



THE PRICE GROUP

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# 4905 Deer Meadow Lane

FOR MORE INFO IMMEDIATELY, TEXT 22541 TO 46835

**Oldham County School District • Inground Pool  
All Brick Exterior with Lush Outdoor Space**



## Features:

5 Bedrooms  
4.5 Baths

4800+ Finished  
Square Feet

Finished, Walkout  
Lower Level/  
Mother-In-Law  
Suite

Three-Car Garage

Visual Tour Online:

[www.4905DeerMeadowLane.com](http://www.4905DeerMeadowLane.com)

Welcome Home to this immaculate home on a 2/3 acre lot with pristine inground pool and nearly 5000 well appointed finished square feet! This traditional brick two story home with finished walkout lower level is the opportunity you've been looking for! The floorplan boasts 5bedrooms, 4.5 baths, and a 3 car garage. Districted for award winning Oldham County Schools, and located with quick access to I-71, this Buckner neighborhood of Stonefield Trace is the community you've been searching for! Your new home here on Deer Meadow Lane has been meticulously cared for by its one owner. Recent updates include stunning new hardwood flooring throughout the main level, plus new flooring throughout the lower level walkout as well! The home's design presents a perfect place to call home, with the main level featuring a grand foyer, guest powder room, formal living area that opens to formal dining room, gourmet kitchen with breakfast area that flows into the family room, plus a sun room (with vaulted ceiling) that presents magnificent views of the lush green back yard and the sparkling inground pool! The master suite and three additional bedrooms are found on the second level of the home. The spacious master is complimented with a double tray ceiling offers plenty of room for all of your furniture, plus a sitting area. The master bath has exquisite architectural detail, including a dramatic arch over the soaking tub. Dual vanities, separate tile shower, and water closet are additional highlights of this master bath. Two of the additional bedrooms are serviced by a jack and jill bath, plus they offer direct access to the second level bonus room (perfect for a play room!). The third additional bedroom on the second level has an ensuite bath. The home continues as you discover the well finished walkout lower level. There you will find a large open living area (second family room!), plenty of space for billiards and game tables, an entertaining bar equipped with a sink and cabinetry, a fourth full bath and a fifth bedroom with tray ceiling and a fireplace (currently used as a fitness room). No design detail is missed, from the wrought iron spindles complimenting the foyer staircase, to the exquisite crown molding trim in many of the spaces, to the transom windows elongating many of the rooms' windows, allowing for even more natural light to stream in! Granite counters, custom cabinets, custom moldings and trim work, and travertine tiled baths are found throughout this lovely home. The backyard is an oasis with a sparkling pool featuring a slide, fountain, shallow tanning ledge and automatic pool cover which extends the swimming season with reduced need for heating, as well as less need for chemicals. For maximum safety, the pool cover can be locked to prevent kids from entering unsupervised. Finally, there is plenty of room around the pool for the kids to play, and a weatherproof storage shed under the rear deck. This is the home you've been looking for! Call for your personal tour today!

**kW** LOUISVILLE  
EAST  
KELLERWILLIAMS.

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# 4905 Deer Meadow Lane, *Special Features*

*5 Bedrooms/4.5 Baths, 4800+ Total Finished Square Feet, 2/3 Acre*

*Oldham County School District*

*All Brick Exterior with Lush Outdoor Space and Three-Car Garage*

*Home is quietly tucked away in a low-traffic community*

## Property Features

- Located in the award-winning Oldham County School District with shops and dining only minutes away
- Curb appeal abounds- the brick façade is highlighted by black shutters and mature landscaping
- Your eyes will be drawn to the front porch as you approach the aggregate walkway; The entrance is accented with stately, white columns, elongated windows and beautiful keystone detail to greet you upon entry
- The covered front porch is a great place to welcome your guest
- Manicured landscaping plans reflect the architectural style of the home
- The driveway approaches the roomy three-car side-entry garage and offers extra space for turning around and additional parking
- Home is equipped with a security system
- New Hardwood flooring throughout the main level of the home

## Foyer

- A stunning mosaic-glass front door, framed by sidelights, creates an elegant entry into the foyer
- Spacious Foyer with hardwood flooring (and a convenient coat closet) and is designed with sprawling width – a true gathering space while welcoming family and friends into your home
- Decorative wrought iron spindles complement the staircase
- The Foyer offers a stunning focal point – the chandelier! Double tray ceiling and crown molding accentuate the space
- Guest powder room is conveniently located off the Foyer and features a porcelain vessel sink and pedestal sink cabinet

## Formal 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
- Formal Dining can be segmented from the home if entertaining styles prefer – French pocket doors separates the living and dining spaces
- Dining space is well lit with a wall of multiple windows the encompass the space as well as a chandelier above the dining table

## Formal Living Room

- The space boasts an open concept and is well lit with natural lighting from large windows
- Formal living boasts gleaming hardwood flooring, smooth ceilings and four windows with elongating transoms
- Large doorways transition the open foyer space into the living and dining areas

## Kitchen

- The Kitchen is designed with custom tall, natural-tone wood cabinetry and dressed with attractive hardware – plenty of storage space!
- Kitchen boasts hardwood flooring, a spacious island with seating area, recessed bar sink and built-in wine rack, highlighted with architectural details and recessed lighting – truly exquisite!
- Kitchen hosts stainless steel dishwasher and deep, double-bowl sink
- The kitchen is also equipped with a large pantry closet, providing plenty of extra storage space
- Eat-In Kitchen offers direct access to the Sunroom and back deck – great for hosting!
- Smooth finish ceilings

- The kitchen overlooks the peaceful green scape of the backyard and pool
- Breakfast area comfortably accommodates a full-sized table and is lit with a chandelier
- Kitchen provides direct access to Foyer, Formal Dining Room, Sunroom and Great Room

#### Sunroom

- Step from the Kitchen and into the Sunroom - An intimate space with oversized windows and glass French doors leading to the back deck
- A perfect space for hosting and entertaining, the Sunroom features vaulted ceilings and gleaming hardwood
- Plenty of natural light radiates from the oversized glass doors, as well as overhead fixture with fan
- The Sunroom is the perfect place to enjoy a morning cup of coffee! Sunny and Bright

#### Great Room

- The Great Room is the heartbeat of the home with tall ceilings, large windows with elongating transoms and crisp, white crown molding and trim
- Gas log fireplace is accented by a white mantle and creates a dramatic focal point, highlighted by windows on either side
- The space boasts an open concept and is well lit with natural lighting from large windows as well as overhead lighting with fan
- A fantastic flow opportunity - The Great Room is open to both the Kitchen and Sunroom

#### Laundry/ Mud Room

- The Laundry Room is equipped with a utility sink and built-in cabinetry for sorting and storage
- Mud Room is the perfect space to store every day items in the convenient, built-in storage area

#### Master Suite

- Spacious Master Bedroom with plenty of room for a king size bed
- The space is truly stunning with decorative, custom tray ceiling detail, recessed lighting and neutral color scheme
- Multiple windows encompass the space and offer plenty of natural light and views of the backyard
- Enjoy the privacy of a separate sitting area encompassed by two triple windows

#### En Suite Master Bath

- Step through double French doors into the luxurious En Suite, your at-home oasis! This spa-like bathroom features upgrades throughout including Granite Countertops, Custom Tile Work and Travertine Flooring
- Double Vanity is detailed with tall, dark-stained, wood cabinetry and accented with Granite countertops and coordinating vanity mirrors
- Water closet hosts a pocket door for privacy
- Bathroom boasts a beautiful custom glass window over jetted, soaking tub - breathtaking!
- Walk-in shower boasts a glass paneled wall and door, custom tile walls and accent tile detail
- Master hosts a generous walk-in closet with ample, custom shelving

#### 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 generous sized closet, a built-in corner shelving nook, ceiling fan/ light fixture and en suite full bath
- The en suite full bath includes Travertine flooring, Granite countertop with recessed sink and wood vanity for storage
- The second additional bedroom hosts a generous sized closet, large double-window and ceiling fan light fixture

- The third additional bedroom hosts a large window, a generous size closet 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
- Full bath features a shower/tub combination and Travertine flooring
- The Second Level also offers a spacious bonus room - perfect for a play area!
- Bonus space features custom, built-in shelving and seating area around the window
- Access to bonus space through bedrooms

#### Walkout Lower Level

- The finished lower level is incredibly spacious and presents a wealth of opportunities for space, including; Home Gym, Office, Play Room, Hobby/Craft Space, and Second Family Room
- The finished lower level is designed with a large open flow, fifth bedroom and fourth full bathroom
- Lower Level could be turned into a Mother-In-Law Suite - offering a bedroom and full bathroom, a large living space and kitchenette
- Second family room hosts custom built-in entertainment center
- Spacious living area boasts double windows for a well-lit space
- Additional perks of lower level living include a dedicated entry door to the exterior and outdoor living area through French double doors
- Quaint kitchenette features tall wood cabinetry with glass display cabinets, stone backsplash detail and spacious island with bar seating and a sink
- Open space and triple windows for natural light – Perfect for entertaining!
- Lower Level Bedroom hosts a tray ceiling and gas fireplace with decorative mantle and hearth
- Full Bath provides a shower/tub combination, upgraded vanity and Travertine flooring

#### Outdoor Living

- Vacation at home! Sparkling inground pool with slide, fountain and shallow tanning ledge
- The inground pool is designed with an automatic pool cover which extends the swimming season with reduced need for heating, as well as less need for chemicals
- For maximum safety, the pool cover can be locked to prevent kids from entering unsupervised
- Your outdoor oasis awaits! A spacious concrete patio spans much of the rear of the home and could easily accommodate a large outdoor dining table, a grill, lounge chairs, and accent furniture
- The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living
- Experience true Kentucky charm with the black, wooden fence that resembles local horse farms and is complete with mature landscaping
- Plenty of space to enjoy the outdoors; The yard is fully fenced and useable
- Playset to remain!
- A deep lot provides plenty of room to play, entertain, and enjoy the beauty of the outdoors
- Conveniently step from the Sun Room to the outdoor space with a generous sized deck to enjoy the outdoors
- Upper deck off of Sun Room is equipped with privacy gate
- Outdoor living space is accented with landscape beds
- Outdoor patio is wired and plumbed for a hot tub
- Walk-out Lower Level retaining wall provides privacy for the patio
- Weatherproof storage shed under rear deck



# Residential - Single Family Residence

For Current Pricing  
Call 502.554.9749



**List Number:** 1474444  
**Address:** 4905 Deer Meadow Ln, La Grange, KY 40031  
**Area:** 20-Oldham County N171  
**Sub Area:** A  
**Total Living Area:** 4,853  
**Basement:** Finished; Walkout Finished  
**Total # Bedrooms:** 5  
**Disclosure:** Yes  
**Style:** 2 Story

**Status:** Active  
**School District:** Oldham  
**Above Grade**  
**Finished:** 3,413  
**Total Baths:** 5  
**Sqft - Total Unfin:** 797  
**Nonconform SqFt**  
**Fin:** 0  
**Nonconform SqFt**  
**UF:** 0  
**County:** Oldham  
**Subdivision:** STONEFIELD TRACE  
**Baths - Full:** 4  
**Baths - 1/2:** 1  
**Age:** 11  
**Year Built:** 2006  
**Stories:** 2



## Open House Info:

**Directions:** I-71 to Exit 17. Travel North on 146. Turn left (west) onto New Cut Rd. Turn right onto Stonefield Ln. Turn Left onto Deer Meadow Ln. Home is on the right.

Welcome Home to this immaculate home on a 2/3 acre lot with pristine inground pool and nearly 5000 well appointed finished square feet! This traditional brick two story home with finished walkout lower level is the opportunity you've been looking for! The floorplan boasts 5bedrooms, 4.5 baths, and a 3 car garage. Districted for award winning Oldham County Schools, and located with quick access to I-71, this Buckner neighborhood of Stonefield Trace is the community you've been searching for! Your new home here on Deer Meadow Lane has been meticulously cared for by its one owner. Recent updates include stunning new hardwood flooring throughout the main level, plus new flooring throughout the lower level walkout as well! (continued)

				<b>Basement:</b>	Finished; Walkout Finished
				<b>Construction:</b>	Brick; Frame - Wood
				<b>Exterior:</b>	Deck; Pool - In Ground; Porch
				<b>Foundation:</b>	Poured Concrete
				<b>Fencing:</b>	None
				<b>Heating/Cooling:</b>	Central Air; Forced Air Heat; Gas Heat
				<b>Garage/Parking:</b>	3 Car Garage; Attached; Entry Side
				<b>Roof:</b>	Shingle
				<b>Utilities:</b>	Electric; Fuel:Natural; Public Water; Septic System
				<b>M Struct Flood Plain:</b>	No

	(Fin)	(UF)
AG	3,413	0
BG	1,440	797
NC	0	0
Total	4,853	797
SgFtSrc:	Other	

Room Name Room Level Width Length Room Remarks

Total # of Rooms: 11		First Floor MBR: No		# Closets	# Fireplaces Level 1: 1	
Lot SF Source: PVA		Acres: 0.69		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: 984	Pg #: 458	Block: SEC 4	Lot: 85	Sub-Lot: 0000

The home's design presents a perfect place to call home, with the main level featuring a grand foyer, guest powder room, formal living area that opens to formal dining room, gourmet kitchen with breakfast area that flows into the family room, plus a sun room (with vaulted ceiling) that presents magnificent views of the lush green back yard and the sparkling inground pool! two living areas as well as a large gathering room off of the open kitchen. The master suite and three additional bedrooms are found on the second level of the home. The spacious master is complimented with a double tray ceiling offers plenty of room for all of your furniture, plus a sitting area. The master bath has exquisite architectural detail, including a dramatic arch over the soaking tub. Dual vanities, separate tile shower, and water closet are additional highlights of this master bath. Two of the additional bedrooms are serviced by a jack and jill bath, plus they offer direct access to the second level bonus room (perfect for a play room!). The third additional bedroom on the second level has an ensuite bath. The home continues as you discover the well finished walkout lower level. There you will find a large open living area (second family room!), plenty of space for billiards and game tables, an entertaining bar equipped with a sink and cabinetry, a fourth full bath and a fifth bedroom with tray ceiling and a fireplace (currently used as a fitness room). No design detail is missed, from the wrought iron spindles complimenting the foyer staircase, to the exquisite crown molding trim in many of the spaces, to the transom windows elongating many of the rooms' windows, allowing for even more natural light to stream in! Granite counters, custom cabinets, custom moldings and trim work, and travertine tiled baths are found throughout this lovely home. The backyard is an oasis with a sparkling pool featuring a slide, fountain, shallow tanning ledge and automatic pool cover which extends the swimming season with reduced need for heating, as well as less need for chemicals. For maximum safety, the pool cover can be locked to prevent kids from entering unsupervised. Finally, there is plenty of room around the pool for the kids to play, and a weatherproof storage shed under the rear deck. This is the home you've been looking for! Call for your personal tour today!

**Welcome Home!**



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

**Outdoor Living**



Vacation at home! Sparkling inground pool with slide, fountain and shallow tanning ledge

**Oldham County Schools**



Located in the award-winning Oldham County School District with shops and dining only minutes away

**Formal Living Room**



Formal living boasts gleaming hardwood flooring, smooth ceilings and four windows with elongating transoms

**Formal Living Room**



The space boasts an open concept and is well lit with natural lighting from large windows

**Formal Dining Room**



The Dining Room flows naturally from the Foyer and Living Spaces and is finished with wainscoting



**Guest Powder Room**

Guest powder room is conveniently located off the Foyer and features a porcelain vessel sink and pedestal sink cabinet

**Kitchen**

Kitchen boasts hardwood flooring, a spacious island with seating area, recessed bar sink and built-in wine rack, highlighted with architectural details and recessed lighting – truly exquisite!

**Breakfast Area**

Breakfast area comfortably accommodates a full-sized table and is lit with a chandelier

**Breakfast Area**

Eat-In Kitchen offers direct access to the Sunroom and back deck – great for hosting!

**Great Room**

The Great Room is the heartbeat of the home with tall ceilings, large windows with elongating transoms and crisp, white crown molding and trim

**Great Room**

A fantastic flow opportunity – The Great Room is open to both the Kitchen and Sunroom



**Great Room**

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

**Laundry/Mud Room**

Mud Room is the perfect space to store every day items in the convenient, built-in storage area

**Sun Room**

Step from the Kitchen and into the Sunroom - An intimate space with oversized windows and glass French doors leading to the back deck

**Sun Room**

A perfect space for hosting and entertaining, the Sunroom features vaulted ceilings and gleaming hardwood

**Master Suite**

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

**Master Suite**

Enjoy the privacy of a separate sitting area encompassed by two triple windows

**En Suite Master Bath**

©2017 Listing Broker

Step through double French doors into the luxurious En Suite, your at-home oasis! This spa-like bathroom features upgrades throughout including Granite Countertops, Custom Tile Work and Travertine Flooring

**En Suite Master Bath**

©2017 Listing Broker

Double Vanity is detailed with tall, dark-stained, wood cabinetry and accented with Granite countertops and coordinating vanity mirrors

**Bedroom 1**

©2017 Listing Broker

The first additional bedroom offers a generous sized closet, a built-in corner shelving nook, ceiling fan/ light fixture and en suite full bath

**Bonus Space**

©2017 Listing Broker

The Second Level also offers a spacious bonus room - perfect for a play area!

**Bedroom 2**

©2017 Listing Broker

The second additional bedroom hosts a generous sized closet, large double-window and ceiling fan light fixture

**Bedroom 3**

©2017 Listing Broker

The third additional bedroom hosts a large window, a generous size closet and shared Jack and Jill bath with second bedroom



**Walkout Lower Level**

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

**Walkout Lower Level**

Open space and triple windows for natural light – Perfect for entertaining!

**Lower Level Kitchenette**

Quaint kitchenette features tall wood cabinetry with glass display cabinets, stone backsplash detail and spacious island with bar seating and a sink

**Lower Level Second Family Room**

Additional perks of lower level living include a dedicated entry door to the exterior and outdoor living area through French double doors

**Lower Level Bedroom**

Lower Level Bedroom hosts a tray ceiling and gas fireplace with decorative mantle and hearth

**Lower Level Full Bath**

Full Bath provides a shower/tub combination, upgraded vanity and Travertine flooring

**Outdoor Living**

Vacation at home! Sparkling inground pool with slide, fountain and shallow tanning ledge

**Outdoor Living**

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

**Outdoor Living**

Plenty of space to enjoy the outdoors; The yard is fully fenced and useable

**Outdoor Living**

A deep lot provides plenty of room to play, entertain, and enjoy the beauty of the outdoors

**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**

Your eyes will be drawn to the front porch as you approach the aggregate walkway; The entrance is accented with stately, white columns, elongated windows and beautiful keystone detail to greet you upon entry

**Front Porch**

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

**Formal Living Room**

Formal living boasts gleaming hardwood flooring, smooth ceilings and four windows with elongating transoms

**Formal Living Room**

The space boasts an open concept and is well lit with natural lighting from large windows

**Formal Living Room**

Large doorways transition the open foyer space into the living and dining areas

**Formal Dining Room**

Dining space is well lit with a wall of multiple windows that encompass the space as well as a chandelier above the dining table

**Formal Dining Room**

Formal Dining can be segmented from the home if entertaining styles prefer – French pocket doors separates the living and dining spaces

**Kitchen**

The Kitchen is designed with custom tall, natural-tone wood cabinetry and dressed with attractive hardware – plenty of storage space!

**Kitchen**

Kitchen hosts stainless steel dishwasher and deep, double-bowl sink

**Kitchen**

Kitchen boasts hardwood flooring, a spacious island with seating area, recessed bar sink and built-in wine rack, highlighted with architectural details and recessed lighting – truly exquisite!

**Great Room**

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

**Great Room**

The space boasts an open concept and is well lit with natural lighting from large windows as well as overhead lighting with fan



**Laundry/Mud Room**

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

**Sunroom**

The Sunroom is the perfect place to enjoy a morning cup of coffee! Sunny and Bright

**Sunroom**

A perfect space for hosting and entertaining, the Sunroom features vaulted ceilings and gleaming hardwood

**Sunroom**

Step from the Kitchen and into the Sunroom - An intimate space with oversized windows and glass French doors leading to the back deck

**Master Suite**

Spacious Master Bedroom with plenty of room for a king size bed

**Master Suite**

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

**Master Suite**



Multiple windows encompass the space and offer plenty of natural light and views of the backyard

**Master Suite Sitting Area**



• Enjoy the privacy of a separate sitting area encompassed by two triple windows

**Master Suite Sitting Area**



Step through double French doors into the luxurious En Suite, your at-home oasis!

**En Suite Master Bath**



Bathroom boasts a beautiful custom glass window over jetted, soaking tub – breathtaking!

**En Suite Master Bath**



Double Vanity is detailed with tall, dark-stained, wood cabinetry and accented with Granite countertops and coordinating vanity mirrors

**Walk-in Master Closet**



Master hosts a generous walk-in closet with ample, custom shelving



**Bedroom 1**

©2017 Listing Broker

The first additional bedroom offers a generous sized closet, a built-in corner shelving nook, ceiling fan/ light fixture and en suite full bath

**En Suite Full Bath**

©2017 Listing Broker

The en suite full bath includes Travertine flooring, Granite countertop with recessed sink and wood vanity for storage

**Bonus Room**

©2017 Listing Broker

Access to bonus space through bedrooms

**Bedroom 1**

©2017 Listing Broker

The first additional bedroom offers a generous sized closet, a built-in corner shelving nook, ceiling fan/ light fixture and en suite full bath

**Bonus Room**

©2017 Listing Broker

Bonus space features custom, built-in shelving and seating area around the window

**Bonus Room**

©2017 Listing Broker

The Second Level also offers a spacious bonus room - perfect for a play area!

**Bedroom 2**



The second additional bedroom hosts a generous sized closet, large double-window and ceiling fan light fixture

**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

**Jack and Jill Bath**



Full bath features a shower/tub combination and Travertine flooring

**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

**Bedroom 3**



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

**Bedroom 3**



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



**Walkout Lower Level**



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

**Walkout Lower Level**



The finished lower level is designed with a large open flow, fifth bedroom and fourth full bathroom

**Walkout Lower Level**



Open space and triple windows for natural light – Perfect for entertaining!

**Walkout Lower Level**



Lower Level could be turned into a Mother-In-Law Suite - offering a bedroom and full bathroom, a large living space and kitchenette

**Lower Level Kitchenette**



Lower Level could be turned into a Mother-In-Law Suite - offering a bedroom and full bathroom, a large living space and kitchenette

**Lower Level Kitchenette**



Quaint kitchenette features tall wood cabinetry with glass display cabinets, stone backsplash detail and spacious island with bar seating and a sink

**Lower Level Kitchenette**

Quaint kitchenette features tall wood cabinetry with glass display cabinets, stone backsplash detail and spacious island with bar seating and a sink

**Lower Level Second Family Room**

Spacious living area boasts double windows for a well-lit space

**Lower Level Second Family Room**

Second family room hosts custom built-in entertainment center

**Lower Level Bedroom**

Lower Level Bedroom hosts a tray ceiling and gas fireplace with decorative mantle and hearth

**Back Deck**

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

**Outdoor Living**

The inground pool is designed with an automatic pool cover which extends the swimming season with reduced need for heating, as well as less need for chemicals



**Outdoor Living**



For maximum safety, the pool cover can be locked to prevent kids from entering unsupervised

**Outdoor Living**



Your outdoor oasis awaits! A spacious concrete patio spans much of the rear of the home and could easily accommodate a large outdoor dining table, a grill, lounge chairs, and accent furniture

**Outdoor Living**



Outdoor patio is wired and plumbed for a hot tub

**Outdoor Living**



Playset to remain!

**Back Deck**



Upper deck off of Sun Room is equipped with privacy gate

**Outdoor Living**



Walk-out Lower Level retaining wall provides privacy for the patio

**Outdoor Living**

Experience true Kentucky charm with the black, wooden fence that resembles local horse farms and is complete with mature landscaping

**Three Car Garage**

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

PROPERTY ADDRESS: 4905 DEER MEADOW LN LAGRANGE, KY 40031

### 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 10/26/2010, and ending on 4/25/17.  
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 4905 DEER MEADOW LN LAGRANGE, KY 40031

**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 .....                      | —        | — | X | — |
| (b) Electrical system .....             | —        | — | X | — |
| (c) Appliances .....                    | —        | — | X | — |
| (d) Floors and walls .....              | —        | — | X | — |
| (e) Doors and windows .....             | —        | — | X | — |
| (f) Ceiling and attic fans .....        | —        | — | X | — |
| (g) Security system .....               | —        | — | X | — |
| (h) Sump pump .....                     | —        | — | X | — |
| (i) Chimneys, fireplaces, inserts ..... | —        | — | X | — |
| (j) Pool, hot tub, sauna .....          | —        | — | X | — |
| (k) Sprinkler system .....              | X        | — | — | — |
| (l) Heating .....                       | age 10   | — | X | — |
| (m) Cooling/air conditioning .....      | age 10/4 | — | X | — |
| (n) Water heater .....                  | age 10   | — | X | — |

Explain: LARGER CAPACITY AC UPSTAIRS INSTALLED 2013

**2. FOUNDATION/STRUCTURE/BASEMENT** N/A YES NO UNKNOWN

- |  |   |   |   |   |
|--|---|---|---|---|
| (a) Any defects or problems, current or past, to the foundation or slab? .....           | — | — | X | — |
| (b) Any defects or problems, current or past, to the structure or exterior veneer? ..... | — | — | X | — |

Explain: \_\_\_\_\_

- |  |   |   |   |   |
|--|---|---|---|---|
| (c) Has the basement leaked at any time since you have owned or lived at the property? ..... | — | — | X | — |
| (d) When was the last time the basement leaked? .....  | — | — | — | — |
| (e) Have you ever had any repairs done to the basement? .....                                | — | — | X | — |
| (f) If you have had basement leaks repaired, when was the repair performed? .....            | — | — | — | — |

Explain: \_\_\_\_\_

Initials (Seller) \_\_\_\_\_

Date/Time 4/25/17  
2:45pm

Initials (Buyer) \_\_\_\_\_

Date/Time \_\_\_\_\_

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PROPERTY ADDRESS: 4905 DEER MEADOW LN LAGRANGE, KY 40031

(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**

- (a) Age of the roof covering? 11 yrs (2006) N/A YES NO UNKNOWN
- (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? 3/17
- (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? 3/17
- (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? 3/17
- (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? 3/17
- Explain: \_\_\_\_\_

4. **LAND/DRAINAGE**

- (a) Any soil stability problems?..... N/A 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: SMALL DRAINAGE ON BACK EDGE OF PROPERTY

5. **BOUNDARIES**

- (a) 1. Have you ever received a staked or pinned survey of the property?..... N/A 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: \_\_\_\_\_
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? ..... YES NO UNKNOWN
- Explain: \_\_\_\_\_

6. **WATER**

- (a) 1. Source of water supply CITY WATER N/A YES NO UNKNOWN
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: \_\_\_\_\_

7. **SEWER SYSTEM**

- (a) Property is serviced by: N/A YES NO UNKNOWN
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: 4905 DEER MEADOW LN LAGRANGE, KY 40031

SPACE FOR ADDITIONAL INFORMATION

3(C) ROOF AREA OVER FRONT PORCH HAD SOFT SPOT FROM ROTTEN  
WOOD UNDER SHINGLES DUE TO IMPROPER FLASHING IN VALLEY  
FROM GARAGE ROOF REPAIRED BY ROOFER W/NEW FLASH, WOOD, SHINGLE  
10(F) TERMITES FOUND ON OLD LUMBER BENEATH GARAGE  
STAIRS. TERMINEX FOUND NO SIGN OF ANY DAMAGE. TERMITES  
ONLY ATE THE OLD LUMBER. HOUSE WAS TREATED WITH MANY  
BAIT STATIONS & POISON IN GARAGE FLOOR. TERMITE FREE!

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 4/25/17

Seller \_\_\_\_\_ Date 4/25/17

\*\*\*\*\*  
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: \_\_\_\_\_ Seller: \_\_\_\_\_  
Date: \_\_\_\_\_ 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 4/25/17  
2:45pm

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

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## Utility Providers and 12 Month History

Trash Pick Up Company:	REPUBLIC
Days of Week for Trash Pick Up:	EVERY WEDNESDAY
Recycling Pick Up Company:	SAME
Days of Week for Recycling Pick Up:	EVERY OTHER MONDAY

Cable Provider:	ATT
Internet Provider:	↓
Phone Provider:	

Water Company:	OLDHAM WATER DISTRICT
Sewer or Septic?	CITY/SEWER

Gas/Electric Company:	LGE
If all electric, is gas available?	GAS/ELEC
If you have a fireplace, is it gas or wood burning?	GAS

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. APR 17	\$ 252	← \$ COMBINED	\$ 156
2. MAR 17	\$ 301	\$	\$ 87
3. FEB 17	\$ 406	\$	\$ 95
4. JAN 17	\$ 331	\$	\$ 72
5. DEC 16	\$ 171	\$	\$ <del>156</del> 60
6. NOV 16	\$ 281	\$	\$
7. OCT 16	\$ 441	\$	\$
8. SEP 16	\$ 435	\$	\$
9. AUG 16	\$ 411	\$	\$
10. JUL 16	\$ 409	\$	\$
11. JUN 16	\$ <del>544</del> 351	\$	\$
12. MAY 16	\$ 215	\$	\$

Initials:

Date:

5/11/17