

## THE PRICE GROUP

SELL . BUY . BUILD . INVEST . CAREER

## 6804 Heritage Hills Court

FOR MORE INFO IMMEDIATELY, TEXT 22262 TO 46835

# **Updates Throughout! • Oldham County Schools Brick Exterior with Lush Outdoor Space**











Visual Tour Online: www.6804HeritageHillsCourt.com

Make this home your 1st and FINAL stop! This one owner home featuring four bedrooms, three full baths is a walk-out brick ranch located on a Cul-de-sac lot in the highly-coveted neighborhood of Heritage Hills in Crestwood, Kentucky. Apart from the unrivaled location off of Hwy 22 and districted for award winning Oldham County schools, this home is exquisitely updated throughout. This year's updates alone include new carpet in the bedrooms, updated tile flooring in the basement, and meticulous enhancements to the already pristine landscape, making the curb appeal radiant. In 2016, the kitchen and bathrooms were vibrantly renewed with granite countertops, updated sinks/faucets, and new vanities. The main level of this home has been transformed with richly-toned wood flooring throughout the living areas. The Great Room is eye catching, catching your attention as you enter from the Foyer, with its cozy fireplace and vaulted ceiling. Also, off of the Foyer, you'll find a large, well-appointed space that can be used both as an Office or a Formal Dining Room - your choice! The floor plan provides a fantastic flow from the Great Room to the renovated Kitchen - note the new dishwasher, recessed lighting, and stylish backsplash. The Breakfast Area looks out into the spacious back yard which is accented on its perimeters by black fencing (representative of luxurious KY horse farms seen across Oldham Co!). Check out the spacious and luxurious Master Suite, which boasts soaring ceilings plus an upgraded finished trim package. The En Suite Master Bath is expansive, designed with a double vanity, whirlpool tub, separate water closet and walk-in closet outfitted with ample shelving! The home offers additional living space throughout its finished walkout lower level... it's perfect for entertaining family and friends! The layout of the lower level offers an open concept complete with a second Family Room plus play area, flanked by a plumbed entertainment bar area, which faces a well-equipped media space with custom built-in cabinetry. The lower level was smartly upgraded with brand new tile flooring in March of 2017. Provided by the walk-out lower level is the fourth bedroom and third full bath. Be sure to peek into the unfinished space as well - TONS of storage space and/or perfect for a workout area/Home Gym. From the inside out, from its original construction, this home has been meticulously cared for. The builder built it for his daughter, who is the current owner - which demonstrates the highest level of care and through the loving history of this home! This property offers everything you've been looking for, call the list agent immediately to schedule a private showing!

Features:

4 Bedrooms

3 Full Baths

2800+ Finished Square Feet

2 1/2 Car Garage

Renovated Kitchen

Finished, Walk-out Lower Level



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

(502) 554-9749 • (502) 554-9429 (fax) www.ChooseThePriceGroup.com

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

## 6804 Heritage Hills Court, Special Features

4 Bedrooms/3 Full Baths, 2800+ Total Finished Square Feet Walk-out, Brick Ranch with a 2 ½ Car Garage and Fenced-in Backyard Convenient Location to Shopping and Hwy 22 Quiet Neighborhood on a Cul-de-sac

#### Foyer and Exterior

- Located in the highly coveted neighborhood of Heritage Hills in Crestwood, KY
- Districted for the award-winning Oldham County School District
- Curb appeal abounds- the brick façade is highlighted by board-and-batten shutters and mature landscaping
- The driveway approaches the roomy two-and-a-half, side entry garage and offers extra space for turning around and additional parking
- As you enter the home you are greeted by a delightful blue front door framed by sidelights
- Spacious Foyer with hardwood floors welcomes you into the home
- Tall ceilings and decorative crown molding accentuate the chandelier
- The open space off of the Foyer can be used as a Home Office or Formal Dining Room
- Take note of the open floor plan and flow from room to room

#### **Great Room**

- The Great Room is the heartbeat of the home with vaulted ceilings, large windows overlooking the backyard and stone fireplace
- Neutral color scheme and rich-toned wood flooring flows throughout living areas
- Spacious living, proximity to the dining and kitchen areas and natural lighting make this space perfect for entertaining
- Patio door in living room gives access to the large, fenced-in backyard
- Stairway to Lower Level is highlighted by crisp, white painted railing, adding contrast to the space

#### **Dining Room**

- Tall ceilings and large arched window creates an elegant focal point and lets natural light abound throughout the space
- The flow between the dining room, kitchen and living room is perfect for hosting or entertaining!
- Adjacent to the Foyer is an incredibly spacious Dining Room area plenty of room for all your dining furniture

#### Kitchen and Breakfast Area

- The kitchen is designed with multi-level height, natural-tone wood cabinetry, dressed with attractive hardware and finished with updated neutral granite countertops and coordinating backsplash
- Kitchen is brightly lit with natural light through a huge bay window and overhead chandelier, which hosts a
  cozy breakfast nook!
- Kitchen boasts a spacious split-level island with seating area and apron-front farmhouse sink and dishwasher with rustic pendant lighting
- Breakfast area looks out into the spacious backyard- accented with black fencing
- The kitchen is also equipped with a large pantry cabinet, providing plenty of extra storage space

#### Master Suite/En Suite Master Bath

- The spacious Master Suite boasts two large windows overlooking the backyard area
- The space is truly stunning with crisp, crown molding and baseboards, recessed lighting and neutral color scheme
- Master Suite can easily accommodate your bedroom furniture suite
- The Master offers a nice flow from the main living area

- En Suite bath hosts a double vanity with wood cabinetry, spacious corner Whirlpool tub, walk-in shower, separate water closet and large walk-in closet
- Generous walk-in closet with ample shelving
- Double vanity features new granite countertops, square sinks, faucets and mirrors
- Tucked away, the corner Whirlpool tub is highlighted by a window which allows plenty of natural lighting
- Separate toilet room adds privacy to a shared space

#### **Additional Bedrooms**

- Additional bedrooms have been updated with new carpets (2017)
- Bedrooms feature a large window with white trim, a French door closet and light fixture with fan

#### Laundry Room

- The Laundry Room is equipped built-in cabinetry for sorting and storage
- Located on the main level the Laundry Room provides direct access to the Garage

#### Full Hall Bath

- The full bath features a tub/shower combination, tile flooring and new vanity with granite countertop
- Updates to kitchen and bathrooms with new granite countertops, updated sinks/faucets and new vanities

#### Walk-out 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, and Second Family Room
- The finished lower level is designed with a large open space, fourth bedroom and third full bathroom
- Additional perks of lower level living include a dedicated entry door to the exterior and outdoor living area through French double doors— take note of the new tile flooring
- Stairway provides open access to the upstairs living area
- Second Living Room hosts custom built-in cabinetry and entertainment center
- Lower Level could be turned into a Mother-In-Law Suite offering a bedroom and full bathroom, a large living space and is equipped to host a kitchen
- Wet Bar area features an island with room for barstools with modern pendant lighting, a sink, glass cabinetry for display as well as a built-in wine rack and space for a mini-fridge
- Lower Level Bedroom boasts a walk-in closet with French doors as well as two large windows with views of backyard
- Open wall shelving provides extra space for storage or display
- Full Bath provides a shower/tub combination, updated vanity with granite countertop, square recessed sink faucet and mirror as well as new tile flooring
- A large, unfinished storage area provides extra space

#### **Outdoor Living**

- Experience true Kentucky charm with the black, wooden fence that resembles local horse farms and is complete with mature landscaping
- Conveniently step from the Great Room/Kitchen to the outdoor space with a generous-sized 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
- The home is surrounded by an enormous rear and front yard for expansive greenspace and unlimited outdoor living
- Your eyes will be drawn to the front porch as you approach the walkway and wide staircase front entrance, accented with rod iron railing and elegant columns to greet you upon entry



#### Residential - Single Family Residence

List Number: 1474697 Address: 6804 Heritage Hills Ct,

Crestwood, KY 40014 Area: 21-Oldham County S-171

Sub Area: A

Total Living Area: 2,865

Basement: Walkout Finished; Walkout

(Fin)

1,856

1,009

SgFtSrc:List Agent

Part Fin

Total # Bedrooms: 4 Disclosure: Yes Style: Ranch Open House Info:

Status: Active **School District:** Oldham

**Above Grade** Finished: 1,856 Total Baths: 3 Sqft - Total Unfin: 728

Nonconform SqFt

Age: 12 Year Built: 2005 Stories: 1

For Current Pricing

Call 502.554.9749

County: Oldham

HERITAGE HILLS

Subdivision:

Baths - Full: 3

Baths - 1/2: 0

Fin: 0 Nonconform SqFt UF:

Directions: I-71 to Exit 14 Hwy 329. Hwy 329 to Hwy 22. Hwy 22 to neighborhood.



Make this home your 1st and FINAL stop! This one owner home featuring four bedrooms, three full baths is a walk-out brick ranch located on a cul des sac lot in the

highly-coveted neighborhood of Heritage Hills in Crestwood, Kentucky. Apart from the unrivaled location off of Hwy 22 and districted for award winning Oldham County schols, this home is exquisitely updated throughout. This year's updates alone include new carpet in the bedrooms, updated tile flooring in the basement, and meticulous enhancements to the already pristine landscape, making the curb appeal radiant. In 2016, the kitchen and bathrooms were vibrantly renewed with granite countertops, updated sinks/faucets, and new vanities. The main level of this home has been transformed (continued)

ΒG

NC

Total

Room Name	Room Level	WidthLengthRoom Remarks		
Office	1st Floor	10'3	13'0	Brightly Lit
Foyer	1st Floor	6'3	10'10	Open Floor Plan
Bedroom	1st Floor	11'6	12'11	Large Closets Throughout
Full Bath	1st Floor	8'0	5'0	Centrally Located
Bedroom	1st Floor	11'6	13'1	Large Bedrooms/New Carpet 2017
Great Room	1st Floor	14'9	22'2	Cozy Fireplace
Kitchen	1st Floor	9'0	12'0	Granite / Custom Cabinetry Updated 2016
Dining Area	1st Floor	9'0	7'3	Breakfast nook
Laundry	1st Floor	6'4	8'0	Convenient Location
Master Bedroom	1st Floor	14'9	17'0	Spacious Walkin Closet
Master Bath	1st Floor	9'0	10'5	Updated Fixtures!
Family Room	Basement	26'0	14'0	Huge Room for Entertaining
Full Bath	Basement	7'1	6'4	Large Bathroom
Bedroom	Basement	11'5	12'3	WALKOUT!
Other	Basement	6'0	8'4	Entertainment Area with Bar

Basement:	Walkout Finished; Walkout Part Fin
Construction:	Brk/Ven; Frame - Wood
Exterior:	Deck; Porch
Foundation:	Poured Concrete
Fencing:	Partial Fence; Wood
Heating/Cooling:	Central Air; Forced Air Heat; Gas Heat

Lot Description: Cul De Sac Garage/Parking: 2 1/2 Car Garage Roof: Shingle 2,865 728

**Utilities:** Electric; Fuel:Natural; Public Sewer; Public

Water No

**M Struct Flood** Plain:

Total # of Rooms: 8	First Floor MBR: Yes	Laundry Level: 1st	# Closets Leve	el 1: 6 Basement: 2	# Fireplaces Level 1: 1	
	Lot SF So	ource: PVA	Acres: 0.28	Assumable: No	Sold As-Is: No	
HOA Y/N: Yes	HOA Fee:					
Condo Features:						
Farm Features:						
City Tax: Of Record	County Tax: Of Recor	d Deed Bk:	833 <b>Pg #</b> : 4	106 Block: PVA	Lot: 20 Sub-Lot: 0000	

with richly-toned wood flooring throughout the living areas. The Great Room is eye catching, catching your attention as you enter from the Foyer, with its cozy fireplace and vaulted ceiling. Also off of the Foyer, you'll find a large, well appointed space that can be used both as an Office or a Formal Dining Room – your choice! The floor plan provides a fantastic flow from the Great Room to the renovated Kitchen â€" note the new dishwasher, recessed lighting, and stylish backsplash. The Breakfast Area looks out into the spacious back yard which is accented on its perimeters by black fencing (representative of luxurious KY horse farms seen across Oldham Co!). Check out the spacious and luxurious Owner's Suite, which boasts soaring ceilings ples an upgraded finished trim package. The en suite master bath is expansive, designed with a double vanity, whirlpool tub, separate water closet and walkin closet outfitted with ample shelving! The home offers additional living space throughout its finished walkout lower level... it's perfect for entertaining family and friends! The layout of the lower level offers an open concept complete with a second Family Room plus play area, flanked by a plumbed entertainment bar area, which faces a well equipped media space with custom built-in cabinetry. The lower level was smartly upgraded with brandnew tile flooring in March of 2017. Also provided in the walkout lower level is the fourth bedroom and third full bath. Be sure to take a peek into the unfinished space as well – TONS of storage space and/or perfect for a workout area/Home Gym. From the inside out, this home from its original construction, has been meticulously cared for. The builder built it for his daughter, who is the current owner â€" which definitely demonstrates the highest level of care and running through the loving history of this home! This property offers everything you've been looking for, call the list agent immediately to schedule a private showing!

#### Welcome Home!



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

#### Foyer



Tall ceilings and decorative crown molding accentuate the chandelier

#### **Great Room**



The Great Room is the heartbeat of the home with vaulted ceilings, large windows Neutral color scheme and rich-toned wood flooring flows throughout living areas overlooking the backyard and stone fireplace

#### **Front of House**



Located in the highly coveted neighborhood of Heritage Hills in Crestwood, KY. As you enter the home you are greeted by a delightful blue front door framed by sidelights

#### **Great Room**



Spacious Foyer with hardwood floors welcomes you into the home

#### **Great Room**



#### Kitchen



Spacious living, proximity to the dining and kitchen areas and natural lighting make this space perfect for entertaining

#### Kitchen



Kitchen boasts a spacious split-level island with seating area and apron-front farmhouse sink and dishwasher with rustic pendant lighting

#### Kitchen



Hardwood flooring flows from the Living spaces into the Kitchen and Breakfast areas

#### Kitchen



The kitchen is designed with multi-level height, natural-tone wood cabinetry, dressed with attractive hardware and finished with updated neutral granite countertops and coordinating backsplash

#### Kitchen



Spacious living, proximity to the dining and kitchen areas and natural lighting make this space perfect for entertaining

#### Kitchen



The kitchen is also equipped with a large pantry cabinet, providing plenty of extra storage space

#### Kitchen



Kitchen is brightly lit with natural light through a huge bay window and overhead chandelier, which hosts a cozy breakfast nook!



Tall ceilings and large arched window creates an elegant focal point and lets natural light abound throughout the space

#### **Master Suite**



The space is truly stunning with crisp, crown molding and baseboards, recessed lighting and neutral color scheme

#### Eat-in Kitchen



Breakfast area looks out into the spacious backyard- accented with black fencing

#### Office/Dining



The flow between the dining room, kitchen and living room is perfect for hosting or entertaining!

#### **Master Suite**



The spacious Master Suite boasts two large windows overlooking the backyard area

#### En Suite Master Bath



En Suite bath hosts a double vanity with wood cabinetry, spacious corner Whirlpool tub, walk-in shower, separate water closet and large walk-in closet





Additional bedrooms have been updated with new carpets (2017)

Bedroom #2



Additional bedrooms have been updated with new carpets (2017)

#### En Suite Master Bath



Double vanity features new granite countertops, square sinks, faucets and mirrors

First Floor Full Bath



The full bath features a tub/shower combination, tile flooring and new vanity with granite countertop

#### Laundry/Mudroom



The Laundry Room is equipped built-in cabinetry for sorting and storage

#### 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, and Second Family Room

#### **Lower Level Living**



Wet Bar area features an island with room for barstools with modern pendant lighting, a sink, glass cabinetry for display as well as a built-in wine rack and space for a mini-fridge

#### Lower Level Foyer



Additional perks of lower level living include a dedicated entry door to the exterior and outdoor living area through French double doors— take note of the new tile flooring

#### Lower Level Living



Lower Level could be turned into a Mother-In-Law Suite - offering a bedroom and full bathroom, a large living space and is equipped to host a kitchen

#### **Lower Level Living**



Wet Bar area features an island with room for barstools with modern pendant lighting, a sink, glass cabinetry for display as well as a built-in wine rack and space for a mini-fridge

#### **Lower Level Bedroom**



Lower Level Bedroom boasts a walk-in closet with French doors as well as two large windows with views of backyard

#### Lower Level Bedroom



Open wall shelving provides extra space for storage or display

#### **Lower Level Unfinished**



A large, unfinished storage area provides extra space

#### **Back of House**



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

#### Lower Level Full Bath



Full Bath provides a shower/tub combination, updated vanity with granite countertop, square recessed sink faucet and mirror as well as new tile flooring

#### **Back of House**



Conveniently step from the Great Room/Kitchen to the outdoor space with a generous-sized patio to enjoy the outdoors

#### **Back of House**



The back yard is fully fenced and is flat and useable

#### Front of House



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

#### Front of House



The driveway approaches the roomy two-and-a-half, side entry garage and offers extra space for turning around and additional parking

Foyer



As you enter the home you are greeted by a delightful blue front door framed by sidelights

#### Front of House



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

Foyer



pacious Foyer with hardwood floors welcomes you into the home.

Foyer



Stairway to Lower Level is highlighted by crisp, white painted railing, adding contrast to the space

#### **Great Room**



Patio door in living room gives access to the large, fenced-in backyard

#### **Great Room**



Spacious living, proximity to the dining and kitchen areas and natural lighting make this space perfect for entertaining

#### Kitchen



Kitchen boasts a spacious split-level island with seating area and apron-front farmhouse sink and dishwasher with rustic pendant lighting

#### **Great Room**



Neutral color scheme and rich-toned wood flooring flows throughout living area

#### **Great Room**



The flow between the dining room, kitchen and living room is perfect for hosting or entertaining!

#### Kitchen



Kitchen boasts a spacious split-level island with seating area and apron-front farmhouse sink and dishwasher with rustic pendant lighting

#### Kitchen



The kitchen is also equipped with a large pantry cabinet, providing plenty of extra storage space

#### Eat-in Kitchen



Patio door in living room gives access to the large, fenced-in backyard

#### Office/Dining Room



Tall ceilings and large arched window creates an elegant focal point and lets natural light abound throughout the space

#### Kitchen



The kitchen is designed with multi-level height, natural-tone wood cabinetry, dressed with attractive hardware and finished with updated neutral granite countertops and coordinating backsplash

#### Eat-in Kitchen



Breakfast area looks out into the spacious backyard- accented with black fencing

#### Office/Dining Room



Adjacent to the Foyer is an incredibly spacious Dining Room area - plenty of room for all your dining furniture

#### Master Suite



The space is truly stunning with crisp, crown molding and baseboards, recessed lighting and neutral color scheme

#### **Master Suite**



The Master offers a nice flow from the main living area

#### En Suite Master Bath



Separate toilet room adds privacy to a shared space

#### **Master Suite**



Master Suite can easily accommodate your bedroom furniture suite

#### **En Suite Master Bath**



Tucked away, the corner Whirlpool tub is highlighted by a window which allows plenty of natural lighting

#### En Suite Master Bath



En Suite bath hosts a double vanity with wood cabinetry, spacious corner Whirlpool tub, walk-in shower, separate water closet and large walk-in closet

#### Walk-in Master Closet



Generous walk-in closet with ample shelving

#### Bedroom #1



Additional bedrooms have been updated with new carpets (2017)

#### Bedroom #2



Additional bedrooms have been updated with new carpets (2017)

#### Bedroom #1



Bedrooms feature a large window with white trim, a French door closet and light fixture with fan

#### Bedroom #1



Bedrooms feature a large window with white trim, a French door closet and light fixture with fan

#### Bedroom #2



Bedrooms feature a large window with white trim, a French door closet and light fixture with fan

#### Laundry Room/Mudroom



Located on the main level the Laundry Room provides direct access to the Garage

**Lower Level Living** 



Second Living Room hosts custom built-in cabinetry and entertainment center

#### **Lower Level Living**



Stairway provides open access to the upstairs living area

#### **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, and Second Family Room

#### **Lower Level Living**



Lower Level could be turned into a Mother-In-Law Suite - offering a bedroom and full bathroom, a large living space and is equipped to host a kitchen

#### **Lower Level Living**



Wet Bar area features an island with room for barstools with modern pendant lighting, a sink, glass cabinetry for display as well as a built-in wine rack and space for a mini-fridge

#### Lower Level Living



Wet Bar area features an island with room for barstools with modern pendant lighting, a sink, glass cabinetry for display as well as a built-in wine rack and space for a mini-fridge

#### **Lower Level Bedroom**



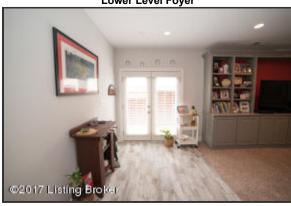
Lower Level Bedroom boasts a walk-in closet with French doors as well as two large windows with views of backyard

#### **Lower Level Unfinished**



A large, unfinished storage area provides extra space

#### Lower Level Foyer



Additional perks of lower level living include a dedicated entry door to the exterior and outdoor living area through French double doors— take note of the new tile flooring

#### **Lower Level Unfinished**



A large, unfinished storage area provides extra space

#### **Lower Level Unfinished**



A large, unfinished storage area provides extra space

#### **Lower Level Unfinished**



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

#### **Back of House**



The back yard is fully fenced and is flat and useable

#### Walkout



Additional perks of lower level living include a dedicated entry door to the exterior The driveway approaches the roomy two-and-a-half, side entry garage and offers and outdoor living area through French double doors

#### **Back of House**



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

#### **Back of House**



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

#### **Garage and Large Driveway**



extra space for turning around and additional parking

Garage



A spacious 2 1/2 Car Garage - Ample storage space!

## **Utility Providers and 12 Month History**

Trash Pick Up Company:	Industrial Disposal
Days of Week for Trash Pick Up:	Thursday
Recycling Pick Up Company:	Industrial Disposal
Days of Week for Recycling Pick Up:	Widay
Cable Provider:	Spectrum
Internet Provider:	Stectrun
Phone Provider:	
Water Company:	Oldhan lunky Water
Sewer or Septic?	Sewer
Gas/Electric Company:	LGAE
If all electric, is gas available?	Lies
If you have a fireplace, is it gas or wood burning?	Tias

### 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. April /2017	\$ 138'-	\$	\$ 100.13
2.	\$	\$	\$
3.	\$	\$	\$
4. Dec. /2016	\$ 250	\$	\$ /0000
5.	\$	\$	\$
6.	\$	\$	\$
7.	\$	\$	\$
8.	\$	\$	\$
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$

nitials:	/	Date:	/