

# PITTSFIELD TWP, MICHIGAN, WASHTENAW, 48197

<https://householdrealestate.com/a/charliecook>

Pittsfield Twp,  
Michigan,  
Washtenaw, 48197



**\$789,000**



3961 Hickory Hollow Drive Discover exceptional craftsmanship and thoughtful design in this newly built 2025 ranch in desirable Pittsfield Township. Offering 2,500 square feet of beautifully finished living space, this four-bedroom, 2.5-bath home sits on a picturesque one-acre setting surrounded by mature trees -- providing privacy while remaining just minutes from the highway for an easy commute to Ann Arbor. Designed with both luxury and accessibility in mind, this home features numerous ADA elements including wide hallways, 36-inch doorways, zero-clearance exterior access, a roll-in shower, and roll-under kitchen and bath areas. The open, flowing layout is enhanced by stunning hickory hardwood flooring throughout the main level, impressive timber trusses in the great room, and abundant natural light from expansive picture windows. An electric fireplace adds warmth and style to the heart of the home, while the convenient main-floor laundry and large pantry enhance everyday functionality. The kitchen and living spaces are built for comfort and efficiency, featuring structural insulated panel (SIP) construction on the exterior walls and roof and Superior Wall basement panels for advanced insulation, along with a tankless hot water heater for on-demand efficiency. The R-values are also impressive (R-16 in the basement, R-23 in the walls, R-38 in the roof). Car enthusiasts, hobbyists, and athletes alike will be amazed by the attached 1,800-square-foot garage with soaring 23-foot ceilings -- spacious enough for six vehicles or even your own indoor pickleball court. The backyard patio is already equipped with two gas lines, ready for a grill and fire pit, making outdoor entertaining effortless. Downstairs, the full unfinished basement offers incredible potential, complete with four egress windows and plumbing for a future bathroom. Above much of the home, a massive attic provides exceptional storage or creative expansion opportunities. This property is just minutes away from an award-winning school and across the street from an AAPS bus stop.

- 4 beds
- 2.10 baths
- Residential
- Active



### Call us now

Phone: 734-347-0870  
Email: [Youragentcharlie@gmail.com](mailto:Youragentcharlie@gmail.com)



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## Overview

**Status:** Active

**Year built:** 2025

**Architecture Style:** Ranch

**Type:** Residential

**Architecture Level:** 1 Story

**Date added:** Added 2 weeks ago

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## Rooms

**Bedrooms:** 4 beds

**Bathrooms:** 2.10 baths

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## Building Details

**SqFt Total Bsmt:** 2500

**Foundation details:** Basement

**Roof:** Asphalt

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## Nearby Schools

**School District:** Milan

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## Parking

**Garage features:** Door Opener,Attached

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## Amenities & Features

**Cooling features:** Ceiling Fan(s),Central Air

**Waterfront:** No

**Fireplace YN:** 1



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