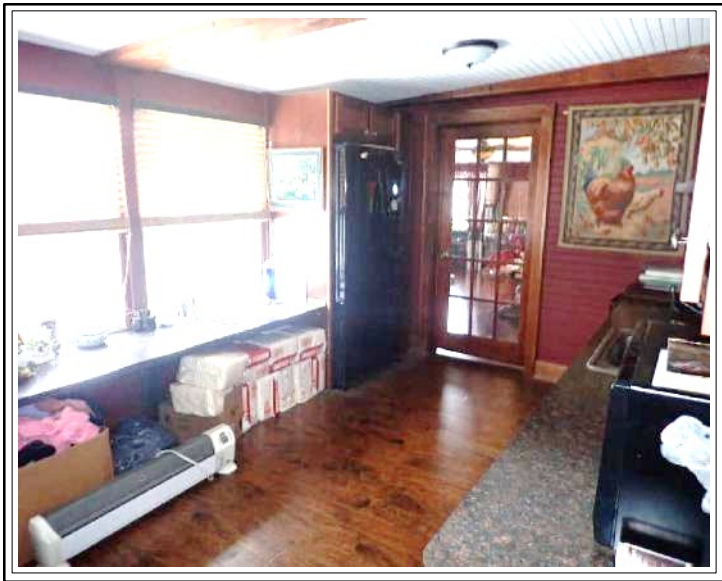
First Floor Master Bathroom



Laundry Room



First Floor Bedroom



Full Kitchen – Mother in Law Suite



Parlor



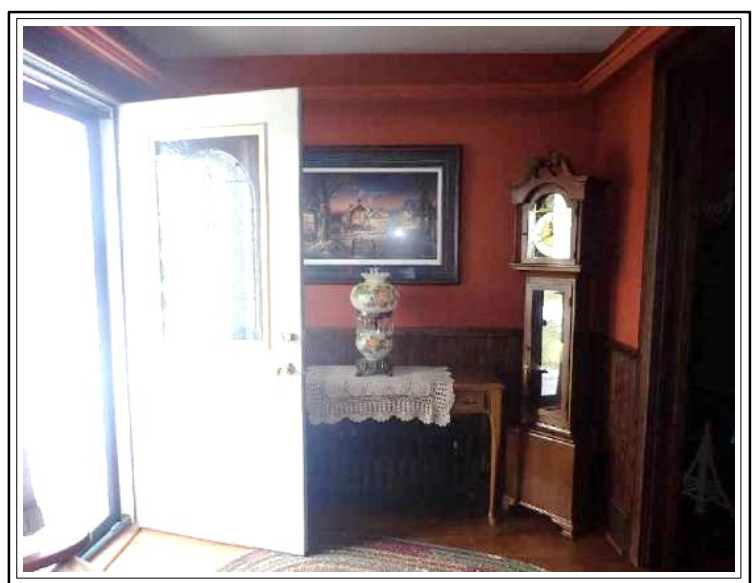
Breakfast Room



Main Kitchen



Main Kitchen



Two Room Formal Rear Entry



Three Car Garage



Barn

Home Description

Entering the two acre, U-drive with two entrances, you are struck by the 1910 Victorian Farmhouse with a wraparound porch and oversize steps to the front door. On your left is a three car garage, oversized for taller vehicles.

Entering the farmhouse front door, under the porch you'll find a modern solid glass storm door. Behind is a solid wood storm door with an ornate oval etched window. You enter the farm house to a small foyer. The foyer contains a walk in closet, which has a solid door and full-length beveled mirror, original to the house.

Next, you enter the front room through a wood, 15-pane beveled glass door, original to the house. The front room is large and spacious and well-lit by windows. It contains the original oversized brick fireplace, which has been converted to gas. The front room features an equally oversized floor level hearth and solid wood mantle.

Once in the front room, there are two exits. To your left is an oversized archway with original brocade drapes on each side. Moving through the archway, you enter an equally oversized formal dining room, complete with an antique old & crystal chandelier. To your right is a stairway and beautiful, ornate wood banister, which leads to the upstairs level. To your left, yet another oversized archway, complete with the same brocade draperies, tied back for easy access to a formal parlor surrounded by windows.

To your right you'll find beveled glass French door that leads into the breakfast room. The room is surrounded by windows. You exit this room to your right to find a huge oversized kitchen, complete with a bay window, oversize shelf, solid wood cherry cabinetry, with glass fronted upper cabinets designed to showcase your china, glassware, etc. The kitchen also contains a free-standing cast-iron, wood burning fireplace.

At this point, to your left you'll enter a double, formal rear entry to the back door. As you walk through the oversized arch that divides the two entries, you'll pass a quaint powder room, which has been added to the house. If you continue through the oak floored kitchen, you'll have another single archway leading back to the formal dining room. Walking forward, you will enter a Butler's Pantry, complete with shelving cupboards, and built-in cabinets and a prep countertop.

After the Butler's Pantry, you'll enter a huge laundry room. To your left you'll find an inset washer/dryer area, with a built-in desk for a computer, etc. and an oversized broom closet.

From the laundry room, you'll see on your left yet another beveled glass door leading to a front bedroom with multiple windows and a view of the spring fed pond. In front of you you'll enter a modern kitchen with full size appliances, countertops, and cabinets. To your left is a second back door, leading to a handicap accessible ramp and easy access garbage area. This is the beginning of a "mother-in-law suite", which was added later to the house for that exact purpose.

On the other side of the modern kitchen, you'll find yet another glass door which leads to a huge, family room, game room, and the mother-in-law quarters. This room is surrounded by windows and has an excellent view of the spring fed pond. You can exit this room through a multiple pane, glass French door into yet another window in the bedroom.

From this bedroom, you can continue forward and enter the formal front room through multiple paned glass French doors. Or, you can go through a double wood door, in a huge handicapped accessible bathroom. With a large, louvered wood, four doors, full length and shelved for linens, supplies, or equipment that may be used for literally everything. Counters, mirrors, etc. From this extraordinary bathroom, you can exit to yet another wood louvered French style door which will lead you back to the laundry area. This completes the added on mother-in-law suite.

The upstairs is accessed through the formal dining room, up the staircase, which is built old-style and easier on the knees. This area of the house is fully carpeted. At the top of the stairs, there are two landings. Which leads to three bedrooms, one oversized for the master bedroom. They are all hardwood floored. You'll also find two full bathrooms, one near the stairway for guests, and a master bathroom off the master bedroom, which has a walk-in shower, vanity, etc.

The grounds are beautiful and park-like with a gazebo to enjoy the park-like setting and view of the spring-fed pond. The grounds contain a freestanding shop, craft room, children's playhouse, that was converted from the former garage. A fenced outbuilding, tractor shed, that is original to the house. It has a fenced vegetable garden attached with raised beds. Named the "Hansel and Gretel house", due to its old world charm.

The park-like grounds also contain a potting shed, complete with windows and an attached tool shed, for gardening equipment, etc. Another pole barn for storage of equipment, etc., and a fully functional chicken coup. Finally, a one of a kind two-story, shaker style barn in immaculate condition. All located on a private 10-acre plot, fit for a horse farm, or a tree farm which is a tax write off. All located in Salem Township, within the highly desired South Lyon school district.

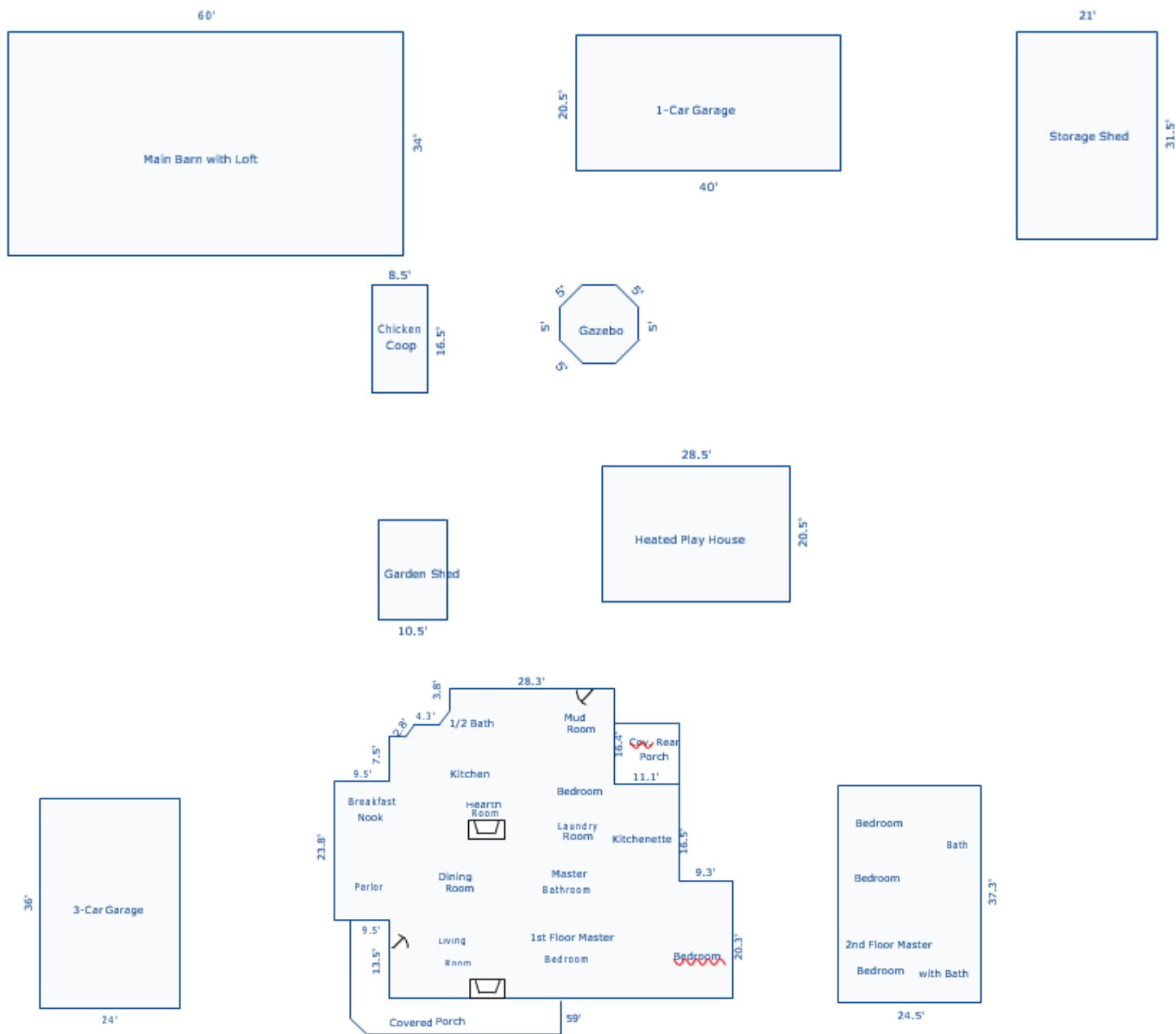
Extras include: new boiler, new water softener, 2-inch wood blinds throughout the house, modern double hung windows, professionally installed air conditioning with two zones one lower and one upper for additional comfort. The basement is dry and clean, with bright, freshly painted walls and with an original room with natural stone walls. It is a large room, perfect for canning, food storage, or a tool shop. The barn is fitted for propane which terminates into a cast-iron fireplace within the barn, for total heated comfort within. It is also carpeted on the lower level. The upper level of the barn is immaculate, wood floored and windowed, with high ceilings in the shaker style.

The owner has requested that NO brokers or realtors contact him in any way regarding the property. The property is owned by Dr. Daniel White, retired. It is for sale by owner only. For information on the purchase or viewing of this property, please contact Ms. Kimberly Tiberia, acting consultant at 248-410-7530.

8145 Pontiac Trail
South Lyon, MI 48178

\$750,000

FLOORPLAN SKETCH



GROSS LIVING AREA (GLA)

Area(s)	Area
Living	3,722
Level 1	2,808
Level 2	914
Level 3	0
Other	4,524

Updates

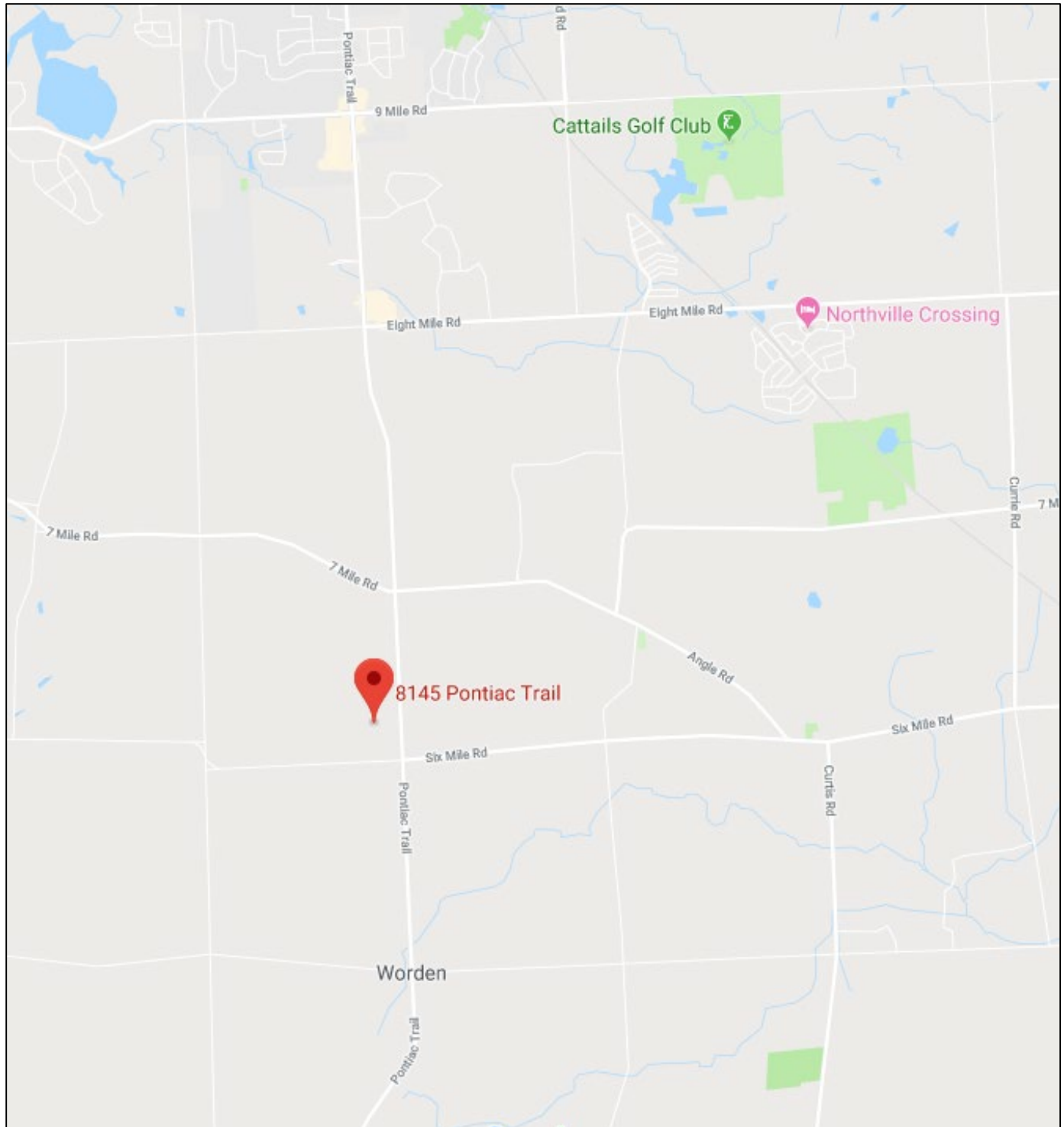
- **HVAC** – 1 year old
- **2 Zone AC Unit** – 4 years old
- **Water Softener** – 1 year old
- **Mother-in-Law Suite Kitchen** – 2 years old
- **Engineered Septic Field** – Less than 1 month old

Description	Size
First Floor	2,807.89
Second Floor	913.85
3-Car Garage	864.00
Centennial Barn	2,040.00
1-Car Garage	820.00
Shed	661.50
Heated Play House	584.25
Chicken Coup	140.25
Garden Shed	157.50
Gazebo	120.71

8145 Pontiac Trail
South Lyon, MI 48178

\$750,000

GPS Location



Landscape Rendering

