



THE PRICE GROUP

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3224 Deer Pointe Place

FOR MORE INFO IMMEDIATELY, TEXT 21546 TO 46835

**Hillcrest Community • Great Backyard Space
Within Walking Distance to Goshen Elementary**



Visual Tour Online:

www.3224DeerPointePlace.com

Location, Location, Location! Within walking distance of Goshen Elementary school, this 5 bed, 4.5 bath is tucked quietly back into the highly coveted, Hillcrest Neighborhood in Prospect, KY. Known for its family-friendly community and access to award winning schools, you're just a few minutes from I-71, I-265, parks, and the shops/restaurants of Prospect and Springhurst. Approaching the home on Deer Pointe Place, you'll note the meticulous landscaping, 3+car side entry garage and large, peaceful front porch. The Great Room is expansive with a two-story vaulted ceiling, custom-built shelving, and an eye-catching mantle over the fireplace. Note the hardwood flooring throughout the living areas. Custom-cabinetry and granite countertops abound! The kitchen is a chef's dream with a double oven, built in range within the island, and huge walk-in pantry. The kitchen also accesses the large covered deck space - perfect for entertaining family and friends. Adjacent to the kitchen is the laundry/mudroom which provides a separate utility sink, plus custom cabinetry and counters for storage and laundry sorting. Transition to the Formal Dining Room and enjoy the detailed finishes; decorative chandelier, chair rail, wainscoting, crown molding, and flooring updates. The owner's suite is conveniently located on the first floor. Accessed by a separate hallway, the suite is private, brightly lit by four large windows. It features a vaulted tray ceiling, a spacious walk-in closet and rear deck access. The en suite bathroom is newly remodeled with luxurious tile work on both the floor and in the shower. The second level of the home offers a 2nd floor master suite with en suite bath. All the rooms are spacious and brightly lit. The 2nd and 3rd bedrooms are serviced by the newly remodeled Jack and Jill Bath which is complete with tile flooring, cabinetry, and a private water closet. Before you take a peak outside, explore the lower level - the walkout finished basement! The fifth bedroom is tucked quietly toward the rear of the home providing a peaceful retreat for a family member or friend, or serving as a quiet studio/office space. The lower level is complete with a full bath as well! The second family room offers a decorative gas fireplace, providing great atmosphere within this space! This home's offerings extend to the outdoor living areas! The manicured lawn presents a park-like retreat with beautiful trees, a level play area, and easy access from the basement and main level covered decks. Both covered deck areas offer the owner plenty of outdoor entertainment options! The home has both a Central Vacuum System and an intercom system. Hillcrest offers a community clubhouse, Olympic size pool, tennis courts and miles of sidewalks for walking/jogging. Don't miss your opportunity- call the list agent today for more information or to schedule a private viewing!

Features:

5 Bedrooms

4.5 Bath

5600+ Finished
Square Feet

Renovated Master
Bath!

Finished, Walkout
Lower Level

3 Car Garage

kW LOUISVILLE
EAST
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

www.ChooseThePriceGroup.com

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

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3224 Deer Pointe Place, *Special Features*

5 Bedrooms/4.5 Baths, 5600+ Total Finished Square Feet

North Oldham School District

Within Walking Distance to Goshen Elementary

Brick Exterior with Lush Outdoor Space and Three-Car Garage

Property Features

- Located in the award-winning North Oldham County School District and within walking distance to Goshen Elementary, which is located inside the neighborhood!
- Curb appeal abounds- the brick façade is highlighted by black shutters and mature landscaping
- The driveway approaches the roomy three-car, side entry garage and offers extra space for turning around and additional parking
- The house is equipped with a Central Vacuum System
- Intercom system throughout home
- Hardwood flooring (with some carpet) throughout first floor
- Home is quietly tucked away in a low-traffic community

Foyer and Living Room

- Stunning decorative glass front door creates an elegant entry into the Foyer
- The Foyer is complete with hardwood flooring and is designed with open concept to Living and Dining areas – a true gathering space as you welcome family and friends into your home
- Large, double windows provide plenty of natural light
- The open floor plan concept ties the room in with architectural openings and crown molding detail between Living and Dining spaces
- White trim and crown molding give the space a crisp, clean feel
- The open concept is perfect for hosting and entertaining
- Hardwood flooring features immaculate inlay detail

Dining Room

- This gathering space offers plenty of room for a generous table and dining furniture
- The dining room flows naturally from the Foyer and Living Spaces and is finished with wainscoting accent and appealing angled walls

Great Room

- The Great Room is the heartbeat of the home with two-story vaulted ceilings, large windows overlooking the backyard, a gas fireplace and custom built-ins
- Crown molding and ceiling fans/lights highlight the vaulted ceilings
- This open concept Great Room is perfect for entertaining
- Gas log fireplace is accented by a white mantle and creates a dramatic focal point, highlighted by double windows on either side
- Stairway is highlighted with wood tones and crisp white painted spindles, adding contrast to the distinguished space

Kitchen

- The kitchen is designed with custom tall, natural-tone wood cabinetry, dressed with attractive hardware and finished with neutral granite countertops
- Kitchen boasts hardwood flooring, a spacious island with seating area and built-in cooktop and a beautiful tray ceiling highlighted with architectural details and recessed lighting – truly exquisite!

- Black appliances convey for your move-in ready convenience including the refrigerator, dishwasher, double oven and cooktop in the island
- The tall ceilings of the kitchen keep the space open and airy, giving the space a wonderfully unique feel
- The eat-in space comfortably accommodates a full-sized table and is lit with a chandelier
- Conveniently access the upper back deck via glass French doors – Kitchen overlooks the peaceful green scape of the backyard
- Enjoy a morning cup of coffee or hosting a cookout on the cozy back deck
- A spacious walk-in pantry compliments the Kitchen

Laundry/Mudroom

- The Laundry Room is equipped with a utility sink and built-in cabinetry for sorting and storage
- Located on the main level the Laundry Room provides direct access to the outside of home

Hallway /Bar

- Other details of the home include a built-in wet bar, complete with custom cabinetry, countertop and recessed lighting

Master Suite/ En Suite Master Bath

- Spacious Master with four large windows and access door to back deck – Beautiful views of backyard space
- The space is truly stunning with decorative, custom tray ceiling detail, recessed lighting and neutral color scheme
- Master hosts a generous walk-in closet with custom shelving
- Master bath is an at-home oasis! Featuring separate vanities and make-up area, neutral countertops and backsplash, large, garden tub and walk-in shower with glass door and tile walls
- Separate toilet room adds privacy to a shared space
- Bathroom boasts a beautiful custom stained glass window over whirlpool tub – breathtaking!

Second Level, Three Additional Bedrooms, Two Full Baths

- The second level of the home provides three additional bedrooms; Two of the bedrooms are serviced with a Jack and Jill bath; the third bedroom has an en suite private full bath
- The first additional bedroom offers a large walk-in closet, a cozy window alcove, angled ceilings, ceiling fan/light fixture and en suite full bath
- The en suite full bath includes tile flooring, a tall vanity with additional storage and is accented with a skylight
- The second additional bedroom hosts a large walk-in closet, angled walls, extra living space by window and ceiling fan light fixture
- The third additional bedroom hosts a large window, a walk-in closet with access to storage and shared Jack and Jill bath with second bedroom
- The Jack and Jill Full Bath offers a personal vanity space for each bedroom as well as separate, private rooms for toilet and shower area

Lower Level

- The finished lower level is incredibly spacious and presents a wealth of opportunities for space for Home Gym, Office, Play Room, Hobby/Craft Space, Billiards, Second Family Room
- The finished lower level is designed with a large open space, bedroom and full bathroom
- The lower level is a walkout, with a sliding door that leads to the outdoor space
- Separate entrances to both entertainment space and bedroom provide added privacy
- Lower Level Bedroom hosts a walk-in closet as well as a window with view of backyard and back patio
- Full Bath provides a shower/tub combination, vanity with storage and tile flooring
- A large, unfinished storage area provides extra space

Outdoor Living

- Conveniently step from the kitchen to the outdoor space with a generous sized deck to enjoy the outdoors
- The two-level deck is spacious enough to easily accommodate your outdoor furniture and grill
- The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living
- The covered front porch is a great place to welcome your guest
- Landscape lighting provides great ambience!
- Manicured landscaping plans reflect the architectural style of the home
- The fire pit provides a great perk to the outdoor space
- Attached 3 car garage (one two car garage and one single tall garage)
- Mature trees create a park-like feel around the home

Residential - Single Family Residence



List Number: 1473277

Address: 3224 Deer Pointe Pl, Prospect, KY 40059

Area: 20-Oldham County N171

Sub Area: A

Total Living Area: 5,615

Basement: Finished; Walkout Finished

Total # Bedrooms: 5

Disclosure: Yes

Style: 1.5 Stories

Status: Active

School District: Oldham

Above Grade Finished: 3,815

Total Baths: 5

Sqft - Total Unfin: 597

Nonconform SqFt Fin: 0

Nonconform SqFt UF: 0

For Current Pricing
Call 502.554.9749

County: Oldham

Subdivision: HILLCREST

Baths - Full: 4

Baths - 1/2: 1

Age: 17

Year Built: 2000

Stories: 1



Open House Info:

Directions: I-265 or I-264 to hwy 42. Travel North/North East on Hwy 42 to

Location, Location, Location! – Within walking distance of Goshen Elementary school, this 5 bed 4.5 bath is tucked quietly back into the highly coveted, Hillcrest Neighborhood in Prospect, KY. Known for its family-friendly community and access to award winning schools, you're just a few minutes from I-71, I-265, parks, and the shops/restaurants of Prospect and Springhurst. Approaching the home on Deer Pointe Place, you'll note the meticulous landscaping, 3 car side entry garage and large, peaceful front porch. Step through the decorative front door and begin your tour! The Great Room is expansive with a two-story vaulted ceiling, custom-built shelving, and an eye-catching mantle over the fireplace. Note the hardwood flooring throughout the living areas. The transition to the large (c

Room Name	Room Level	Width	Length	Room Remarks
Formal Dining	1st Floor	12'2	13'11	Elegant Presentation
Living Room	1st Floor	11'5	13'11	Formal
Great Room	1st Floor	21'6	21'9	Expansive Living Space
Half Bath	1st Floor	3'1	7'6	Conveniently Located
Master Bedroom	1st Floor	14'0	17'11	Cathedral Ceilings
Master Bath	1st Floor	9'11	14'9	Hug Walk-in Closet
Dining Area	1st Floor	14'0	16'0	Eat-in Area
Kitchen	1st Floor	10'6	16'0	Nicely Updated
Laundry	1st Floor	14'5	6'1	Abundance of Space
Bedroom	2nd Floor	24'6	12'5	Large Closetsz
Bedroom	2nd Floor	16'0	12'5	Expansive Bedrooms
Master Bedroom	2nd Floor	13'4	16'2	Coffered Ceilings
Master Bath	2nd Floor	9'8	5'0	Brightly Lit
Full Bath	2nd Floor	5'5	17'3	Jack and Jill
Bedroom	Basement	24'2	15'10	5 Bedrooms
Full Bath	Basement	9'11	5'2	4 Full Baths
Family Room	Basement	35'8	17'5	Walk Out!
Other	Basement	13'8	15'0	Play Area/Gym

	(Fin)	(UF)
AG	3,815	0
BG	1,800	597
NC	0	0
Total	5,615	597
SgFtSrc:	PVA	

Basement:

Construction:

Exterior:

Foundation:

Heating/Cooling:

Lot Description:

Garage/Parking:

Roof:

Utilities:

M Struct Flood

Plain:

Finished; Walkout Finished

Brick; Brk/Ven; Frame - Wood

Deck; Patio; Porch

Poured Concrete

Central Air; Forced Air Heat; Gas Heat

Cleared; Sidewalk

3 Car Garage; Attached; Entry Side

Shingle

Electric; Fuel:Natural; Public Sewer; Public

Water

No

Total # of Rooms: 9 **First Floor MBR:** Yes **Laundry Level:** 1st **# Closets** Level 1: 3 Level 2: 4 Basement: 1 **# Fireplaces** Level 1: 1 Basement: 1

Lot SF Source: PVA

Acres: 0.46

Assumable: No

Sold As-Is: No

HOA Y/N: Yes

HOA Fee:

Condo Features:

Farm Features:

City Tax: Of Record

County Tax: Of Record

Deed Bk: 1043

Pg #: 348

Block: SEC 3

Lot: 163

Sub-Lot: 0000

(cont) kitchen highlights the open concept. Custom-cabinetry and granite countertops abound! The kitchen is a chef's dream with a double oven, built in range within the island, and huge walk-in pantry. The kitchen also accesses the large covered deck space – perfect for entertaining family and friends. Adjacent to the kitchen is the laundry/mudroom which provides a separate utility sink, plus custom cabinetry and counters for storage and laundry sorting. Transition to the Formal Dining Room and enjoy the detailed finishes – decorative chandelier, chair rail, wainscoting, crown moulding, and flooring updates. The owner's suite is conveniently located on the first floor. Accessed by a separate hallway, the suite is private, brightly lit by four large windows. It features a vaulted tray ceiling, a spacious walk-in closet and rear deck access. The en suite bathroom is newly remodeled with luxurious tile work on both the floor and in the shower. The second level of the home offers a 2nd floor master suite with en suite bath. All the rooms are spacious and brightly lit. The 2nd and 3rd bedrooms are serviced by the newly remodeled Jack and Jill Bath which is complete with tile flooring, cabinetry, and a private water closet. Before you take a peak outside, explore the lower level - the walkout finished basement! Recessed lighting showcases the fully finished walk-out. The fifth bedroom is tucked quietly toward the rear of the home providing a peaceful retreat for a family member or friend, or serving as a quiet studio/office space. The lower level is complete with a full bath as well! The second family room (which is flanked by a large unfinished area – lots of room for storage) offers a decorative gas fireplace, providing great atmosphere within this space! This home's offerings extend to the outdoor living areas! Certainly, this is a preferred lot...the manicured lawn presents a park-like retreat with beautiful trees, a level play area, and easy access from the basement and main level covered decks. Both covered deck areas offer the owner plenty of outdoor entertainment options! The home has both a Central Vacuum System and an intercom system. Hillcrest offers a community clubhouse, Olympic size pool, tennis courts and miles of sidewalks for walking/jogging. Don't miss your opportunity- call the list agent today for more information or to schedule a private viewing!

Welcome Home!

Located in the award-winning North Oldham County School District and within walking distance to Goshen Elementary, which is located inside the neighborhood!

Front of Home

Curb appeal abounds- the brick facade is highlighted by black shutters and mature landscaping

Side of Home

The driveway approaches the roomy three-car, side entry garage and offers extra space for turning around and additional parking

Front Porch

The covered front porch is a great place to welcome your guest

Map

Located in the award-winning North Oldham County School District and within walking distance to Goshen Elementary, which is located inside the neighborhood!

Living Room

Stunning decorative glass front door creates an elegant entry into the Foyer

Living Room

White trim and crown molding give the space a crisp, clean feel

Foyer

The open floor plan concept ties the room in with architectural openings and crown molding detail between Living and Dining spaces

Dining Room

This gathering space offers plenty of room for a generous table and dining furniture

Dining Room

The dining room flows naturally from the Foyer and Living Spaces and is finished with wainscoting accent and appealing angled walls

Great Room

The Great Room is the heartbeat of the home with two-story vaulted ceilings, large windows overlooking the backyard, a gas fireplace and custom built-ins

Great Room

Crown molding and ceiling fans/lights highlight the vaulted ceilings

Great Room

©2017 Listing Broker

This open concept Great Room is perfect for entertaining

Kitchen

©2017 Listing Broker

The kitchen is designed with custom tall, natural-tone wood cabinetry, dressed with attractive hardware and finished with neutral granite countertops

Kitchen

©2017 Listing Broker

Kitchen boasts hardwood flooring, a spacious island with seating area and built-in cooktop and a beautiful tray ceiling highlighted with architectural details and recessed lighting ? truly exquisite!

Kitchen

©2017 Listing Broker

Black appliances convey for your move-in ready convenience including the refrigerator, dishwasher, double oven and cooktop in the island

Eat-In Kitchen

©2017 Listing Broker

Conveniently access the upper back deck via glass French doors ? Kitchen overlooks the peaceful green scape of the backyard

Eat-In Kitchen

©2017 Listing Broker

The tall ceilings of the kitchen keep the space open and airy, giving the space a wonderfully unique feel

Eat-In Kitchen

The eat-in space comfortably accommodates a full-sized table and is lit with a chandelier

Mud Room/ Laundry Room

The Laundry Room is equipped with a utility sink and built-in cabinetry for sorting and storage

Master Suite

Spacious Master with four large windows and access door to back deck ?
Beautiful views of backyard space

Master Suite

The space is truly stunning with decorative, custom tray ceiling detail, recessed lighting and neutral color scheme

En Suite Master Bath

Master bath is an at-home oasis! Featuring separate vanities and make-up area, neutral countertops and backsplash, large, garden tub and walk-in shower with glass door and tile walls

En Suite Master Bath

Separate toilet room adds privacy to a shared space

First Bedroom

The first additional bedroom offers a large walk-in closet, a cozy window alcove, angled ceilings, ceiling fan/ light fixture and en suite full bath

First Bedroom En Suite Full Bath

The en suite full bath includes tile flooring, a tall vanity with additional storage and is accented with a skylight

Second Bedroom

The second additional bedroom hosts a large walk-in closet, angled walls, extra living space by window and ceiling fan light fixture

Second Bedroom

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Jack and Jill Bath

The Jack and Jill Full Bath offers a personal vanity space for each bedroom as well as separate, private rooms for toilet and shower area

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The Jack and Jill Full Bath offers a personal vanity space for each bedroom as well as separate, private rooms for toilet and shower area

Third Bedroom

The third additional bedroom hosts a large window, a walk-in closet with access to storage and shared Jack and Jill bath with second bedroom

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Lower Level Living

The finished lower level is incredibly spacious and presents a wealth of opportunities for space for Home Gym, Office, Play Room, Hobby/Craft Space, Billiards, Second Family Room

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Lower Level Living

The finished lower level is designed with a large open space, bedroom and full bathroom

Lower Level Bedroom

Lower Level Bedroom hosts a walk-in closet as well as a window with view of backyard and back patio

Lower Level Bedroom En Suite Full Bath

Full Bath provides a shower/tub combination, vanity with storage and tile flooring

Garages

Attached 3 car garage (one two car garage and one single tall garage)

Outdoor Living

The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living

Outdoor Living

Mature trees create a park-like feel around the home

Front of Home

Manicured landscaping plans reflect the architectural style of the home

Front of Home

The driveway approaches the roomy three-car, side entry garage and offers extra space for turning around and additional parking

Front of Home

Landscape lighting provides great ambience!

Dining Room

The dining room flows naturally from the Foyer and Living Spaces and is finished with wainscoting accent and appealing angled walls

Dining Room

This gathering space offers plenty of room for a generous table and dining furniture

Living Room

The open floor plan concept ties the room in with architectural openings and crown molding detail between Living and Dining spaces

Great Room

Stairway is highlighted with wood tones and crisp white painted spindles, adding contrast to the distinguished space

Great Room

Gas log fireplace is accented by a white mantle and creates a dramatic focal point, highlighted by double windows on either side

Great Room

©2017 Listing Broker

This open concept Great Room is perfect for entertaining

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The Great Room is the heartbeat of the home with two-story vaulted ceilings, large windows overlooking the backyard, a gas fireplace and custom built-ins

Great Room

©2017 Listing Broker

Crown molding and ceiling fans/lights highlight the vaulted ceilings

Kitchen

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Kitchen boasts hardwood flooring, a spacious island with seating area and built-in cooktop and a beautiful tray ceiling highlighted with architectural details and recessed lighting ? truly exquisite!

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The kitchen is designed with custom tall, natural-tone wood cabinetry, dressed with attractive hardware and finished with neutral granite countertops

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Eat-In Kitchen

Conveniently access the upper back deck via glass French doors ? Kitchen overlooks the peaceful green scape of the backyard

Eat-In Kitchen

The eat-in space comfortably accommodates a full-sized table and is lit with a chandelier

Mud Room/ Laundry Room

Located on the main level the Laundry Room provides direct access to the outside of home

Walk-In Pantry

A spacious walk-in pantry compliments the Kitchen

Hallway Wet Bar

Other details of the home include a built-in wet bar, complete with custom cabinetry, countertop and recessed lighting

First Floor Hall Bath

Conveniently located off of the kitchen is the hallway half bath

Master Suite

Spacious Master with four large windows and access door to back deck ?
Beautiful views of backyard space

Master Suite

The space is truly stunning with decorative, custom tray ceiling detail, recessed lighting and neutral color scheme

Master Suite

Spacious Master with four large windows and access door to back deck ?
Beautiful views of backyard space

En Suite Master Bath

Master bath is an at-home oasis! Featuring separate vanities and make-up area, neutral countertops and backsplash, large, garden tub and walk-in shower with glass door and tile walls

En Suite Master Bath

Bathroom boasts a beautiful custom stained glass window over whirlpool tub ? breathtaking!

En Suite Master Bath

Separate toilet room adds privacy to a shared space

Walk-In Master Closet

Master hosts a generous walk-in closet with custom shelving

First Bedroom

The first additional bedroom offers a large walk-in closet, a cozy window alcove, angled ceilings, ceiling fan/ light fixture and en suite full bath

First Bedroom

The second level of the home provides three additional bedrooms; Two of the bedrooms are serviced with a Jack and Jill bath; the third bedroom has an en suite private full bath

First Bedroom

The first additional bedroom offers a large walk-in closet, a cozy window alcove, angled ceilings, ceiling fan/ light fixture and en suite full bath

Second Bedroom

The second additional bedroom hosts a large walk-in closet, angled walls, extra living space by window and ceiling fan light fixture

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Jack and Jill Full Bath

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Third Bedroom

The third additional bedroom hosts a large window, a walk-in closet with access to storage and shared Jack and Jill bath with second bedroom

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Lower Level Living

Separate entrances to both entertainment space and bedroom provide added privacy

Lower Level Living

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Lower Level Living

The finished lower level is designed with a large open space, bedroom and full bathroom

Lower Level Living

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Lower Level Bedroom

Lower Level Bedroom hosts a walk-in closet as well as a window with view of backyard and back patio

Lower Level Bedroom

Lower Level Bedroom hosts a walk-in closet as well as a window with view of backyard and back patio

Storage

A large, unfinished storage area provides extra space

Outdoor Living

The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living

Outdoor Living

Mature trees create a park-like feel around the home

Outdoor Living

Conveniently step from the kitchen to the outdoor space with a generous sized deck to enjoy the outdoors

Outdoor Living

Conveniently step from the kitchen to the outdoor space with a generous sized deck to enjoy the outdoors

Outdoor Living

The two-level deck is spacious enough to easily accommodate your outdoor furniture and grill

Outdoor Living

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Outdoor Living

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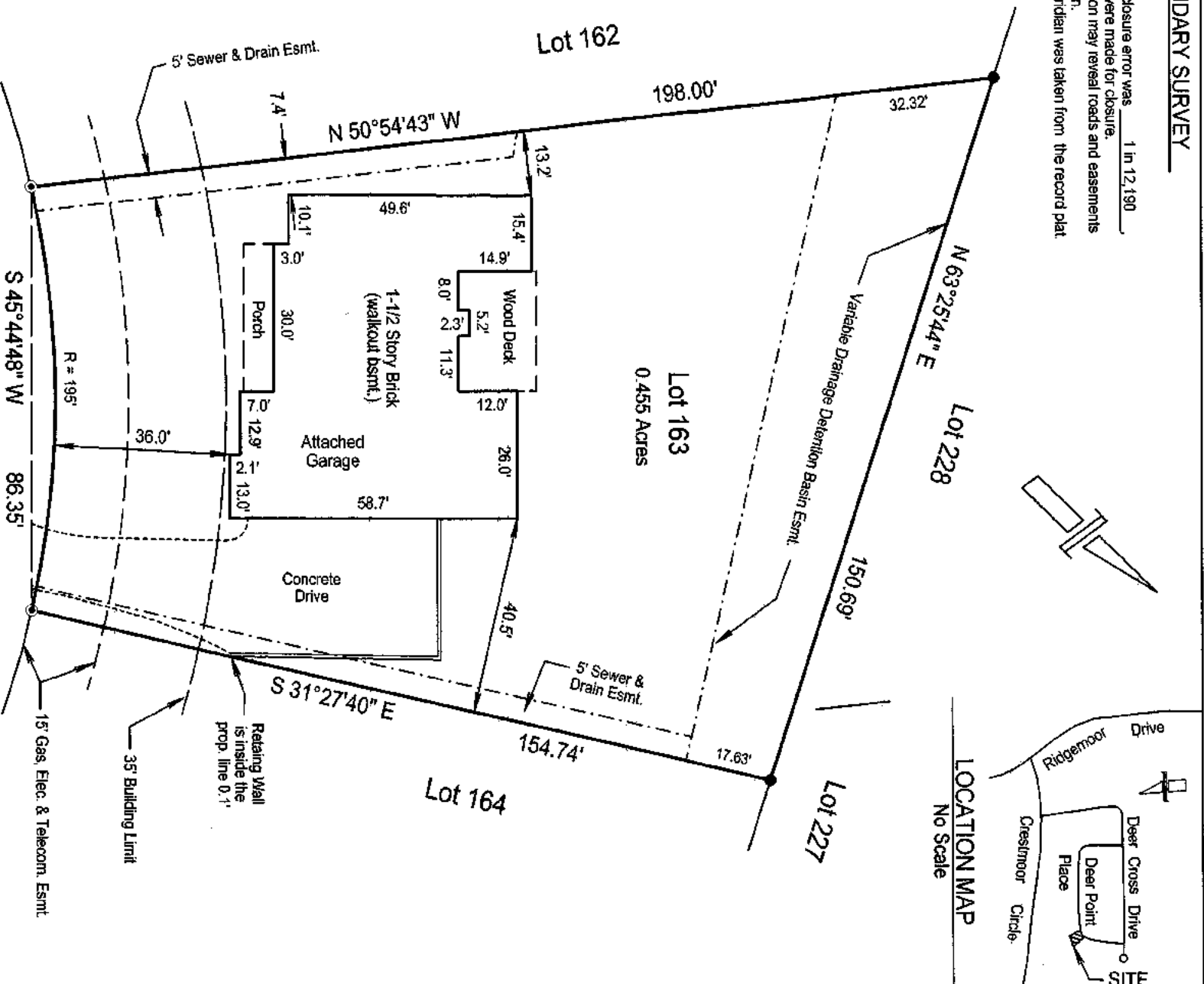
Outdoor Living

Home is quietly tucked away in a low-traffic community

BOUNDARY SURVEY

NOTES:

1. The unadjusted closure error was 1 in 12,190, no adjustments were made for closure.
2. A Title Examination may reveal roads and easements not shown hereon.
3. Reference of meridian was taken from the record plat.



DEER POINTE PLACE 50' RM

(PB. 5, PG. 121)



- LEGEND**
- = Existing 5/8" rebar.
 - = Existing 5/8" rebar with a cap #3022 Birch.



LAND SURVEYORS CERTIFICATE

I hereby certify that this plat and boundary survey were made by me and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. This urban boundary survey meets or exceeds the minimum standards of 201 KAR 18:150.

I hereby certify that this Boundary Survey was conducted on 12/27/12, and that the improvements shown hereon is not X in a 100 year area as located by F.E.M.A. Map No. 21185C 0090 C Dated: 09-20-2006

Todd K. Willett 12-27-12
Professional Land Surveyor, Kentucky Registration No. 3444

Being Lot 163, Section 3,
HILLCREST SUBDIVISION
Plat Book 5, Page 121

Client: Andrew & Shelly Martin
Description: 3224 Deer Pointe Place
City: Prospect State: Ky.
County: Oldham Zip: 40059
Deed Book: 970 Page: 259
Ordered By: Cindi Calvert with Weichert Realtors
Current Property Owner: Alain & Yolanda Bernard
Scale: 1" = 30' Date: 12/27/12 Job No: 19124/12

WILLETT & ASSOC.

LAND SURVEYING INC.

317 WEST WOODLAWN AVENUE, LOUISVILLE, KY 40214
LOUISVILLE PHONE: 502-366-6212
ELIZABETHTOWN PHONE: 270-735-4940
FAX: 502-805-0427

Homeowner's Real Estate Disclosure

Complete this form for your home. This information will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. Please complete this form and return it promptly to your Client Services Consultant. If the form does not allow for a complete description please attach additional sheets as needed.

****Please do not leave any sections blank****

Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.

File # 2786100

Owner's Name:

Property Address: 3224 Deer Point Place

Prospect, Kentucky 40059

United States Of America

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. I/We further understand that an offer to purchase will not be made until this disclosure is completed. We acknowledge and agree that subsequent purchasers of the Property may have a right to bring an action against us for any misrepresentation contained in this or any other disclosure provided by me/us.

A. What is the approximate year the property was built?

B. Please indicate the water and sewer systems with the subject property:

Water

☒ Public ☐ Private Well ☐ Other

Sewer/Septic

☒ Public ☐ Septic Tank ☐ Other

C. The items checked below will remain with the subject property:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Washer | <input type="checkbox"/> Wall/ Window Air Conditioner | <input type="checkbox"/> Spa |
| <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input type="checkbox"/> Humidifier | <input checked="" type="checkbox"/> Central Vacuum |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Dryer | <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Security Gates | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Hot Tub |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Smoke Detectors | <input checked="" type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Rain Gutters |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Sprinklers | <input type="checkbox"/> Sump Pump |
| <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Patio/Deck |
| <input checked="" type="checkbox"/> Window Screen | <input checked="" type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Pool | <input type="checkbox"/> Built-in Barbecue |
| | | | <input type="checkbox"/> Gazebo |

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section C?

☒ Yes ☐ No

If yes, describe:

Upstairs A/C unit being replaced

D. Property Amenities:

- | | | | |
|-----------------|--|---------------------------------------|--|
| Water Softener | <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input checked="" type="checkbox"/> N/A |
| Garage | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| | <input checked="" type="checkbox"/> Garage Door Opener | # of Remote Controls | 2 |
| Pool/Spa Heater | <input type="checkbox"/> Gas | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| | | | <input checked="" type="checkbox"/> N/A |
| Water Heater | <input checked="" type="checkbox"/> Gas/Oil | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| | <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Rented | |
| Gas Supply | <input checked="" type="checkbox"/> Utility | <input type="checkbox"/> Bottled | <input type="checkbox"/> N/A |
| Security System | <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input type="checkbox"/> Monitoring Contract/Fee |
| | | | <input type="checkbox"/> N/A |

Solar Panels

☐ Owned

☐ Rented

☒ N/A

If Owned, is this financed through Special Assessment program?

☐ Yes ☐ No

If yes, describe:

Are there any additional buildings on the property?

☐ Yes ☒ No

If yes, describe:

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section D?

☐ Yes ☒ No

If yes, describe:

E. Roof (Current Roof):

Type: Composition

Approximate Age: 16

Repaired? (choose one)

☒ Yes ☐ No

If Yes, please explain:

before closing escrow in Dec 2012 we had seller replace shingle that is partially missing at front offset and replace rubber collar flashing where split on 1 plumbing vent

Are there, to the best of your (Seller's) knowledge, any repairs needed to the current roof?

☐ Yes ☒ No

If yes, please explain:

F. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below.

- | | | | | |
|--|---|--|--|---|
| <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Windows | <input type="checkbox"/> Sidewalks | <input checked="" type="checkbox"/> Driveways |
| <input type="checkbox"/> Slabs | <input type="checkbox"/> Foundation | <input type="checkbox"/> Insulation | <input type="checkbox"/> Exterior Walls | |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Floor | <input checked="" type="checkbox"/> Walls/Fences | <input type="checkbox"/> Electrical Systems | |
| <input type="checkbox"/> Exterior Siding | <input type="checkbox"/> Heating System | <input type="checkbox"/> Other Structural Components | <input type="checkbox"/> Plumbing/Sewer/Septic | |

Please explain any defects selected above here:

Some displacement / cracking is noted in the retaining wall of driveway.

G. Are you (Seller) aware of any of the following:

1. Is your home accessed, in whole or part, through a private road? ☐ Yes ☒ No

If yes, please explain:

2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property. ☐ Yes ☒ No

If yes, please explain:

3. Encroachments, easements, or similar matters that may affect your interest in the property. ☐ Yes ☒ No

If yes, please explain:

4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes. ☐ Yes ☒ No

If yes, please explain:

5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site. ☐ Yes ☒ No

If yes, please explain:

6. Any settling from any cause, or slippage, sliding, or other soil problems. ☐ Yes ☒ No

If yes, please explain:

7. Any current or previous water damage, flooding, drainage, or grading problems. ☐ Yes ☒ No

If yes, please explain:

8. Damage to property or structures from fire, earthquake, flood, landslide, hurricane or other natural disaster. ☐ Yes ☒ No

If yes, please explain:

9. Zoning violations, non conforming uses, violations of "setback" requirements. ☐ Yes ☒ No

If yes, please explain:

10. Neighborhood noise problems or other nuisances. ☐ Yes ☒ No

If yes, please explain:

11. Deed restrictions or obligations. ☐ Yes ☒ No

If yes, please explain:

12. Is the type of siding on your home one of the following (if yes, select all that apply): ☐ Yes ☒ No

☐ Composition Board ☐ Hard Coat/Traditional Stucco ☐ Synthetic Stucco? ☐ Stone Veneer ☐ Unknown

13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). ☐ Yes ☒ No

If yes, please explain:

14. Any notices of abatement or citations against the property. ☐ Yes ☒ No

If yes, please explain:

15. Any lawsuits against you affecting or threatening to affect the property. ☐ Yes ☒ No

If yes, please explain:

16. That the home has ever been tested for radon gas. ☒ Yes ☐ No

17. If radon remediation was required, was the work done? If yes, when? (date) ☒ Yes ☐ No ☐ NA
when built in 2000

18. That the home contains ☐ Asbestos or ☐ Lead-based paint. ☐ Yes ☒ No

If yes, please explain:

19. Any evidence of or treatment/repairs for termite, structural, pest, or rodent infestation. ☐ Yes ☒ No

If yes, please explain:

20. That there is now, or has ever been, any underground storage tank(s) on the property. ☐ Yes ☒ No

If yes, please explain:

21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage. ☐ Yes ☐ No ☒ NA

If yes, please explain:

22. Do you know what materials are, or were, stored in the tank(s)? ☐ Yes ☐ No ☒ NA

23. Are any title holders not U.S. citizens? ☐ Yes ☒ No

If yes, please explain:

24. Any special assessments? If yes, Type? ☐ Yes ☒ No

25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you have collected insurance proceeds. (Please add any additional comments on page 5.) ☐ Yes ☒ No

If yes, details:

26. Was your home built during the period of 2003 through 2009, or have you performed any remodeling or modifications to this home during the period of 2003 through 2009, using or involving drywall, also known as wallboard, gypsum board or plasterboard? ☐ Yes ☒ No

If yes, please explain:

27. Have you noticed any corrosion on any copper piping, wiring or HVAC units? ☐ Yes ☒ No

If yes, please explain:

28. Have you noticed any sulfur "rotten egg" smell anywhere in the home? ☐ Yes ☒ No

If yes, please explain:

Additional Comment:

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller ☒ is occupying the property
Status:

☐ is not occupying the property

Moved out on (date).

Home ☒ is currently occupied by me
Status and/or members of my family

☐ is currently vacant

☐ is currently occupied by a
tenant. Tenant will vacate by
(date).

Seller

4/20/17
Date

Seller

4/20/17
Date

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 12/28/2012, and ending on 4/20/2017
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 3224 Deer Point Pl Prospect, KY 40059

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	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age <u>16</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age <u>16</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <u>Upstairs A/C unit is being replaced</u>				

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked?				
(e) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed?				
Explain: _____				

Initials (Seller)

Date/Time

4/20/17

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

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(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? _____

☐ ☐ ☒ ☐**3. ROOF**

N/A YES NO UNKNOWN

(a) Age of the roof covering? 16

(b) 1. Has the roof leaked at any time since you have owned or lived at the property? _____

☐ ☐ ☒ ☐

2. When was the last time the roof leaked? _____

(c) 1. Have you ever had any repairs done to the roof? _____

☐ ☒ ☐ ☐2. If you have ever had the roof repaired, when was the repair performed? 2012

(d) 1. Have you ever had the roof replaced? _____

☐ ☐ ☒ ☐

2. If you have had the roof replaced, when was the replacement performed? _____

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? _____

☒ ☐ ☐2. If yes, when was the repair performed? 2012Explain: before closing escrow in Dec 2012 we had seller replace shingle that was partially missing at front offset and replace rubber collar flashing where split on 1 plumbing vent**4. LAND/DRAINAGE**

N/A YES NO UNKNOWN

(a) Any soil stability problems? _____

☐ ☐ ☒ ☐

(b) Has the property ever had a drainage, flooding, or grading problem? _____

☐ ☐ ☒ ☐

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? _____

☐ ☐ ☒ ☐

If yes, what is the flood zone? _____

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? _____

☐ ☐ ☒ ☐

Explain: _____

5. BOUNDARIES

N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property? _____

☐ ☒ ☐ ☐

2. Are the boundaries marked in any way? _____

☐ ☐ ☒ ☐

3. Do you know the boundaries? If yes, provide description below _____

☐ ☐ ☒ ☐

Explain: _____

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? _____

☐ ☐ ☒ ☐

Explain: _____

6. WATER

N/A YES NO UNKNOWN

(a) 1. Source of water supply public

2. Are you aware of below normal water supply or water pressure? _____

☐ ☐ ☒ ☐

(b) Is there a water purification system or softener remaining with the house? _____

☐ ☐ ☒ ☐

(c) Has your water ever been tested? If yes, provide results below _____

☐ ☐ ☒ ☐

Explain: _____

7. SEWER SYSTEM

N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility _____

☐ ☒ ☐ ☐

2. Category II. Private Treatment Facility _____

☐ ☐ ☒ ☐

3. Category III. Subdivision Package Plant _____

☐ ☐ ☒ ☐

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") _____

☐ ☐ ☒ ☐

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal _____

☐ ☐ ☒ ☐

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system _____

☐ ☐ ☒ ☐

7. Category VII. No Treatment/Unknown _____

☐ ☐ ☒ ☐

Name of Servicer (if known): _____

☐

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): _____

Date of last inspection (septic): _____ Date last cleaned (septic): _____

(c) Are you aware of any problems with the sewer system? _____

☐ ☐ ☒ ☐

Explain: _____

8.	CONSTRUCTION/REMODELING	N/A	YES	NO	UNKNOWN
	(a) Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	(b) Were all necessary permits and government approvals obtained?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. If yes, what is the yearly assessment? \$ <u>315.78</u>				
	3. Homeowner's Association Name: <u>Hillcrest Community Assc. Inc.</u>				
	HOA Primary Contact Name: <u>Lynn Bartelt</u>				
	HOA Primary Contact Phone No. <u>502-228-4278</u>				
	(b) Are you aware of any condition that may result in an increase in taxes or assessments?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	(c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Explain: _____				
10.	MISCELLANEOUS	N/A	YES	NO	UNKNOWN
	(a) Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	(c) 1. Are you aware of any testing for radon gas?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g)	Are you aware of any damage due to wood infestation?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h)	1. Has the house or other improvements ever been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. If yes, when, by whom, and any warranties? _____				
(i)	Are you aware of any existing or threatened legal action affecting this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j)	Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k)	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l)	Are you aware of any other conditions that are defective with regard to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m)	Are there any environmental hazards known to seller? E.g., methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n)	Are there any warranties to be passed on?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o)	Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If yes, please explain: _____				
(p)	Are you aware of the existence of mold or other fungi on the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q)	Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If yes, Explain <u>Dog until 2016</u>				
(r)	Is the property in a historic district?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: _____

SPACE FOR ADDITIONAL INFORMATION

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 _____
Date 4/20/17

Seller _____
Date 4/20/17

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) _____ Date/Time 4/20/17

Initials (Buyer) _____ Date/Time _____