



**\$ 425,000**



**31260 Mayville St, Livonia, MI 48152**

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 20251015577
- » Single Family | 1,619 ft<sup>2</sup> | Lot: 8,276 ft<sup>2</sup>
- » More Info: [31260MayvilleSt.IsForSale.com](https://www.31260MayvilleSt.IsForSale.com)



**Joel Schmidt**  
(800) 417-0117  
[proRCG@gmail.com](mailto:proRCG@gmail.com)

Realty Concierge Group  
324 W Main Street  
Brighton, MI 48116  
(800) 417-0117

#### Remarks

HIGHEST & BEST IS DUE BY MONDAY (7/21/25) BY 4PM. Welcome to this beautifully maintained 3-bed, 2.5-bath ranch offering 1,619 sqft on the main level & an additional 1,305 sqft of finished living space in the basement perfectly designed for comfort, entertaining & everyday living. The main floor features a warm & inviting layout w/ vaulted ceilings & charming wooden beams in the family room, anchored by a cozy fireplace. A formal dining room w/ large windows brings in plenty of natural light, while the open fully updated kitchen includes a spacious breakfast nook. The kitchen offers abundant counter & cabinet space, making meal prep & hosting a breeze. The main-level primary suite includes an updated bath w/ modern tile, a fresh vanity & a tub/shower combo. Two additional bedrooms are generously sized & share a beautifully renovated full bath w/ a sleek glass walk-in shower. The finished basement is an entertainers dream w/ an oversized living room, open rec area, workout space & a kitchenette ideal for game nights, gatherings, or extended guest stays. Outside, the backyard is a true retreat, featuring immaculate landscaping, in-ground sprinkler system, colorful flowers, mature trees & a large, renovated deck (2024) perfect for relaxing or hosting friends. The yard backs

