



9317 Livernois Road

Bedrooms	4 Bed
Baths	2 Bath
Square Feet	2031 Sf
Lot Size	13395 Sf
Year Built	1955

Systems

HVAC: 5-ton, 2016
Tankless Water Heater: 2016
Roof: 2016
Plumbing: 2016
Electrical: 2016

Features & Upgrades

- **Kitchen:** Custom pantry with spice cabinet and bookshelf, granite countertops, farmhouse/apron sink, champagne-bronze hardware, custom cabinetry
- **Primary Suite:** Solid white oak flooring with a premium soft-luster finish, redesigned layout to enhance privacy
- **Primary Bathroom Upgrades:** Custom-designed white oak vanity with dedicated electrical outlet for grooming tools, premium Kohler fixtures, rain shower head, white oak-look shower tile and dark stone-look tile, floating shower bench extending through the glass enclosure into the private toilet area
- **Secondary Bathroom Upgrades:** Styled after a European spa, with premium Kohler fixtures, custom cabinetry, custom-milled cedar wood paneling, green tile in shower, and permitted shower addition

- Benjamin Moore Aura interior paint & cabinet coat trim paint
- Original oak hardwood floors refinished (2021)
- Custom millwork (baseboards & window sills)
- Living room custom built-ins
- Smart light switches in main living area
- Pocket door allows front bedrooms to be closed off
- Modern door hardware

Exterior

- Driveway replaced (2026)
- Driveway-side fence and gate (2026)
- Custom storage shed (2023)
- Exterior paint refreshed on three sides (2025), north side (2016)
- Outdoor walkways, front and back covered patios, backyard deck
- Private backyard and side yard with garden beds
- Double-pane windows (2016)
- Restored front-yard gas lantern
- French drains from backyard to front
- Seamless gutters with gutter guards
- Mature oak trees and expansive, lush landscaping
- Front patio with sunrise views



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**Per Seller*