



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

3007 Colonial Hill Drive

FOR MORE INFO IMMEDIATELY, TEXT 21781 TO 46835

**Updates Throughout! • Renovated Kitchen
Brick Exterior with Lush Outdoor Space**



Visual Tour Online:
www.3007ColonialHillDrive.com

You won't find a better spot to call home in Louisville! Just off of exit 15 of I-264, the new owner will be 5 to 10 minutes from nearly every gem Louisville has to offer. You can be at the airport, zoo, great restaurants and shops, Churchill Downs, I-64, I-65, hospitals, and beautiful parks (just to name a few) within minutes! As you approach the home, the size of the lot is pleasantly surprising (a spacious half-acre) and the freshly landscaped lawn/flower beds, 4-year old roof, and brick facade provide a great welcome! Step through the front door into the foyer and you'll appreciate the formal presentation of both the formal dining and living rooms, which transition seamlessly to an updated, open floor plan in the rear of the home. Fresh paint and hardwood flooring complement the elegant trim finishes throughout. The kitchen is a chef's dream. Newly renovated, the granite counter tops, custom cherry cabinetry, back splash, updated lighting/plumbing fixtures open up to an expansive family/morning room and separate play area. The cathedral ceilings and full wall of sliding doors allow copious amounts of light into the family/morning room - not to mention a stunning view of the professionally renovated and private back patio space. The backyard renovations including patio, stone retaining walls, regraded yard were completed in 2012. New tough shed toward rear of property purchase in 2013. Let's head up to the second floor of the home. Complete renovations in 2009, you'll note refinished hardwood flooring and 3 large bedrooms. The Master is expansive and the en suite bath features heated marble flooring, large double vanity, counter-height cabinetry, crown - just to name a few updates! The laundry area is conveniently located adjacent to master bedroom/bathroom. The 2nd floor guest bathroom boast new flooring, extended vanity and cabinets, updated lighting/plumbing fixtures, new counters and plantation shutters - WOW! Additional updates to the home include: new triple pane replacement windows / new garage door/front glass door in 2006, high-efficiency HVAC and a 4 ton two stage air-conditioner by Trane in 2007, new water heater in 2008, new attic insulation in 2011. Don't miss this opportunity to own exquisitely updated home in a perfect location - Call the list agent today for more information or to schedule a private viewing!

Features:

3 Bedrooms
2.5 Baths

2800+ Finished
Square Feet

Two-Car Garage

Half Acre Lot

kw LOUISVILLE
EAST
KELLERWILLIAMS.

(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

3007 Colonial Hill Drive, *Special Features*

3 Bedrooms/2.5 baths, 2,800+ Total Finished Square Feet, On a Half Acre

Renovated, Colonial Style Home in a Great Neighborhood

Updated Kitchen -Including Granite Countertops, coordinating Back Splash and Stunning Cabinetry

Timeless, Brick Exterior with Lush Outdoor Space and Attached Two-Car Garage

Foyer

- The Foyer is framed by sidelights and is crowned with a decorative glass transom
- Spacious Foyer with hardwood floors welcomes you into the home
- A stunning view of the Bridal Staircase cascades in front of you as you enter the home
- Decorative molding and exquisite trim of staircase accentuates the space
- The Foyer is serviced by a coat closet

Formal Living Room

- The Living Room presents Hardwood flooring and large windows
- A fireplace with a beautiful mantle and tile hearth creates for a stunning focal point of the room
- Built in cabinetry frames the French door leading to the office - a fantastic open flow opportunity

Dining Room

- Adjacent to the Foyer is an incredibly spacious dining room - plenty of room for all your dining furniture
- The dining room is anointed with a large chandelier and decorative ceiling medallion
- Many design details within the Dining Room, including hardwood flooring, chair rail, and wainscoting - plus large windows which add dimension to the room and an abundance of natural light
- Custom, corner china cabinet with glass front doors is perfect for decorative displays

Kitchen and Breakfast Area

- Kitchen has been fully updated, including granite countertops with sophisticated ogee edge profile, coordinating backsplash and stunning wood cabinetry!
- No detail has been overlooked - hardwood floors accenting the natural tone wood cabinets, adorned with crown molding, plus additional pantry and cabinetry framing the refrigerator
- Kitchen is well lit and features recessed lighting and pendant lighting above the peninsula seating area
- Embraced by the Morning Room, enjoy the view of the back yard while at the double sink
- The kitchen provides easy access to Dining Room, Morning Room, Living Room and Foyer
- The Eat-in kitchen area provides convenient seating for a small table and breakfast area

Morning Room

- Step down from the Kitchen and into the Morning Room - An intimate space with oversized, sliding double doors that open to the Back Patio and custom, concrete poured floors
- A perfect space for hosting and entertaining, the Morning Room features quaint angled ceilings, and custom built-in entertainment center, complete with shelving and storage cabinetry
- Plenty of natural light radiates from the oversized glass doors, as well as overhead fixture with fan and track lighting
- The Morning Room is the perfect place to enjoy a cup of coffee! Sunny and Bright!

Back Room

- The Back Room boasts concrete poured floors as well as access to the Back Patio and Garage
- This additional space has 2 large windows and could function as a Mud Room, Hobby Room or Play Room

Office

- The office provides great ambiance with its wood paneled walls, large windows and custom built-ins
- French door opens the space to the Living Room
- The office is serviced by a closet for additional storage

Upstairs Landing

- The upstairs landing boasts a charming nook – architectural ceiling frames the large window and custom seating with built-in storage and plantation shutters
- The landing provides access to the attic space
- Extra storage is provided by a linen closet

Master Suite

- The Master Suite is well lit with 3 large windows, bedside sconce lighting and overhead light fixture with fan
- Spacious Master has plenty of room for your bedroom furniture suite
- Adjacent to the landing space, the Master Bedroom offers a nice flow from the main living area as it is privately positioned to the back of the home
- Bedroom is detailed with crisp, white trim, crown molding and baseboards - and finished with a ceiling fan

En Suite Master Bath

- Luxurious En Suite features upgrades throughout and is your at-home oasis! This spa-like bathroom features upgrades throughout including Quartz Countertops, Custom Tile Work, Contemporary Rain Showerhead and Therapeutic Garden Bathtub
- No detail is overlooked – the Master Suite is outfitted with heated marble floors throughout the entire bathroom, water closet and Laundry Space
- Stress will melt away in the BainUltra Therapeutic Bathtub – which helps improve relaxation, health and well-being
- Double Vanity is detailed with tall, dark-stained cabinetry and accented with contrasting Quartz countertops and expansive vanity mirror
- The space is light and airy with a tranquil color palette and is brightened with a skylight – letting natural light pour in
- The walk-in Master Closet contains a Laundry Space able to accommodate a full-size washer and dryer
- Water closet hosts a pocket door for privacy as well as a window
- Walk-in shower boasts a glass paneled wall and door, contemporary rain showerhead and hand shower

First Bedroom (blue)

- The First Bedroom features white window trim, wide baseboards and crown molding for a crisp, clean look
- Windows are adorned with adjustable plantation shutters
- The bedroom is serviced by a large closet

Second Bedroom (pink)

- The Second Bedroom features white window trim, wide baseboards and crown molding for a crisp, clean look
- Oversized windows are adorned with adjustable plantation shutters
- The bedroom is serviced by a large closet
- Open wall shelving provides extra space for storage or display

Full Bath in Upstairs Hallway

- The full features a tub/shower combination, tile flooring and custom vanity with Quartz countertop
- Custom vanity provides plenty of storage, while additional storage can be found in the hallway linen closet
- A large window allows for plenty of natural light

Lower Level

- The unfinished basement provides for a desirable space for additional storage, hook ups for washer/dryer, utility sink and toilet

Outdoor Living

- The back yard is secluded and private – mature trees create for beautiful, peaceful views
- Conveniently step from the Morning Room/Back Room to the outdoor space with a generous-sized, stone paver patio to enjoy the outdoors
- The patio is spacious enough to easily accommodate your outdoor furniture and grill- the warm evenings await!
- The back yard is fully fenced and is flat and useable
- Charming stone Retaining wall adds character to the backyard and separates the space
- The outdoor shed at the rear of the property allows for additional storage and conveys
- The home is surrounded by an enormous rear and front yard for expansive greenspace and unlimited outdoor living
- Backyard is quaintly lit with exterior lighting
- Your eyes will be drawn to the front porch as you approach the brick walkway and wide brick staircase front entrance, accented with rod iron railing and elegant columns to greet you upon entry
- The extra-wide driveway approaches the roomy two-car garage and offers space for additional parking
- Unique Gardner's Quarters with door off side of house features an overhead light and storage for lawn gear

Residential - Single Family Residence

**For Current Pricing
Call 502.554.9749**



List Number: 1474361
Address: 3007 Colonial Hill Rd,
 Louisville, KY 40205
Area: 02-Buchertwn/HghInds/Germantwn
Sub Area: A
Total Living Area: 2,840
Basement: Unfinished
Total # Bedrooms: 3
Disclosure: Yes
Style: Colonial

Status: Active
School District:
 Jefferson
**Above Grade
 Finished:** 2,840
Total Baths: 3
Sqft - Total Unfin: 891
Nonconform SqFt Fin:
 0
Nonconform SqFt UF:
 0

County: Jefferson
Subdivision:
 COLONIAL HILL
Baths - Full: 2
Baths - 1/2: 1
Age: 70
Year Built: 1947
Stories: 2



Open House Info: 05/07/2017 2:00 PM to 4:00 PM

Directions: I-264 to Exit 15A. Left on Colonial Hill Rd. Follow to home on Right.

©2017 Listing Broker

You won't find a better spot to call home in Louisville! Just off of exit 15 of I-264, the new owner will be 5 to 10 minutes from nearly every gem Louisville has to offer. You can be at the airport, zoo, great restaurants and shops, Churchill Downs, I-64, I-65, hospitals, and beautiful parks (just to name a few) within minutes! As you approach the home, the size of the lot is pleasantly surprising (a spacious half-acre) and the freshly landscaped lawn/flower beds, 4-year old roof, and brick facade provide a great welcome! Step through the front door into the foyer and you'll appreciate the formal presentation of both the formal dining and living rooms, which transition seamlessly to an updated, open floor plan in the rear of the home. Fresh paint and hardwood flooring complement the(cont)

Room Name	Room Level	Width	Length	Room Remarks
Kitchen	1st Floor	21'2	10'5	Granite Counters and Updated Cabinetry
Office	1st Floor	13'2	10'5	Privately Located
Formal Dining	1st Floor	13'6	12'7	Beautiful Hardwood Throughout
Living Room	1st Floor	13'6	12'7	Cozy Fireplace
Den	1st Floor	16'10	11'0	Huge Ceilings w/ Large Adjoining Space
Bedroom	2nd Floor	13'5	10'4	Brightly Lit
Bedroom	2nd Floor	13'5	10'0	Large Rooms
Full Bath	2nd Floor	10'8	5'0	Completely Updated 2009
Loft	2nd Floor	7'6	6'5	Great Reading Nook
Master Bedroom	2nd Floor	13'6	17'10	Cavernous, Refinished Hardwood!
Laundry	2nd Floor	6'3	3'0	Conveniently on the 2nd Floor
Master Bath	2nd Floor	11'3	9'8	Marble Flooring, Large Double Vanity

	(Fin)	(UF)
AG	2,840	0
BG	0	891
NC	0	0
Total	2,840	891
SgFtSrc:	List Agent	

Basement: Unfinished
Construction: Brick; Frame - Wood
Exterior: Patio
Foundation: Crawl Space; Poured Concrete
Fencing: Chain Link
Heating/Cooling: Central Air; Forced Air Heat; Gas Heat
Lot Description: Cleared
Garage/Parking: 2 Car Garage; Attached; Entry Front
Roof: Shingle
Utilities: Electric; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 8 **First Floor MBR:** No **Laundry Level:** 2nd **# Closets** Level 1: 2 Level 2: 5 **# Fireplaces** Level 1: 1

Lot SF Source: PVA

Acres: 0.5

Sold As-Is: No

HOA Y/N: No **HOA Fee:**

Condo Features:

Farm Features:

City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 8200 **Pg #:** 0039 **Block:** 086G **Lot:** 0018 **Sub-Lot:** 0000

(cont) elegant trim finishes throughout. The kitchen is a chef's dream. Newly renovated, the granite counter tops, custom cherry cabinetry, back splash, updated lighting/plumbing fixtures open up to an expansive family/morning room and separate play area. The cathedral ceilings and full wall of sliding doors allow copious amounts of light into the family/morning room - not to mention a stunning view of the professionally renovated and private back patio space. The back yard renovations including patio, stone retaining walls, regraded yard were completed in 2012. New tough shed toward rear of property purchase in 2013. Lets head up to the second floor of the home. Complete renovations in 2009, you'll note refinished hardwood flooring and 3 large bedrooms. The Master is expansive and the en suite bath features heated marble flooring, large double vanity, counter-height cabinetry, crown - just to name a few updates! The laundry area is conveniently located adjacent to master bedroom/bathroom. The 2nd floor guest bathroom boast new flooring, extended vanity and cabinets, updated lighting/plumbing fixtures, new counters and plantation shutters - WOW! Additional updates to the home include: new triple pane replacement windows / new garage door/front glass door in 2006, high-efficiency HVAC and a 4 ton two stage air-conditioner by Trane in 2007, new water heater in 2008, new attic insulation in 2011. Don't miss this opportunity to own exquisitely updated home in a perfect location - Call the list agent today for more information or to schedule a private viewing!

Welcome Home!



Renovated, Colonial Style Home in a Great Neighborhood

Front of Home



Spacious Front Yard

Attached Two-Car Garage



Timeless, Brick Exterior with Lush Outdoor Space and Attached Two-Car Garage

Welcome Home!



Your eyes will be drawn to the front porch as you approach the brick walkway and wide brick staircase front entrance, accented with rod iron railing and elegant columns to greet you upon entry

Foyer



A stunning view of the Bridal Staircase cascades in front of you as you enter the home

Formal Living Room



The Living Room presents Hardwood flooring and large windows

Formal Living Room



The Living Room presents Hardwood flooring and large windows

Formal Living Room



A fireplace with a beautiful mantle and tile hearth creates for a stunning focal point of the room

Dining Room



The dining room is anointed with a large chandelier and decorative ceiling medallion

Dining Room



Adjacent to the Foyer is an incredibly spacious dining room – plenty of room for all your dining furniture

Dining Room



Many design details within the Dining Room, including hardwood flooring, chair rail, and wainscoting – plus large windows which add dimension to the room and an abundance of natural light

Kitchen



Kitchen has been fully updated, including granite countertops with sophisticated ogee edge profile, coordinating backsplash and stunning wood cabinetry!

Kitchen



©2017 Listing Broker

No detail has been overlooked – hardwood floors accenting the natural tone wood cabinets, adorned with crown molding, plus additional pantry and cabinetry framing the refrigerator

Kitchen



©2017 Listing Broker

Kitchen is well lit and features recessed lighting and pendant lighting above the peninsula seating area

Kitchen



©2017 Listing Broker

The Eat-in kitchen area provides convenient seating for a small table and breakfast area

Morning Room



©2017 Listing Broker

Step down from the Kitchen and into the Morning Room – An intimate space with oversized, sliding double doors that open to the Back Patio and custom, concrete poured floors

Morning Room



©2017 Listing Broker

Plenty of natural light radiates from the oversized glass doors, as well as overhead fixture with fan and track lighting

Morning Room



©2017 Listing Broker

A perfect space for hosting and entertaining, the Morning Room features quaint angled ceilings, and custom built-in entertainment center, complete with shelving and storage cabinetry

Back Room



©2017 Listing Broker

This additional space has 2 large windows and could function as a Mud Room, Hobby Room or Play Room

Office



©2017 Listing Broker

The office provides great ambiance with its wood paneled walls, large windows and custom built-ins

Office



©2017 Listing Broker

French door opens the space to the Living Room

First Bedroom



©2017 Listing Broker

The First Bedroom features white window trim, wide baseboards and crown molding for a crisp, clean look

Full Bath in Upstairs Hallway



©2017 Listing Broker

The full features a tub/shower combination, tile flooring and custom vanity with Quartz countertop

Second Bedroom



©2017 Listing Broker

Oversized windows are adorned with adjustable plantation shutters

Master Suite



©2017 Listing Broker

Spacious Master has plenty of room for your bedroom furniture suite

Master Suite



©2017 Listing Broker

Adjacent to the landing space, the Master Bedroom offers a nice flow from the main living area as it is privately positioned to the back of the home

En Suite Master Bath



©2017 Listing Broker

Luxurious En Suite features upgrades throughout and is your at-home oasis! This spa-like bathroom features upgrades throughout including Quartz Countertops, Custom Tile Work, Contemporary Rain Showerhead and Therapeutic Garden Bathtub

En Suite Master Bath



©2017 Listing Broker

Stress will melt away in the BainUltra Therapeutic Bathtub – which helps improve relaxation, health and well-being

En Suite Master Bath



©2017 Listing Broker

Double Vanity is detailed with tall, dark-stained cabinetry and accented with contrasting Quartz countertops and expansive vanity mirror

En Suite Master Bath



©2017 Listing Broker

No detail is overlooked – the Master Suite is outfitted with heated marble floors throughout the entire bathroom, water closet and Laundry Space

En Suite Master Bath



The space is light and airy with a tranquil color palette and is brightened with a skylight – letting natural light pour in

En Suite Laundry Space



The walk-in Master Closet contains a Laundry Space able to accommodate a full-size washer and dryer

Outdoor Living



The patio is spacious enough to easily accommodate your outdoor furniture and grill- the warm evenings await!

Outdoor Living



Conveniently step from the Morning Room/Back Room to the outdoor space with a generous-sized, stone paver patio to enjoy the outdoors

Outdoor Living



The back yard is secluded and private – mature trees create for beautiful, peaceful views

Outdoor Living



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

Outdoor Living



©2017 Listing Broker

The outdoor shed at the rear of the property allows for additional storage and conveys

Outdoor Living



©2017 Listing Broker

The back yard is fully fenced and is flat and usable

Front of Home



©2017 Listing Broker

The extra-wide driveway approaches the roomy two-car garage and offers space for additional parking

Front of Home



©2017 Listing Broker

Your eyes will be drawn to the front porch as you approach the brick walkway and wide brick staircase front entrance, accented with rod iron railing and elegant columns to greet you upon entry

Foyer



©2017 Listing Broker

The Foyer is serviced by a coat closet

Foyer



©2017 Listing Broker

Decorative molding and exquisite trim of staircase accentuates the space

Formal Living Room



A fireplace with a beautiful mantle and tile hearth creates for a stunning focal point of the room

Formal Living Room



The Living Room presents Hardwood flooring and large windows

Formal Living Room



Built in cabinetry frames the French door leading to the office – a fantastic open flow opportunity

Dining Room



Custom, corner china cabinet with glass front doors is perfect for decorative displays

Kitchen



Embraced by the Morning Room, enjoy the view of the back yard while at the double sink

Kitchen



Kitchen has been fully updated, including granite countertops with sophisticated ogee edge profile, coordinating backsplash and stunning wood cabinetry

Kitchen



No detail has been overlooked – hardwood floors accenting the natural tone wood cabinets, adorned with crown molding, plus additional pantry and cabinetry framing the refrigerator

Back Room



The Back Room boasts concrete poured floors as well as access to the Back Patio and Garage

Office



The office is serviced by a closet for additional storage

Upstairs Landing



The upstairs landing boasts a charming nook – architectural ceiling frames the large window and custom seating with built-in storage and plantation shutters

First Bedroom



Windows are adorned with adjustable plantation shutters

First Bedroom



The bedroom is serviced by a large closet

Upstairs Full Bath



Custom vanity provides plenty of storage, while additional storage can be found in the hallway linen closet

Second Bedroom



Open wall shelving provides extra space for storage or display

Second Bedroom



The Second Bedroom features white window trim, wide baseboards and crown molding for a crisp, clean look

Master Suite



Bedroom is detailed with crisp, white trim, crown molding and baseboards - and finished with a ceiling fan

Master Suite



Spacious Master has plenty of room for your bedroom furniture suite

En Suite Master Bath



Luxurious En Suite features upgrades throughout and is your at-home oasis! This spa-like bathroom features upgrades throughout including Quartz Countertops, Custom Tile Work, Contemporary Rain Showerhead and Therapeutic Garden Bathtub

En Suite Master Bath



Walk-in shower boasts a glass paneled wall and door, contemporary rain showerhead and hand shower

Walk-in Master Closet



The walk-in Master Closet contains a Laundry Space able to accommodate a full-size washer and dryer

Outdoor Living



Backyard is quaintly lit with exterior lighting

Outdoor Living



Conveniently step from the Sunroom/Mudroom to the outdoor space with a generous-sized, stone paver patio to enjoy the outdoors

Outdoor Living



Charming stone Retaining wall adds character to the backyard and separates the space

Outdoor Living



The back yard is secluded and private – mature trees create for beautiful, peaceful views

Outdoor Living



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

Lower Level



The unfinished basement provides for a desirable space for additional storage, hook ups for washer/dryer, utility sink and toilet

Lower Level



The unfinished basement provides for a desirable space for additional storage, hook ups for washer/dryer, utility sink and toilet

PROPERTY ADDRESS:

3007 Colonial Hill Rd 40205

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 7-28-03 and ending on 5-2-17 (Date of purchase) (Date of this form)

PROPERTY ADDRESS: 3007 Colonial Hill Road Louisville KY 40205

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.

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.

Table with 5 columns: N/A, YES, NO, UNKNOWN. Section 1: HOUSE SYSTEMS. Rows include Plumbing, Electrical system, Appliances, Floors and walls, Doors and windows, Ceiling and attic fans, Security system, Sump pump, Chimneys, fireplaces, inserts, Pool, hot tub, sauna, Sprinkler system, Heating (age 10 years), Cooling/air conditioning (age 10 years), Water heater (age 9 years). Explain: replaced parts in tank in 1/2 bath toilet.

Table with 5 columns: N/A, YES, NO, UNKNOWN. Section 2: FOUNDATION/STRUCTURE/BASEMENT. Rows include Any defects or problems, current or past, to the foundation or slab?; Any defects or problems, current or past, to the structure or exterior veneer?; Has the basement leaked at any time since you have owned or lived at the property?; When was the last time the basement leaked? (April 2017); Have you ever had any repairs done to the basement?; If you have had basement leaks repaired, when was the repair performed? Explain:

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) heavy rain results a small streamy that leads to drain;
 (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?..... water usually doesn't get to the drain

3. ROOF N/A YES NO UNKNOWN

(a) Age of the roof covering? 4 years

(b) 1. Has the roof leaked at any time since you have owned or lived at the property?..... YES NO UNKNOWN
 2. When was the last time the roof leaked?.....

(c) 1. Have you ever had any repairs done to the roof?..... YES NO UNKNOWN
 2. If you have ever had the roof repaired, when was the repair performed?.....

(d) 1. Have you ever had the roof replaced?..... YES NO UNKNOWN
 2. If you have had the roof replaced, when was the replacement performed? 2013

(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?..... YES NO UNKNOWN
 2. If yes, when was the repair performed?.....
 Explain:.....

4. LAND/DRAINAGE N/A YES NO UNKNOWN

(a) Any soil stability problems?..... YES NO UNKNOWN

(b) Has the property ever had a drainage, flooding, or grading problem?..... YES NO UNKNOWN

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?..... YES NO UNKNOWN
 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?..... YES NO UNKNOWN
 Explain:.....

5. BOUNDARIES N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property?..... YES NO UNKNOWN
 2. Are the boundaries marked in any way?..... YES NO UNKNOWN
 3. Do you know the boundaries? If yes, provide description below..... YES NO UNKNOWN
 Explain: fence

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?..... YES NO UNKNOWN
 Explain:.....

6. WATER N/A YES NO UNKNOWN

(a) 1. Source of water supply city
 2. Are you aware of below normal water supply or water pressure?..... YES NO UNKNOWN

(b) Is there a water purification system or softener remaining with the house?..... YES NO UNKNOWN

(c) Has your water ever been tested? If yes, provide results below..... YES NO UNKNOWN
 Explain: city tests water

7. SEWER SYSTEM N/A YES NO UNKNOWN

(a) Property is serviced by:
 1. Category I. Public Municipal Treatment Facility..... YES NO UNKNOWN
 2. Category II. Private Treatment Facility..... YES NO UNKNOWN
 3. Category III. Subdivision Package Plant..... YES NO UNKNOWN
 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")..... YES NO UNKNOWN
 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal..... YES NO UNKNOWN
 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system..... YES NO UNKNOWN
 7. Category VII. No Treatment/Unknown..... YES NO 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?..... YES NO UNKNOWN
 Explain:.....

PROPERTY ADDRESS: 3057 Colonial Hill Rd 40205

- 8. CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN
- (a) Have there been any additions, structural modifications, or other alterations made?
- (b) Were all necessary permits and government approvals obtained?
- Explain: permits were pulled for kitchen redo & 2nd floor reno
- 9. HOMEOWNER'S ASSOCIATION** N/A YES NO UNKNOWN
- (a) 1. Is the property subject to rules or regulations of a homeowner's association?
2. If yes, what is the yearly assessment? \$ \$75/year
3. Homeowner's Association Name: Colonial Hill Neighborhood Assoc.
 HOA Primary Contact Name: Skip Wilson
 HOA Primary Contact Phone No. 451-4495
- (b) Are you aware of any condition that may result in an increase in taxes or assessments?
- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?
- Explain: _____
- 10. MISCELLANEOUS** N/A YES NO UNKNOWN
- (a) Was this house built before 1978?
- (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?
- (c) 1. Are you aware of any testing for radon gas?
2. Results, if tested 2003 - @ time of purchase, radon mitigator installed
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?
- (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)

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.)?
- (g) Are you aware of any damage due to wood infestation?
- (h) 1. Has the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties? previous owners disclosed they had house professionally treated for carpenter ants
- (i) Are you aware of any existing or threatened legal action affecting this property?
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?
- (l) Are you aware of any other conditions that are defective with regard to this property?
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?
- (n) Are there any warranties to be passed on?
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?
- If yes, please explain: HAIL DAMAGE in 2013 - replaced roof
- (p) Are you aware of the existence of mold or other fungi on the property?
- (q) Has this house ever had pets living in it?
- If yes, Explain DOGS
- (r) Is the property in a historic district?

PROPERTY ADDRESS: 3227 Colonial Hill Rd 40205

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: dotloop verified 05/04/17 10:18AM EDT 6UOX-B12-SKXQ-6KEU Date

Seller: dotloop verified 05/03/17 10:16PM EDT BF6J-HTDY-Y124-LARB 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)
05/04/17 10:18AM EDT 05/03/17 10:16PM EDT

Initials (Buyer) Date/Time _____

Utility Providers and 12 Month History

Trash Pick Up Company:	Metro gov't
Days of Week for Trash Pick Up:	Thursday 9.m.
Recycling Pick Up Company:	(Thursday) a.m. Metro gov't
Days of Week for Recycling Pick Up:	↻

Cable Provider:	currently Direct TV (through AT&T)
Internet Provider:	AT&T
Phone Provider:	N/A

Water Company:	Louisville Water Company
Sewer or Septic?	sewer

Gas/Electric Company:	LG&E
If all electric, is gas available?	both are available
If you have a fireplace, is it gas or wood burning?	WOOD Burning

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts LG&E	Electric Bill Amounts	Water/Sewer Amounts
1. April	\$ 189. ⁰⁰	\$	\$ \$190.11
2. March	\$ 189. ⁰⁰	\$	\$
3. Feb	\$ 189. ⁰⁰	\$	\$ \$137.25
4. Jan	\$ 189. ⁰⁰	\$	\$
5. Dec	\$ 184. ⁰⁰	\$	\$ \$115.90
6. Nov	\$ 184. ⁰⁰	\$	\$
7. Oct	\$ 184. ⁰⁰	\$	\$ \$132.60
8. Sept	\$ 184. ⁰⁰	\$	\$
9. July Aug	\$ 179.84	\$	\$ \$148.78
10. June July	\$ 186. ⁰⁰	\$	\$
11. June	\$ 186. ⁰⁰	\$	\$ \$140.90
12. May	\$ 186. ⁰⁰	\$	\$