



# NORTHVILLE PERFECTION INSIDE & OUT



20248 WOODHILL, NORTHVILLE, MI 48167

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## Stunning, Updated Colonial on Nearly Half an Acre with Private, Resort-Like Setting

Welcome to 20248 Woodhill—a beautifully updated, primarily brick colonial situated on a meticulously maintained .45-acre lot offering exceptional year-round privacy and a to-die-for location just a short walk from downtown Northville.

A central highlight of the spacious interior: the free-flowing, open chef's kitchen and sunroom combination. The kitchen features a granite island with breakfast bar, solid maple cabinetry with dovetail drawers, and a premium appliance suite including Viking, Dacor, and Asko brands. The sunroom, wrapped in floor-to-ceiling windows on three sides, is filled with natural light and opens to a breathtaking, park-like yard. Take in the the views from the newer pergola with brick paver patio, or from the adjacent multi-level deck—both of which are perfect for entertaining, relaxing in peace, or just enjoying the splendor of the setting.

The first floor also features both a living room and family room, each with its own fireplace, each with its own unique presence and ambience.

Upstairs, the spacious primary suite has been reconfigured to feature a custom walk-in closet and a luxury bath, complete with heated ceramic floors and a large glassed walk-in shower. Three additional bedrooms offer hardwood flooring and generous space.

Additional features and highlights can be found in the remainder of this brochure, not the least of which is that Northville and Northville Township were rated #1 and #2, respectively, in the “2025 Best Places to Live in Wayne County” by Niche.com.

#1 BEST PLACES TO LIVE IN WAYNE COUNTY

**Northville**

📍 Suburb of Detroit, MI · ★★★★★ 53 reviews

#2 BEST PLACES TO LIVE IN WAYNE COUNTY

**Northville Township**

📍 Suburb of Detroit, MI · ★★★★★ 46 reviews



On the main level, enjoy cozy evenings in either the living room or the family room - each featuring a fireplace (one natural and one gas) and offering its own inviting ambiance. The lower level includes a huge finished room, a separate laundry room with built-in cabinetry, and abundant storage. Additional highlights and updates:

- Newer roof with 50-year transferrable warranty
- Updated bathrooms throughout
- Hardie Board siding
- 240-watt steam humidifier
- Reverse osmosis water system
- Gutters, downspouts, and gutter guards
- Internal foundation waterproofing system
- Newer garage door with Wi-Fi
- Rebuilt lower level of deck
- Exterior storage shed

This home blends timeless style, modern upgrades, and an unbeatable location into one remarkable offering. All of this, plus the highly acclaimed Northville School District. Truly move-in ready—and truly exceptional.











## Both Open & Intimate

Like both “open and flowing” AND “intimate”? Here you have both.

- The combination of the kitchen and the sunroom creates a feeling of spaciousness and openness. It's perfect for gathering and entertaining, or simply taking in the peace and tranquility the view of the nature preserve-like backyard affords you.
- The living room and the family room offer unique, intimate spaces, each with its own ambience, each with its own fireplace (one natural & one gas).







## Gourmet Kitchen

You'll love hosting dinner parties centered around your large kitchen with the following features:

- Open, free-flowing floor plan with hardwood flooring.
- Solid maple cabinets with full extension, dovetailed drawers.
- Granite countertops.
- Granite island with breakfast bar.
- Premium appliances, including Viking, Dacor and Asko.
- Spectacular views of sunroom and backyard.







## Spectacular Sunroom

This home has many amazing features – location, lot, lot size, gourmet kitchen, spacious primary suite, walkability to downtown Northville, etc. – but this might be the true highlight: the rustic four-seasons sunroom. It brings the backyard into the living space in a truly unique way.







## Lovely Living Room

Entertain in your lovely living room, generously sized at 28' x 17', featuring a fireplace, hardwood flooring and wonderful views of both the front and back yards.





## Cozy Family Room

Have a drink, play a board game or just enjoy quiet conversation in your family room, featuring a second fireplace, hardwood flooring, wainscoting and ceiling fan.



## Formal Dining Room

Enjoy meals in your formal dining room, adjacent to kitchen with hardwood flooring and beautiful view of backyard.







## Luxurious Primary Suite

Relax, unwind and recover from it all in your large primary suite, reconfigured to add a large walk-in closet and an expanded and completely redesigned bath.



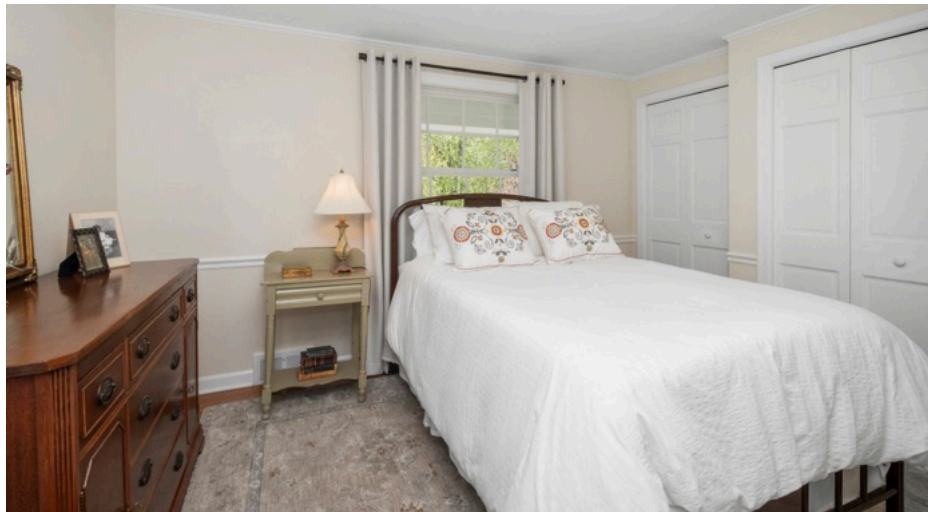






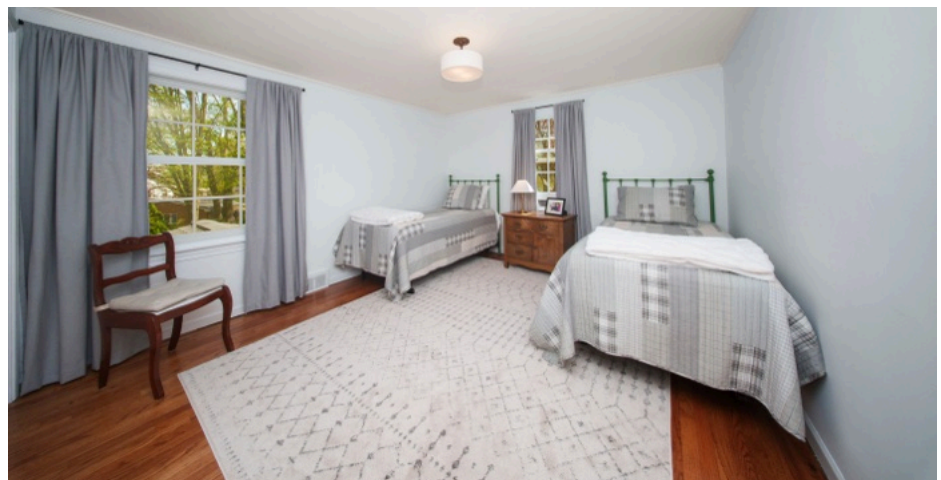
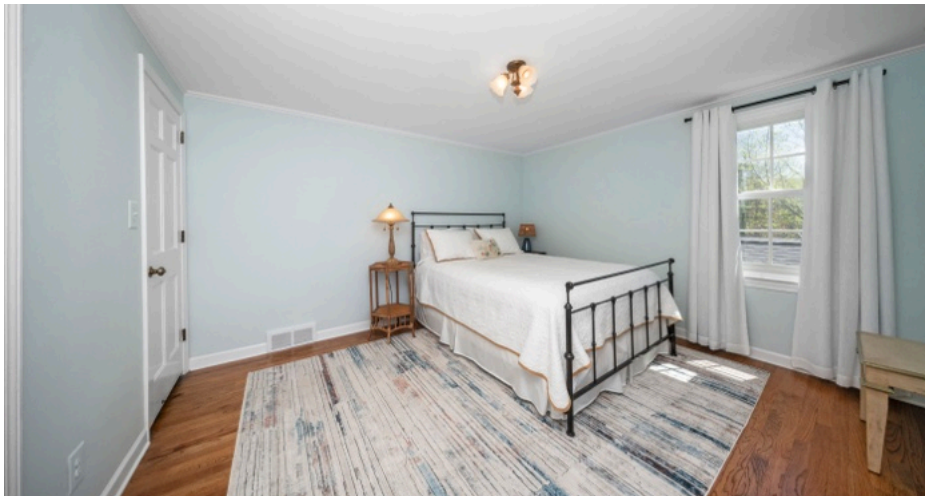






## 3 More Large Bedrooms & Updated Bath

The upper level features three more spacious bedrooms (the smallest of which is 15' x12') with hardwood flooring, which are serviced by a beautiful redesigned full bath.











## Bonus Sq Ft Finished Lower Level

Need even more space to do the things you do? Here it is, in the form of a large finished lower level, the centerpiece of which is a huge 34' x 26' carpeted room with blacked out ceiling and glass block windows. There's also a dedicated laundry room with ample cabinet storage, and additional storage rooms for all your possessions.







## Unrivaled Indoor/Outdoor Living

Who says you can't have it all? You can here: newer pergola with brick paver patio, separate multi-level deck, and a backyard enclave like something out of a magazine.













## Key Particulars of Property



|                        |                           |
|------------------------|---------------------------|
| Community -----        | Northville Township       |
| School System -----    | Northville                |
| Construction -----     | Brick & Hardie Board      |
| Year Built -----       | 1961                      |
| Square Feet -----      | 2,706 (per Public Record) |
| Lower Level SqFt ----- | 1,163 (per Public Record) |
| Bedrooms -----         | Four                      |
| Bathrooms -----        | Two full, one half        |
| Lot Size -----         | .45 (140' x 140')         |
| Outbuilding -----      | Shed                      |
| Garage -----           | Two car                   |

## Key Features, Additions & Updates

Newer roof w/ 50-Year Transferrable Warranty / Newer Garage Door w/ Wi-Fi / Redesigned Primary Suite w/ Large Walk-in Closet & Completely Updated Primary Bath / All Baths Updated / Newer Pergola w/ Paver Patio / Upper Level of Deck Replaced / Andersen E-Series Windows / Solar-Powered Skylights in Sunroom / Reverse Osmosis System / Both City & Well Water for Endless Free Irrigation / Custom Solid Maple Cabinets w/ Dovetail / 240 Watt Steam Humidification System / Newer Gutters, Gutter Guards & Downspouts / Newer Hardie Board Siding / Newer Internal Foundation Waterproofing System / Park-like Backyard w/ Year-Around Privacy / Short Walk to Downtown Northville / Award-Winning Northville Schools / & much more...







## 20248 Woodhill Distances to Points of Interest

| Destination                                       | Distance (miles) |
|---|------------------|
| Nearest Gas Station (8 Mile & Taft)               | .7               |
| Downtown Northville                               | 1.1              |
| Nearest Grocery (Kroger on Center Street)         | 1.5              |
| Hines Park  | 2.0              |
| Meadowbrook Country Club                          | 3.1              |
| Northville High School                            | 3.3              |
| M-14 (at Sheldon)                                 | 3.6              |
| Nearest COSTCO (8 Mile & Haggerty)                | 4.2              |
| 275 (at 8 Mile)                                   | 4.5              |
| Providence Hospital Novi                          | 5.1              |
| Twelve Oaks Mall                                  | 5.4              |
| Downtown Plymouth                                 | 5.9              |
| Catholic Central High School                      | 6.4              |
| Kensington Metropark                              | 12.9             |
| Downtown Ann Arbor                                | 18.9             |
| University of Michigan Hospital (Ann Arbor)       | 20.7             |
| Detroit Metro Airport (DTW)                       | 24.2             |
| Somerset Collection (Troy)                        | 25.5             |
| Windsor, Canada                                   | 27.7             |
| Comerica Park / Ford Field / Little Caesars Arena | 28.2             |

