

45547 Kensington Street, Utica 48317

MLS#: **58050197218** Area: **03072 - Utica**
 P Type: **Condominium**
 Status: **Active**

\$72,900



Location Information

County: **Macomb**
 City: **Utica**
 Mailing City: **Utica**
 Side of Str: **Utica**
 School Dist: **Utica**
 Location: **Hall Road / Van Dyke**
 Directions:

Garage: **No**
 Tot Grg Sp: **0.0**
 Grg Sz:
 Grg Dim:
 Grg Feat:

Lot Information

Acreage:
 Lot Dim:
 Rd Front Ft:

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **864**
 Est Fin Lower:
 Est Tot Lower: **432**
 Est Tot Fin: **864**
 Price/SqFt: **\$84.38**

Layout

Beds: **2**
 Baths: **1.1**
 Rooms: **7**
 Arch Sty: **Townhouse**
 Arch Lvl: **2 Story**
 Site Desc:

Contact Information

Name:
 Phone: **(586) 980-6108**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1970**
 Year Remod:

Recent CH: **02/18/2026 : DOWN : \$75,800->\$72,900**

Listing Information

Activation Date:
 Land DWP:
 Protect Period: **120**
 Terms Offered: **Cash**
 Listing Exemptions:
 List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
 Srvc Offered: **Unknown**
 Land Int Rate: **%**
 Restrictions:
 Land Payment:
 Exclusions:
 MLS Source: **MIRealSource**
 Land Cntrt Term:
 Possession: **Close Plus 1 Day**
 Originating MLS#: **50197218**

Features

Pets Allowed: **Breed Restrictions, Cats OK, Dogs OK, Number Limit**
 Foundation: **Basement**
 Exterior: **Brick**
 Appliances: **Dryer, Oven, Range/Stove, Refrigerator, Washer**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Public (Municipal)**
 Entry Location:
 Frndtn Material: **Poured**
 Cnstrct Feat:
 Cooling: **Central Air**
 Road: **Paved**
 Sewer: **Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Second	8 x 4	Other	Bath - Lav	First/Entry	5 x 4	Other
Bedroom	Second	12 x 11	Carpet	Bedroom	Second	13 x 11	Carpet
Breakfast Nook/Room	First/Entry	12 x 10	Laminate	Kitchen	First/Entry	7 x 7	Linoleum
Living Room	First/Entry	14 x 12	Laminate				

Legal/Tax/Financial

Property ID: **11111111**
 Ownership: **Standard (Private)**
 Tax Summer: **\$0**
 SEV:
 Legal Desc: **Village Square Cooperative**
 Subdivision: **Village Square Co-OP**
 Occupant:
 Homestead: **No**
 Existing Lease:
 Oth/Sp Asmnt:
 Home Warranty:

Homeowner Association Information

Assoc Fee Amt: **610**
 Fee Frequency: **Monthly**
 Fee Includes: **Snow Removal, Gas, Maintenance Structure, Maintenance Grounds, Sewer, Trash, Water**
 Working Capital:
 Association Contact\Website: **Villagesquarecoop@gmail.com**
 Association Phone\Email:

Agent/Office Information

List Office: **RE/MAX First**
 List Agent: **DENNIS O'CONNOR**
 List Office Ph: **(586) 799-8000**
 List Agent Ph: **(586) 980-6108**

Remarks

Public Remarks: **Sharp Townhouse Co-op. Recent updates include laminate flooring on first floor, carpet on 2nd floor bdrms and hallway, fresh neutral color paint throughout. New Wallside windows and doorwall installed 12/25. 6 panel interior doors, trim molding and new window blinds. Stove, refrigerator, washer and dryer included. Move in ready. Great location across from community center. Nearby parks, located in Utica School district.**

REALTOR® Remarks: **Cash only, application and approval required by Co-op. Monthly HOA fee covers, gas (heat), water, lawn, snow/landscape, exterior and limited interior maintenance. Kitchen appliances replacement and maintenance. No property taxes.; Addl Documents: Co-op Credit application/approval; Showing Instructions: Lockbox confirmed. - Lights off, doors secure. Remove shoes or use shoe booties.**

Notices and Disclaimers

- Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the discovery of a DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP, INC.
 - Broker commissions are not set by law and are fully negotiable.
 - The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed.
- [Realcomp 31 Ltd. All Rights Reserved.](#)



Dennis J. O'Connor
 REALTOR®

Office: (586) 799-8000
 Cell: (586) 980-6108
 djocr@aol.com
 www.soldbyfirst.com

Each Office is Independently Owned and Operated

