

63 BURNIAH LANE,
LAKE ORION, MI 48362

OFFERED AT
\$550,000

Attention to Detail!



This is a rare opportunity to own a stunning townhouse condo overlooking the pond and golf course at Indianwood, where an active lifestyle meets effortless living.

ucked away from the bustle of Lapeer Road yet just minutes from dining and shopping, the location offers the best of both worlds. Nearby Polly Ann and Paint Creek Trails invite miles of walking and biking, while the neighborhood itself feels peaceful without sacrificing convenience.



Gwen Daubenmeyer

248-850-1436

gwen@theintegrityteam.com

Property Updates

2021

- New roof and new air conditioner (condenser)
- New lower-level carpeting
- Lower-level walkout wall & stairwell re-painted

2022

- New hi-eff furnace w/2-speed fan motor & air cleaner
- All new flooring & carpeting on main & upper levels
- New window blinds in the great room
- Entire unit professionally painted
- New entry-level, kitchen, and pantry lighting fixtures
- New washer & gas dryer
- Front porch and garage floor professionally diamond ground and industrial epoxy painted
- Garage walls & ceiling painted, step railing installed
- Exterior landscaping updated with approval of HOA

2023

- New composite deck with aluminum powder-coated deck railing
- Replaced both garage doors
- New aluminum powder-coated front porch railing
- All (29) new triple-pane, argon-filled windows
- Two new sliding glass doors (main & walkout level)
- New thermal insulated front door
- Toilets in primary & guest bathrooms replaced

2024

- Lower-level utility room walls and floor painted
- New gas range with air fryer
- New 50-galloon water heater
- Total remodel of primary bath (new shower, vanities, lighting & flooring)



2 BDRM



2.2 BATH



1,951 SQFT