



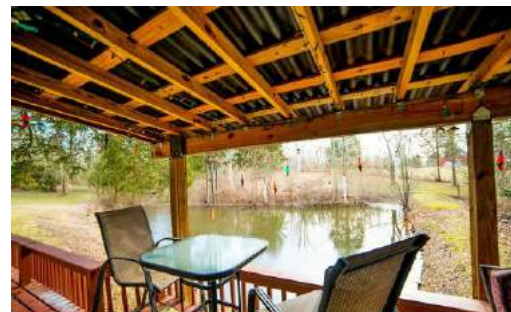
THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

4201 Evergreen Road

FOR MORE INFO IMMEDIATELY, TEXT 18793 TO 46835

**Updates Throughout! • Private Pond in Backyard
2.6 Acres • Hardwood Flooring**



Visual Tour Online:
www.4201EvergreenRoad.com

This is your new peaceful Kentucky retreat! Minutes from Oldham County schools, I-71, and Crestwood shops and restaurants, this 2.6 acres (with stocked pond), 4 bed, 2.5 bath ranch offer a tranquil park-like setting. The large covered deck overlooking the stocked pond is a front row seat to the best of natural beauty Kentucky has to offer! It is a migratory resort to waterfowl, a hunting ground for eagles, hawks, falcons, and great blue heron, and a home for some of the largest turtles you will see in the wild. Deer and fox stop by daily. Let the bullfrogs sing you to sleep while lightning bugs brighten the summer nights! The stocked pond is complete with bluegill, channel catfish, minnows, and gambusia (mosquito fish). The pond will soon be stocked with grass carp & bass. The large exterior back deck (half covered) overlooks a beautiful private pond. Step into the home and note the rich dark tones of the newly installed hardwood flooring, cozy wood-burning fireplace, and fresh paint and white trim throughout. The kitchen is new as of December 2016 and is a chef's dream - spacious, vibrantly lit, and an abundance of countertops and cabinetry. The new stainless steel appliances and quartz countertops cap off the elegance as you transition to the Great Room. Note the easy transitions from the Kitchen to the laundry area, foyer, back sunroom, and living room. The Great room is over 600 sqft, has vaulted ceilings, decorative redwood framing, recessed lighting and tucks privately over the 2-car garage. Cross back to the other side of the home head down the hallway to the bedrooms. Your feet will enjoy the plush, newly installed carpeting. Before visiting the bedrooms, peak in and appreciate the large, updated Full bath. The bedrooms each boast large closets, spacious living, and upgraded fixtures. The en suite bathroom is extremely private and vibrantly lit. Additional updates to the home include a New roof and gutters installed in 2011, a new Carrier heat pump HVAC system installed in 2009, and solid cedar old growth Tongue and Groove siding / redwood framing. You won't want to miss this opportunity for your slice of the best Kentucky has to offer. Call the list agent today for more information or to schedule a private viewing!

Features:

4 Bedrooms
2.5 Bath

2400+ Finished
Square Feet

Renovated Kitchen!

Plenty of Privacy

Stocked Pond

kw LOUISVILLE
EAST
KELLER WILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

www.ChooseThePriceGroup.com

info@kwPriceGroup.com
9911 Shelbyville Road #100
Louisville, KY 40223

Download your Free MLS Search App Now!
www.LouisvilleRealEstateApp.com

4201 Evergreen Road, *Special Features*

4 bedrooms/2.5 baths, 2400+ Total Finished Square Feet

Minutes from I-71, Off of Exit 18

Ranch-Style with Updates Throughout!

Plenty of Privacy on a 2.6 Acre Lot with Amazing Views and Stocked Pond in Backyard

New Roof and Gutters in 2011, New Carrier Heat Pump System in 2009

Throughout The Home

- Rustic park-like setting at home with large pond off of the covered back deck and wildlife.
- Enjoy privacy and amazing views from every window of the home!

Foyer

- The foyer the home is a cozy sunroom with exposed brick, tone floors, and several large windows making this space perfect for enjoying the large private yard and views of nature
- The sunroom also provides two separate entrances into the home. One leads to the foyer while the other leads to the family room-both with storm doors.
- Adorable brick step-up entry to the front door which is framed with a side casement window.
- As you enter take note of the foyer lighting and gorgeous slate floor tile

Great Room/Library

- Through the foyer you enter into the great room-expansive!
- Large windows provide plenty of natural light as well as beautiful views of the backyard
- Step outside the sliding doors onto the covered back porch that overlooks the pond
- Entire wall of built-in shelving with recessed lighting is the preface space for a home library!
- Take note of the exposed-brick wood-burning fireplace; complete with venting system to help heat the home as well as built-in shelf for storing firewood. The perfect flair of rustic charm!
- The neutral colors throughout the space show off the gleaming hardwood floors

Dining Room

- The open flow of the living area and dining room would be great for hosting and entertaining!
- French doors off of the dining room leads to the covered deck
- Hardwood flooring is carried through from the living area into the dining room
- Dining room has access to the eat-in kitchen and is complete with chandelier and neutral color palette

Kitchen and Breakfast Area

- Kitchen is brightly lit from the large windows that overlook the sunroom to overhead fan and recessed lighting
- Updates throughout the kitchen, including new cabinetry, appliances and recessed double bowl sink and quartz countertops with rounded edge profile
- New Stainless Steel appliances include dishwasher, refrigerator, range and microwave
- Plenty of storage space provided by the large walk-in pantry

Family Room

- As you enter the family room take note of the tall, vaulted ceilings and stunning exposed wooden beams
- Natural light abounds thorough the space from the four large windows
- The room also boasts a neutral paint color, sconce and overhead lighting, hardwood flooring and wooden registers

Owner's Suite

- Owner's suite provides access to the back of the house through an adorable, vintage door
- Two large closets with sliding doors offer plenty of storage space
- En-suite full bath includes a shower, wood vanity and medicine cabinet

Second Bedroom

- The second bedroom has two windows, a large closet with sliding doors and neutral color palette with painted gray wainscoting

Third Bedroom

- The third bedroom has two windows, hardwood flooring, a large closet with double sliding closet doors and sconce lighting

Fourth Bedroom

- The fourth bedroom has two windows, neutral painted wood walls and carpet flooring

Hallway Full/ Half Baths

- The full bath features a shower/tub combination with vintage tile, painted white vanity with double sinks, built-in open shelving and neutral color scheme
- The half bath features a transom window, pedestal sink, neutral gray walls and is accented with painted white decorative chair rail

Additional Perks, Storage, Laundry

- The large laundry room hosts a transom window, cabinetry and open shelving for storage or cleaning supplies
- Located in the partial basement, the two-car garage boasts new insulated doors.
- Additional storage is offered by a linen closet in the hallway
- Access to the attic is provided by the great room and hallway

Backyard Pond

- Large pond in backyard is stocked in a three-phase process. First, Bluegill, Channel Catfish, Minnows and Gambusia (Mosquito Fish) are added. Several weeks later, Grass Carp. And in late summer after the other fish have had time to reproduce it will be time to add the Largemouth Bass. Typically, it takes up to two years before the Bass should be harvested.

Residential - Single Family Residence

For Current
Pricing Call
502.554.9749



List Number: 1467725

Address: 4201 Evergreen Rd, Crestwood, KY 40014

Area: 21-Oldham County S-171

Sub Area: A

Total Living Area: 2,451

Basement: Unfinished; Walkout Unfinished

Total # Bedrooms: 4

Disclosure: Yes

Style: 1 Story

Open House Info:

Status: Active

School District: Oldham

Above Grade Finished: 2,451

Total Baths: 3

Sqft - Total Unfin: 625

Nonconform SqFt Fin: 0

Nonconform SqFt UF: 0

Listing Price

County: Oldham

Subdivision: BOROWICK FARMS

Baths - Full: 2

Baths - 1/2: 1

Age: 51

Year Built: 1966

Stories: 1

Directions: I-71 to Exit 18 Ky-393. Head to Centerfield Dr. Turn left and take to Evergreen Rd. Left on Evergreen Rd and take to house - on Right.

This is your new peaceful Kentucky retreat! Minutes from Oldham County schools, I-71, and Crestwood shops and restaurants, this 2.6 acres (with stocked pond), 4 bed, 2.5 bath ranch offer a tranquil park-like setting. The large covered deck overlooking the stocked pond is a front row seat to the best of natural beauty Kentucky has to offer! It is a migratory resort to waterfowl, a hunting ground for eagles, hawks, falcons, and great blue heron, and a home for some of the largest turtles you will see in the wild. Deer and fox stop by daily. Let the bullfrogs sing you to sleep while lightning bugs brighten the summer nights! The stocked pond is a delight - complete with bluegill, channel catfish, minnows, and gambusia (mosquito fish). The pond will soon be stocked with grass carp & (cont)

Room Name Room Level WidthLengthRoom Remarks

Great Room	1st Floor	24'5"	19'9"	Brand New Flooring Throughout
Laundry	1st Floor	5'0"	11'1"	Convenient Location
Half Bath	1st Floor	3'6"	4'6"	Neutral Paint
Eat in Kitchen	1st Floor	21'4"	13'9"	Quartz Counters and Abundant Cabinetry
Family Room	1st Floor	36'8"	11'1"	Cozy Fireplace
Bedroom	1st Floor	11'0"	12'1"	Large Closets
Full Bath	1st Floor	12'2"	7'4"	Lots of Space
Bedroom	1st Floor	13'0"	9'9"	Large Rooms
Master Bedroom	1st Floor	11'1"	14'1"	Brightly Lit
Master Bath	1st Floor	4'0"	7'7"	En Suite
Bedroom	1st Floor	11'10"	10'1"	Can Be Used as an Office

Basement:

Unfinished; Walkout Unfinished

Construction:

Frame - Wood

Exterior:

Pond; Deck; Patio

Foundation:

Poured Concrete

Fencing:

None

Heating/Cooling:

Central Air; Forced Air Heat; Heat Pump

Garage/Parking:

2 1/2 Car Garage; Attached; Entry Side; Lower Level

Roof:

Shingle

Utilities:

Electric; Fuel:Natural; Public Water; Septic System

M Struct Flood

No

Plain:

Total # of Rooms: 9

First Floor MBR: Yes

Laundry Level: 1st

Closets Level 1: 7

Fireplaces Level 1: 1

Lot SF Source: PVA

Acres: 2.6

Assumable: No

Sold As-Is: No

HOA Y/N: No

HOA Fee:

Condo Features:

Farm Features:

City Tax: Of Record

County Tax: Of Record

Deed Bk: 768

Pg #: 174

Block: Sec 1

Lot: 12

Sub-Lot: 0000

largemouth bass. The large exterior back deck (half covered) overlooks a beautiful private pond. Step into the home and note the rich dark tones of the newly installed hardwood flooring, cozy wood-burning fireplace, and fresh paint and white trim throughout. The kitchen is new as of December 2016 and is a chef's dream - spacious, vibrantly lit, and an abundance of countertops and cabinetry. The new stainless steel appliances and quartz countertops cap off the elegance as you transition to the Great Room. Note the easy transitions from the Kitchen to the laundry area, foyer, back sunroom, and living room. The Great room is over 600 sqft, has vaulted ceilings, decorative redwood framing, recessed lighting and tucks privately over the 2-car garage. Cross back to the other side of the home head down the hallway to the bedrooms. Your feet will enjoy the plush, newly installed carpeting. Before visiting the bedrooms, peak in and appreciate the large, updated Full bath. The bedrooms each boast large closets, spacious living, and upgraded fixtures. The en suite bathroom is extremely private and vibrantly lit. Additional updates to the home include a New roof and gutters installed in 2011, a new Carrier heat pump HVAC system installed in 2009, and solid cedar old growth Tongue and Groove siding / redwood framing. You won't want to miss this opportunity for your slice of the best Kentucky has to offer. Call the list agent today for more information or to schedule a private viewing!

Natural KY Beauty



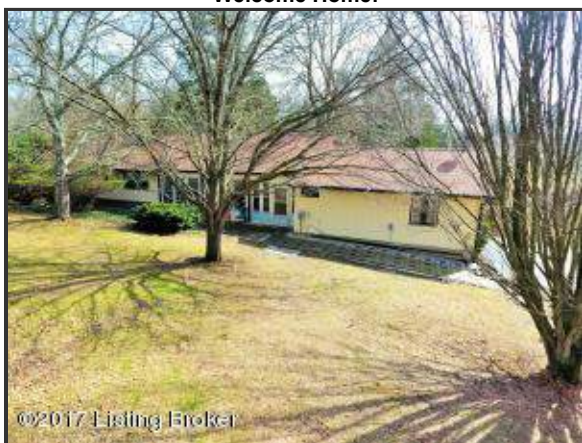
Vacation at home in your 2.5 acres of pure KY beauty!

Front Yard



You'll see various form of wildlife in your own yard! Eagles, hawks, turtles, deer! A Nature lover's paradise!

Welcome Home!



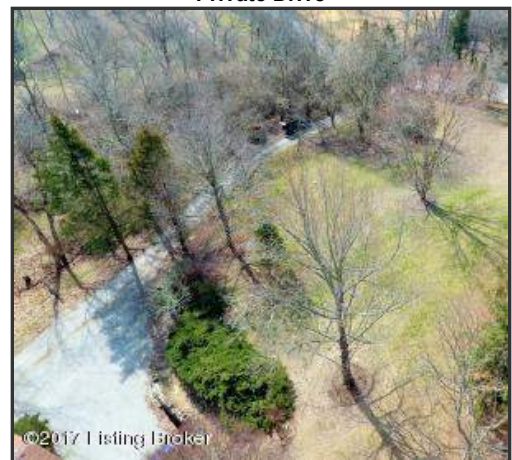
This home offers a stunning updated interior!

Stocked Pond



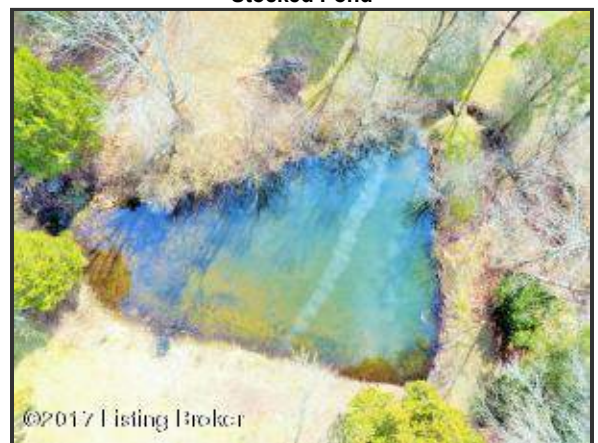
Stocked pond with bluegill, channel catfish, minnows, and gambusia (mosquito fish). Grass carp and largemouth bass will be added soon!

Private Drive



A private driveway leads you from the neighborhood road to the private entrance to your home

Stocked Pond



Stocked pond with bluegill, channel catfish, minnows, and gambusia (mosquito fish). Grass carp and largemouth bass will be added soon!

Aerial View from PVA

Illustrating approximate property lines

Welcome Home!

2.6 acre lot, newly remodeled interior, located in the Oldham County School District

Front Entrance

Adorable brick step-up entry to the front door which is framed with a side casement window.

Sunroom

The foyer the home is a cozy sunroom with exposed brick, tone floors, and several large windows making this space perfect for enjoying the large private yard and views of nature

Foyer

As you enter take note of the foyer lighting and gorgeous slate floor tile

Great Room

Through the foyer you enter into the great room-expansive!

Great Room

Entire wall of built-in shelving with recessed lighting is the perfect space for a home library!

Great Room

Take note of the exposed-brick wood-burning fireplace; complete with venting system to help heat the home as well as built-in shelf for storing firewood. The perfect flair of rustic charm!

Great Room

The neutral colors throughout the space show off the gleaming hardwood floors

Dining Room

The open flow of the living area and dining room would be great for hosting and entertaining!

Kitchen

Kitchen is brightly lit from the large windows that overlook the sunroom to overhead fan and recessed lighting

Kitchen

New Stainless Steel appliances include dishwasher, refrigerator, range and microwave

Kitchen

Updates throughout the kitchen, including new cabinetry, appliances and recessed double bowl sink and quartz countertops with rounded edge profile

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Family Room

Natural light abounds through the space from the four large windows

Family Room

As you enter the family room take note of the tall, vaulted ceilings and stunning exposed wooden beams

Family Room

The room also boasts a neutral paint color, sconce and overhead lighting, hardwood flooring and wooden registers

Family Room

Take note of the tall, vaulted ceilings and stunning exposed wooden beams

Laundry

The large laundry room hosts a transom window, cabinetry and open shelving for storage or cleaning supplies

Guest Half Bath

The half bath features a transom window, pedestal sink, neutral gray walls and is accented with painted white decorative chair rail

Full Bath

The full bath features a shower/tub combination with vintage tile, painted white vanity with double sinks, built-in open shelving and neutral color scheme

Second Bedroom

The second bedroom has two windows, a large closet with sliding doors and neutral color palette with painted gray wainscoting

Third Bedroom

The third bedroom has two windows, hardwood flooring, a large closet with double sliding closet doors and sconce lighting

Fourth Bedroom

The fourth bedroom has two windows, neutral painted wood walls and carpet flooring

Owner's Suite

Two large closets with sliding doors offer plenty of storage space

Owner's Suite

Owner's suite provides access to the back of the house through an adorable, vintage door

Owner's Suite Full Bath

En-suite full bath includes a shower, wood vanity and medicine cabinet

Garage

Located in the partial basement, the two-car garage boasts new insulated doors.

Covered Deck

Rustic park-like setting at home with large pond off of the covered back deck and wildlife.

Enjoy Your Coffee Here!

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2.6 Acre Yard

Plenty of privacy on a 2.6 acre lot with amazing views!

Oldham County School District

Plenty of privacy on a 2.6 acre lot with amazing views!

Private Front Yard

Rustic park-like setting at home!

2.6 Acre Yard with Pond

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2.6 Acre Yard

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Great Room

Large windows provide plenty of natural light as well as beautiful views of the backyard

Dining Room

French doors off of the dining room leads to the covered deck

Dining Room

Hardwood flooring is carried through from the living area into the dining room

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Kitchen

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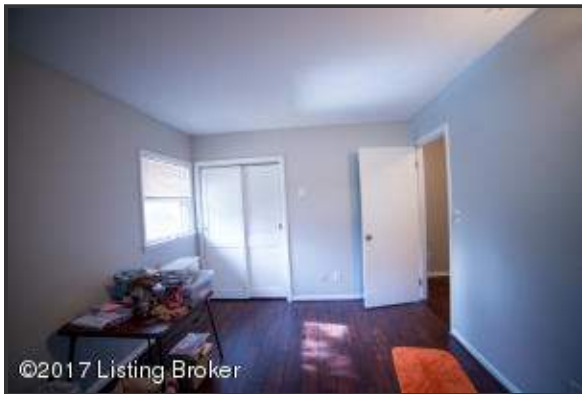
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Side Door

Farmhouse style door

Pond

Enjoy privacy and amazing views from every window of the home!

Covered Back Deck

Rustic park-like setting at home with large pond off of the covered back deck and wildlife.

2.6 Acre Yard

Plenty of Privacy on a 2.6 Acre Lot with Amazing Views

Welcome Home!

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2.6 Acre Yard

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Front of Home

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Front Yard

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2.6 Acre Lot

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2.6 Acres with a Stocked Pond

Your Oldham County home nestled in 2.6 acres complete with open space, mature trees, and a stocked pond

Stocked Pond

Stocked pond with bluegill, channel catfish, minnows, and gambusia (mosquito fish). Grass carp and largemouth bass will be added soon!

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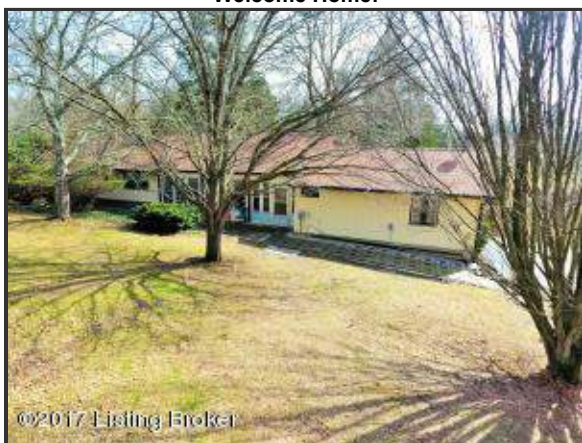
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Natural KY Beauty

Vacation at home in your 2.5 acres of pure KY beauty!

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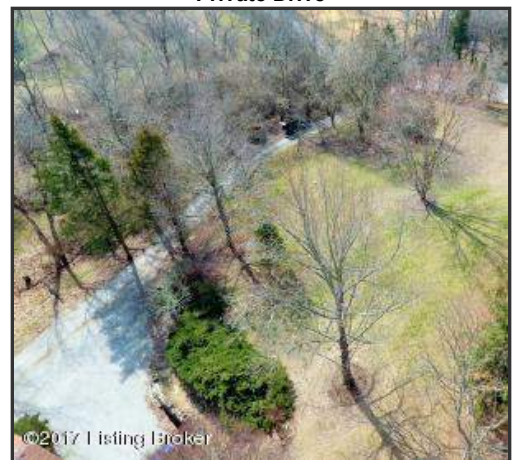
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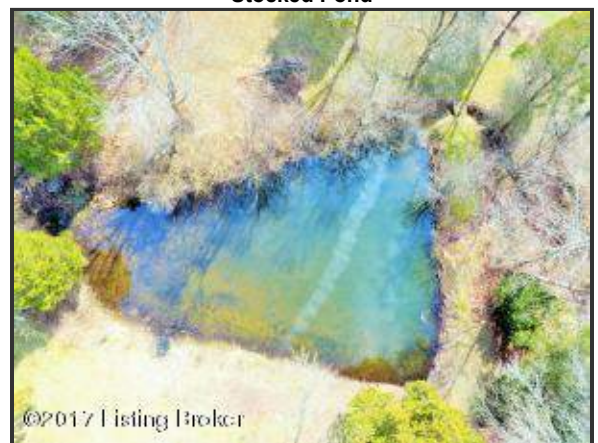
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Dining Room

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Kitchen

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Kitchen

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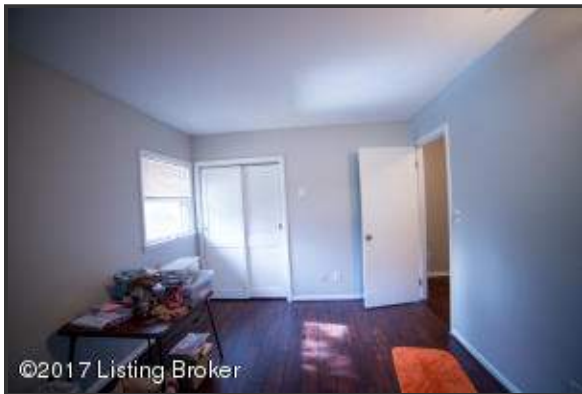
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Front Yard

©2017 Listing Broker

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PROPERTY ADDRESS: 4201 Evergreen Road, Crestwood, KY 40014

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is **not required** for:

1. Residential purchases of new construction homes if a written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on June 30, 2003, and ending on Jan 21, 2017.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 4201 Evergreen Road, Crestwood, KY 40014

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS

Any past or current problems affecting:

	N/A	YES	NO	UNKNOWN
(a) Plumbing			X	
(b) Electrical system			X	
(c) Appliances..... <u>New Dec. 2016</u>			X	
(d) Floors and walls..... <u>New hardwood & Carpet Dec 2016</u>			X	
(e) Doors and windows			X	
(f) Ceiling and attic fans			X	
(g) Security system	X			
(h) Sump pump	X			
(i) Chimneys, fireplaces, inserts			X	
(j) Pool, hot tub, sauna	X			
(k) Sprinkler system.....	X			
(l) Heating..... age <u>2009</u>			X	
(m) Cooling/air conditioning..... age <u>2009</u>			X	
(n) Water heater..... age <u>2014</u>			X	

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?		X		
(b) Any defects or problems, current or past, to the structure or exterior veneer?			X	
Explain: <u>Center piers settled, adjusted by AquaLock in 2016</u> <u>Basement wall in garage bowed and cracked, repaired by AquaLock in 2016 with warranty</u>				
(c) Has the basement leaked at any time since you have owned or lived at the property?		X		
(d) When was the last time the basement leaked? <u>long explanation at end.</u>				
(e) Have you ever had any repairs done to the basement?		X		
(f) If you have had basement leaks repaired, when was the repair performed?				

Explain: see note at bottom

Initials (Seller) J

Date/Time 1/21/17 2:11 PM

Initials (Buyer) _____

Date/Time _____

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PROPERTY ADDRESS: 4201 Evergreen Road, Crestwood, KY 40014

8. **CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN
- (a) Have there been any additions, structural modifications, or other alterations made? — — X —
- (b) Were all necessary permits and government approvals obtained?..... X — — —
- Explain: _____
9. **HOMEOWNER'S ASSOCIATION** N/A YES NO UNKNOWN
- (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... — — X —
2. If yes, what is the yearly assessment? \$ _____
3. Homeowner's Association Name: _____
- HOA Primary Contact Name: _____
- HOA Primary Contact Phone No. _____
- (b) Are you aware of any condition that may result in an increase in taxes or assessments?..... — — X —
- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?..... — — X —
- Explain: _____
10. **MISCELLANEOUS** N/A YES NO UNKNOWN
- (a) Was this house built before 1978? — X — —
- (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?..... — — X —
- (c) 1. Are you aware of any testing for radon gas?..... — — X —
2. Results, if tested _____
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... — — X —
- (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... — — X —

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?..... — — X —
- (g) Are you aware of any damage due to wood infestation?..... — — X —
- (h) 1. Has the house or other improvements ever been treated for wood infestation? X — — —
2. If yes, when, by whom, and any warranties? Black Diamond, May 2016
- Renewable Warranty
- (i) Are you aware of any existing or threatened legal action affecting this property?..... — — X —
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?..... — — X —
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... — — X —
- (l) Are you aware of any other conditions that are defective with regard to this property?..... — — X —
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? — — X —
- (n) Are there any warranties to be passed on?..... X — — —
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? — — X —
- If yes, please explain: Roof was replaced because of wind damage
- (p) Are you aware of the existence of mold or other fungi on the property?..... — — X —
- (q) Has this house ever had pets living in it? X — — —
- If yes, Explain Small dachshunds for past 14 years
- (r) Is the property in a historic district?..... — — X —

Initials (Seller) JS

Date/Time 1/21/17 2:11 PM

Initials (Buyer) _____

Date/Time _____

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PROPERTY ADDRESS: 4201 Evergreen Road, Crestwood, KY 40014

SPACE FOR ADDITIONAL INFORMATION

The basement is the garage only. Most of the house is over a crawl space. The north basement/ garage wall was cracked and bowed when we purchased the house in 2003. I am a structural engineer and designed a bracing system with structural steel beams installed in Nov 2015. I can not provide a warranty, so in addition to the steel bracing, we paid AquaLock, a foundation repair company, to install fiber carbon strips and most importantly, to provide a lifetime of the structure warranty against future movement. As part of the Nov 2015 repair, we also installed an EPDM membrane under the pavers on the north side to divert surface water away. It works, but a small

volume of sub-surface groundwater will seep through after long heavy rain events (like Jan 2017). Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Seller: [Signature] Date: _____ Seller: [Signature] Date: _____

THE REAL ESTATE AGENT NAMED HERE, _____, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____ Date: _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: _____ Date: _____ Seller: _____ Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer _____ Date _____ Buyer _____ Date _____

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller) [Signature] Date/Time 1/21/17 2:11pm Initials (Buyer) _____ Date/Time _____ Form M105 revised 3/2016 Page 4 of 4

4911 Hamburg Pike
Jeffersonville, IN 47130
Web: www.bdpest.com
Phone: (812) 944-0453
Fax: (812) 949-6550



Louisville: (502) 585-1919
Jeffersonville: (812) 288-7811
Corydon: (812) 738-8008
Salem: (812) 883-3044
Toll-free: (877) DEAD-BUG

April 25, 2016

RE: 4201 Evergreen Rd
Crestwood, KY 40014

To Whom it May Concern:

Black Diamond Termite & Pest Control, Inc. treated the house and attached garage at the above property address for termites on 04/25/2016. This treatment has a one year renewable warranty that is transferable to the new owner at no charge.

Sincerely,
Jim Parrish

Jim Parrish
Tactical Operations Manager
Black Diamond Termite & Pest Control, Inc.

"Serving Southern Indiana and Northern Kentucky since 1940"





Foundation Repair Contract

This agreement made and entered into this 21 day of JUNE, 2016 by and between Aqua Lock (herein after referred to as "Contractor"), and

(Name of Buyer - herein after referred to as "Customer")
4201 EVERGREEN RD
(Street Address)
CRESTWOOD KY 40014
(City) (State) (Zip)

(Home Phone)
(Bus. Phone) 338-8168 (Cell Phone)

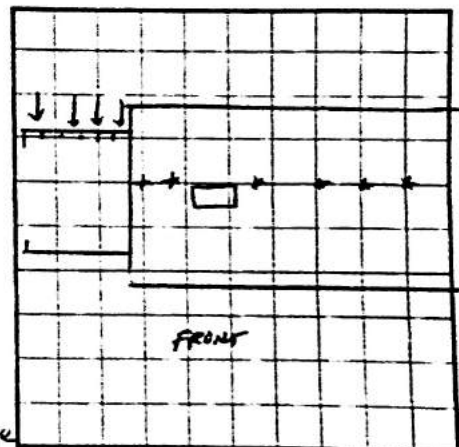
In consideration of the terms and agreements expressly set forth herein, Contractor and Customer hereby agree as follows:

Contractor agrees to repair for the Customer, in the areas set forth and described below by furnishing all labor, material and equipment necessary to repair the affected areas. Contractor represents that the project will be completed on or before 8/4/16 Initial date of 8:30 al

Services to be Performed:

INSTALL 4 CARBON FIBER STRIPS ON
BACK WALL OF GARAGE BETWEEN STEEL BEAMS
LIFETIME TRANSFERABLE WARRANTY AGAINST MOVEMENT
\$2500-
REMOVE WOODEN SUPPORTS FROM PIERCE IN CRAWL
"ATTEMPT" TO RETURN ORIGINAL LOOK
INSTALL BRICK SUPPORTS & METAL SHIMS
NO WARRANTY \$1500

grind Prep and Seal cracks in
crawl space with liquid rubber.
cost. \$250.00 per crack. (lifetime transferable
warranty)



Warranty:

Contractor agrees to service the seepage of water through the subsoil masonry for the areas specified in this agreement for the life of the home with out additional charge to the owner for labor and materials. If at any time the said forth area has been changed or modified, Aqua Lock will no longer be responsible for the work provided.

Price of Work to be Performed \$ 3500- + \$250.00 per each crack sealed al
Down Payment Received \$ _____
Remaining Balance \$ _____

*Customer Understands Payment is due Upon Completion of Job.

*Customer Understands if payment is made by credit card a 3.5% charge is added to price.

2016.06.27 17:08:30

-04'00'

Customer's Signature

Representative's Signature



10470 Bluegrass PKWY. Louisville. KY. 40299. 502-495-9450
Aqualockit@Aqualockit.com

Visit us at: www.aqualockit.com

* IF Property sells before work completed & buyers have a different plan contract is VOID. al

Utility Providers and 12 Month History

Trash Pick Up Company:	Republic Services
Days of Week for Trash Pick Up:	Thursday
Recycling Pick Up Company:	
Days of Week for Recycling Pick Up:	

Cable Provider:	Direct TV (Time Warner and AT&T Uverse avail)
Internet Provider:	Time Warner
Phone Provider:	None for past five years, maybe SC Bell?

Water Company:	Oldham County Water
Sewer or Septic?	Zaring Septic Tank Services

Gas/Electric Company:	LG & E
If all electric, is gas available?	I think there may be a gas line out there...
If you have a fireplace, is it gas or wood burning?	Wood

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. March 2016	\$	\$ 565.75	\$ 23.21
2. April 2016	\$	\$ 314.64	\$ 20.92
3. May 2016	\$	\$ 292.50	\$ 28.16
4. June 2016	\$	\$ 154.63	\$ 22.06
5. July 2016	\$	\$ 168.61	\$ 28.92
6. August 2016	\$	\$ 195.93	\$ 27.02
7. September 2016	\$	\$ 215.14	\$ 24.73
8. October 2016	\$	\$ 185.90	\$ 26.25
9. November 2016	\$	\$ 148.77	\$ 24.35
10. December 2016	\$	\$ 214.39	\$ 21.30
11. January 2017	\$	\$ 435.35	\$ 27.02
12. February 2017	\$	\$ 395.80	\$

Initials

Date: 2/10/17