



2396 Browning Drive | \$365,000

Living Room

- Beamed ceilings
- Flanking dining and entry
- Large picture window

Kitchen and Dining Area

- Modified, opened layout
- Tons of cabinetry and storage
- Good counters and an island
- Stainless steel appliances
- Access to deck and backyard

Family Room

- Convenient access to garage
- Retailed full wet bar
- Focal point fireplace
- Access to the deck and backyard

Primary Suite

- Generously-sized
- Private full bathroom
- Good closet storage
- Decorated in warm tones

Upper Level

- Three spacious bedrooms
- Ample closet storage
- Ceramic full bath

Basement

- Finished with walkout
- Large rec/hobby room
- Remodeled full bath
- Good storage capacity

Features to Note

- Replaced deck & stain 2012
- Extended landscaping 2014
- Utilities relocated 2014
- New roof 2016
- Siding & gutter system 2017

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 & Upgrades: 2396 Browning

- Winter 2011- New kitchen countertops and rearrange of kitchen, added stainless steel appliances, Tile backsplash, new garbage disposal, recessed lighting, removed wall and added more lights.
- All linoleum flooring removed (kitchen, foyer, all baths) and put floor tile down with new sub-flooring.
- Summer 2012 - All rotten wood replaced on outside Deck (all upper level, all 4x4s railing, all railing removed, a lot of work on replacing wood, restained entire deck.
- Summer 2013 - Reroof Cedar Roofing and built shed under top deck.
- Winter 2013 - Removed dining room flooring and put in wood flooring. Added two gas fireplaces in living room and basement.
- Summer 2014 - extended backyard with down trees and added fill dirt for yard extension. Added sprinkler system in yard with pump and city water with anti-siphoning.
- Winter 2014 - Relocated all utilities in basement and remodeled basement. Including in-wall speakers: stereo and projection ready.
- Summer 2014 - Remodeled and re-stained all fencing.
- Summer 2016 - New complete tear-off roof.
- Summer 2017 - New vinyl siding and trim with new gutters and gutter guards.
- Winter 2018: New carpet throughout entire house.
- Winter 2019: Remodeled basement bathroom - added shower.
- Painted the interior of home house except for play room.
- Built fireplace mantel and tired around fireplace.
- Tiled wet bar area and put in-wall speakers in family room.
- Added overhead wood rails for flow from house to entrance way.



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