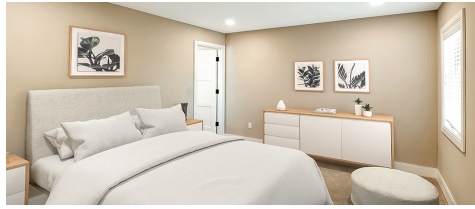


— ROYAL OAK TOWNHOMES —

709 E 11 MILE RD | ROYAL OAK, MI | **STARTING AT \$575,000**

2 Bed | 2.5 Bath | 1,878 Sq Ft | Private 2-Car Garage



MODERN LUXURY MEETS DOWNTOWN LIFESTYLE

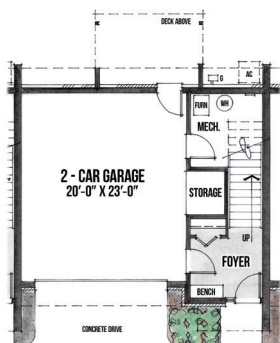
Indulge in upscale urban living at the newly built Royal Oak Townhomes — a boutique collection of three high-end residences crafted with timeless architectural style, cutting-edge finishes, and thoughtful design. Located just steps from downtown Royal Oak, these luxury townhomes offer the perfect blend of modern elegance and walkable lifestyle.

INTERIOR FEATURES: _____

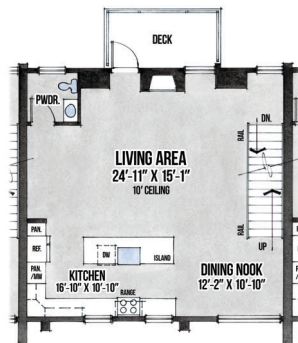
- **1,878 SQ FT** of open-concept luxury | 3 Levels of Living Space.
- **OPEN-CONCEPT MAIN FLOOR** with expansive windows and 10' ceilings.
- **GOURMET KITCHEN FEATURING:**
 - Custom cabinetry
 - 11-foot quartz island
 - Zinc range hood
 - Stainless steel KitchenAid appliances
- **TWO SPACIOUS BEDROOM SUITES** each with walk-in closets and full private baths.
- **POWDER ROOM** on the main floor.
- **DEDICATED LAUNDRY ROOM** with sink and storage.
- **HAND-SCRAPED** hardwood flooring.
- **GAS FIREPLACE** with custom surround.
- **MODERN CABLE** railing staircase.

EXTERIOR FEATURES:

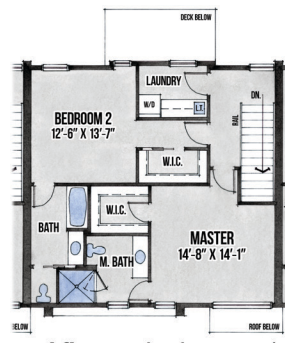
- **SLEEK, MODERN FACADE** with James Hardie siding accents.
- **EXTRA-DEEP 2-CAR GARAGE (20' X 23')** with storage room.
- **PRIVATE ENTRY** and covered patio.
- **UPPER DECK** for outdoor relaxation.
- **PROFESSIONALLY DESIGNED LANDSCAPING** and walkways.



1st floor - 2 bedroom unit
1,878 Sq. Ft. Unit 2



2nd floor - 2 bedroom unit
1,878 Sq. Ft. Unit 2



3rd floor - 2 bedroom unit
1,878 Sq. Ft. Unit 2
9' ceiling heights 3rd flr.

LOCATION HIGHLIGHTS

Walkable to downtown Royal Oak's restaurants, coffee shops, and nightlife.

Minutes from I-75 and I-696 for convenient commuting.

Quiet, private setting with all the perks of urban living.

Whether you're looking to right-size, invest, or elevate your lifestyle,

*the **Royal Oak Townhomes** offer an exclusive opportunity to own new construction in one of*

METRO DETROIT'S MOST DESIRABLE CITIES.



YOUR **FOREVER HOME** STARTS HERE

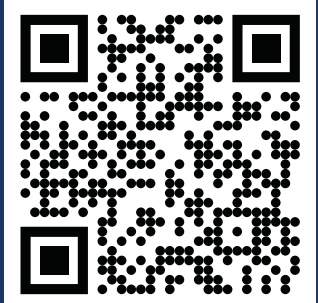
For more details, don't hesitate to contact us. Reach out to SunByrnes Properties today!



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