



2381 Browning Drive | \$475,000

Living & Family Room

- Completely opened layout
- Flanking the new kitchen
- New luxury vinyl flooring
- Modern and trending decor

Kitchen and Dining Area

- Completely remodeled
- Two large granite islands
- Stainless steel appliances
- Access to deck and backyard

Primary Suite

- First floor master
- Private ceramic full bath
- Spacious walk-in closet

Office

- Potential as a 5th bedroom
- Next to refreshed half-bath

Laundry Room

- Just off the main entry & garage
- Doubles a mudroom
- Easy-care flooring & counters
- Vents diverted to garage

Second En Suite

- Separate furnace and A/C
- Features a kitchenette
- Full private bath

Upstairs

- Two spacious bedrooms
- Large ceramic full bath

Basement

- Full finished & remodel 2015
- Second kitchen
- Addl. family & bonus room

Mechanicals

- Generator- 2020
- Main furnace -2016
- Electrical upgrades- 2015
- 2nd Furnace- 2007
- Roof- 2004

Local Amenities and Features

- Private 250-acre Lake Voorheis
- 7+ miles of paved trails
- Orion Oaks and Bark Park
- Lake Orion schools



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Updates and Upgrades

- Heated climate controlled 3.5 car garage. Third bay deep enough for 28' boat in 2004
- 2nd master suite with separate furnace and A/C system in 2004
- Added 3.5 car garage in 2004
- Front porch, cement slab with roof overhang in 2004
- Added 2nd master suite with large master suite bathroom in 2004
- Professionally landscaped in 2004
- Automatic sprinkler system
- Driveway concrete and stamped concrete walkways in front and along the side of the house going to the backyard 2004
- New 50-gallon hot water tank installed in 2012.
- New 200 AMP service panel upgraded in 2015.
- Remodeled main floor -2021
 - New floor plan
 - New floors
 - New kitchen layout with cabinets and large pantry
 - Granite counter tops and tiled backsplash
 - Counter space approx. 63 sq ft- 2 granite counter slabs at 38" x 7'2"; sink slab at 26" x 10' 2"
- Master bedroom layout with master bathroom and master walk in closet
- New whole house natural gas generator in 2020
- First floor laundry with dryer vent diverted to garage and not porch
- Completely remodeled basement, drywalled walls and ceiling in 2015
 - Basement bathroom
 - Basement kitchen/wet bar/ mini refrigerator
 - Basement gym
 - Large living and entertainment area in basement



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