



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

7805 Westover Drive

FOR MORE INFO IMMEDIATELY, TEXT 24572 TO 46835

**Completely Updated! • Hardwood Floors
Private Back Patio Overlooking Golf Course**



Visual Tour Online:

www.7805WestoverDrive.com

A stately, all-brick, completely updated townhouse with a private back patio just off the golf course at Hunting Creek in Prospect, KY - WOW! This is an amazing opportunity. The Gorgeous front porch accesses miles of quiet community sidewalks. Step across the threshold and enjoy beautiful hardwood flooring throughout 1st floor. The granite, stainless steel appliances, and abundance of cabinetry is a Chef's dream in the Kitchen (large breakfast area). Transition to the dining room and it has such an amazing view out of the back windows of the private patio and golf course. This opens into the Family room, again nestled near the floor to ceiling glass back doors/windows - Vibrant! Head upstairs and you'll enjoy updated Master Bedroom, En suite bath, and large walk-in closet. Check out the bathroom updates and new carpet throughout the 2nd floor. The bedrooms are spacious and have plenty of closet space. The 3rd bedroom is adorned with custom finishings and a neutral color palette. Head to the basement and you'll love the open family room/play area in addition to the full bathroom. Check out the abundance of storage in the basement closet and unfinished area of the basement. This home is gorgeous and with over 2500 sq ft of finished space, you won't want to miss this amazing opportunity! Call the list agent today for more information or to schedule a private viewing.

Features:

3 Bedrooms
3.5 Baths

2500+ Finished
Square Feet

2.5 Car Garage

Basement Storage

kW LOUISVILLE
EAST
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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Louisville, KY 40223

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7805 Westover Drive, *Special Features*

3 bedrooms/3.5 baths, 2500+ Total Finished Square Feet, Two-Car Garage

All Brick, Completely Updated Townhouse with Private Back Patio and Finished Lower Level

Updates Throughout!

Property Features

- Located on the Golf Course of Hunting Creek 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 stately, all brick exterior is accented with glass, double doors and beautiful doorway surround detail to greet you upon entry
- Manicured landscaping plans reflect the architectural style of the home
- Look out the front of the home towards the picturesque park with a gazebo and walking path
- The backyard space hosts a gorgeous patio overlooking the immaculate golf course
- This condominium is gorgeous with hardwood floors, finished basement and stunning upgrades

Foyer

- Stunning mosaic-glass French doors create 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
- Guest half bath is conveniently located off the Foyer

Living Room

- Living Room boasts gleaming, refinished hardwood flooring that flows throughout the main level of the home
- The space boasts an open concept and is well lit with natural lighting from large windows
- Large doorways transition the open foyer spacing into the living areas
- The open floor plan concept ties the room in, with architectural openings and crown molding detail between Living and Dining spaces
- The home presents a neutral color palette, smooth finish ceilings and crisp, white crown molding and trim
- The open concept is perfect for hosting and entertaining
- The living room offers access to both the upstairs and finished lower level of the home

Dining Room

- The Dining Room opens into the Eat-in Kitchen, where the gleaming hardwood flooring runs continuously
- The Dining space is well-lit with three, side-by-side windows and incredible view of the golf course
- Dining space comfortably accommodates a full-sized table and is lit with a chandelier
- The Dining Room flows naturally from the living spaces and is finished with white chair rail and trim

Kitchen and Breakfast Area

- The renovated Chef's Kitchen is designed with neutral cabinetry, dressed with attractive hardware and finished with granite countertops
- Neutral tone cabinetry with glazed finish offers plenty of storage and is accented with glass front cabinets – perfect for decorative displays
- Spacious peninsula provides extra seating
- Kitchen boasts stainless steel appliances with coordinating range hood and a double bowl sink
- Eat-In Kitchen is incredibly spacious – plenty of room for all your dining furniture!

Family Room

- The cozy, Family Room is nestled toward the rear of the home with views of the peaceful golf course
- Conveniently step from the Family Room to the outdoor space with a generous size, private back patio to enjoy the outdoors
- Natural light abounds through the double sliding glass doors
- White, painted trim throughout the room gives it a crisp, clean look

Master Suite

- Spacious Master Bedroom with plenty of room for your bedroom furniture suite
- The space is truly stunning with smooth finish ceiling, hardwood flooring and neutral color scheme
- Large, double-windows encompass the space and offer plenty of natural light
- Bedroom is detailed with crisp, white trim, crown molding and baseboards - and finished with a ceiling fan

En Suite Master Bath

- En Suite features upgrades throughout, including a large vanity with storage and wall-to-wall vanity top
- Pocket door separates spaces for water closet and shower, allowing for privacy in a shared space
- Walk-in closet provides ample storage space

Hallway Full Bath

- Full bath hosts hexagon floor tile, updated vanity and linen closet for extra storage
- Full bath features a tub/shower combination

Bedroom 1

- The First Bedroom features white crown molding and trim as well as updated, neutral carpet
- The bedroom is serviced by a double-door closet
- Window provides natural light and is accented with white trim

Bedroom 2

- Spacious additional bedroom features crisp, white details, including decorative, paneled wainscoting -Truly stunning!
- Plenty of natural lighting provided by the large window and sparkling chandelier
- Walk-in closet provides ample storage space
- Bedroom boasts updated carpet

Upstairs Hallway

- Upstairs hallway hosts the laundry room

Lower Level Living

- The finished lower level is incredibly spacious and presents a wealth of opportunities with a large open space and additional full bath
- The cozy, finished lower level features updated carpet, recessed lighting and an open layout – Perfect for a Second Family Room, home theater or play area
- Large unfinished storage area and closet - Plenty of storage space!

Lower Level Full Bath

- Full bath features vanity with storage, walk-in shower and tile flooring

Additional Perks

- Two-car unattached garage with work area

Outdoor Living

- Your outdoor oasis awaits! A gorgeous, private patio spans the rear of the home and could easily accommodate a large outdoor dining table, a grill, lounge chairs, and accent furniture
- Stately, brick retaining walls and columns outline the paved patio, providing the perfect place to relax and enjoy the view of the golf course
- Manicured landscape beds reflect the architectural style of the home
- Outdoor lighting provides great ambiance!
- A deep lot provides plenty of room to play, entertain, and enjoy the beauty of the outdoors

Residential - Condominium

For Current Pricing
Call 502.554.9749



List Number: 1479849
Address: 7805 Westover Dr, Prospect, KY 40059
Area: 09-Anchrg/Glnvw/Lyndn/Prospect
Sub Area: B
Total Living Area: 2,519
Basement: Partially Finished; Finished
Total # Bedrooms: 3
Disclosure: Yes
Style: Townhouse

Status: Active
School District: Jefferson
Above Grade Finished: 2,048
Total Baths: 4
Sqft - Total Unfin: 553
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Jefferson
Subdivision: HUNTING CREEK
Baths - Full: 3
Baths - 1/2: 1
Age: 1,974
Year Built: 43
Stories: 2



Open House Info: 07/16/2017 2:00 PM to 4:00 PM

Directions: Hwy 42 north to Hunting Creek Dr to Round-about. Follow to Westover Dr. Property on left.

A stately, all-brick, completely updated townhouse with a private back patio just off of the golf course at Hunting Creek in Prospect, KY - WOW! This is an amazing opportunity. The Gorgeous front porch accesses miles of quiet community sidewalks. Step across the threshold and enjoy beautiful hard wood flooring throughout 1st floor. The granite, stainless steel appliances, and abundance of cabinetry is a Chef's dream in the Kitchen (large breakfast area). Transition to the dining room and it has such and amazing view out of the back windows of the private patio and golf course. This opens into the Family room, again nestled near the floor to ceiling glass back doors/windows - Vibrant!. Head upstairs and you'll enjoy updated Master Bedroom, en suite bath, and large walk-in closet. (cont)

Room Name	Room Level	Width	Length	Room Remarks
Dining Area	1st Floor	10'8"	7'8"	Huge Breakfast Area!
Kitchen	1st Floor	10'8"	10'0"	Granite and an Abundance of Cabinetry
Formal Dining	1st Floor	12'0"	11'6"	Great View of Gold Course
Family Room	1st Floor	18'2"	11'6"	Hardwood Floors Throughout
Living Room	1st Floor	15'2"	11'8"	Brightly Lit
Half Bath	1st Floor	3'9"	6'8"	Centrally Located
Full Bath	2nd Floor	15'0"	5'0"	Easy Access to Each Bedroom
Master Bedroom	2nd Floor	11'6"	19'8"	Large Walkin Closets
Master Bath	2nd Floor	10'4"	5'0"	Nicely Updated
Laundry	2nd Floor	3'0"	5'0"	Conveniently Located Near Bedrooms
Bedroom	2nd Floor	9'3"	11'8"	Spacious
Bedroom	2nd Floor	11'7"	13'1"	Custom Finishes
Family Room	Basement	23'2"	19'2"	Great for a Game Room or Play Area
Full Bath	Basement	6'1"	8'9"	3 Full Baths!!!

	(Fin)	(UF)
AG	2,048	0
BG	471	553
NC	0	0
Total	2,519	553
SqFtSrc:	PVA	

Basement: Partially Finished; Finished
Construction: Brick; Frame - Wood
Exterior: Patio; Porch
Foundation: Poured Concrete
Fencing: None
Heating/Cooling: Central Air; Forced Air Heat; Gas Heat
Incl. in Maintenance: Exterior Maint.; Groundskeeping; Snow Removal; Trash
Lot Description: Cleared; Sidewalk
Garage/Parking: 2 1/2 Car Garage; Detached; Off-Street Parking; Entry Side
Roof: Shingle
Utilities: Electric; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 7 **First Floor MBR:** No **Laundry Level:** 2nd **# Closets** Level 1: 2 Level 2: 4 Basement: 1 **# Fireplaces**
Lot SF Source: PVA **Acres:** 0.1 **Sold As-Is:** No

HOA Y/N: Yes **HOA Fee:**
Condo Features: **Location In Building:** 0000 **Building #:** 0000 **Maintenance Fee:** 0 **# Building Floors:** 0 **# Condo Units:** 0
Farm Features:
City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 10445 **Pg #:** 0696 **Block:** 1653 **Lot:** 0426 **Sub-Lot:** 0000

Check out the bathroom updates and new carpet throughout the 2nd floor. The bedrooms are spacious and have plenty of closet space. The 3rd bedroom is adorned with custom finishings and a neutral color palette. Head to the basement and you'll love the open family room/play area in addition to the full bathroom. Check out the abundance of storage in the basement closet and unfinished area of the basement. This home is gorgeous and with over 2500 sq ft of finished space, you won't want to miss this amazing opportunity! Call the list agent today for more information or to schedule a private viewing.

* PROPERTY ADDRESS: 7805 WESTOVER DR. PROSPECT, KY 40059

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 07/31/2015 and ending on 06/27/2017

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 7805 WESTOVER DR. PROSPECT, KY 40059

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

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

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

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

1. HOUSE SYSTEMS N/A YES NO UNKNOWN

Any past or current problems affecting:

- | | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) Plumbing | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Electrical system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Appliances | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Floors and walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Doors and windows | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Ceiling and attic fans | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Security system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Chimneys, fireplaces, inserts | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (j) Pool, hot tub, sauna | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (k) Sprinkler system | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (l) Heating | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Cooling/air conditioning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Water heater | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: Small clog in exoner pvc; repaired 08/2015

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Any defects or problems, current or past, to the foundation or slab? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any defects or problems, current or past, to the structure or exterior veneer? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: _____

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (c) Has the basement leaked at any time since you have owned or lived at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) When was the last time the basement leaked? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have you ever had any repairs done to the basement? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) If you have had basement leaks repaired, when was the repair performed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: _____

Buyer Initials

Date/Time

Seller Initials

Date/Time

Form M105 revised 3/2016

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

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

☐ ☐ ☒ ☐

3. ROOF

N/A YES NO UNKNOWN

(a) Age of the roof covering? 2

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

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

☐ ☐ ☒ ☐

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

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

☐ ☐ ☒ ☐

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

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

☐ ☐ ☒ ☐

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

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

2. If yes, when was the repair performed? _____

☐ ☒ ☐

Explain: _____

4. LAND/DRAINAGE

N/A YES NO UNKNOWN

(a) Any soil stability problems? _____

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Explain: _____

5. BOUNDARIES

N/A YES NO UNKNOWN

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

☐ ☐ ☒ ☐

2. Are the boundaries marked in any way? _____

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

Explain: _____

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

☐ ☐ ☒ ☐

Explain: _____

6. WATER

N/A YES NO UNKNOWN

(a) 1. Source of water supply CITY

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Explain: _____

7. SEWER SYSTEM

N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility _____

☐ ☒ ☐ ☐

2. Category II. Private Treatment Facility _____

☐ ☐ ☐ ☐

3. Category III. Subdivision Package Plant _____

☐ ☐ ☐ ☐

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

☐ ☐ ☐ ☐

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

☐ ☐ ☐ ☐

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

☐ ☐ ☐ ☐

7. Category VII. No Treatment/Unknown _____

☐ ☐ ☐ ☐

Name of Servicer (if known): _____

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

Date of last inspection (sewer): _____

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

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

☐ ☐ ☐ ☐

Explain: _____

8. CONSTRUCTION/REMODELING

- | | N/A | YES | NO | UNKNOWN |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Have there been any additions, structural modifications, or other alterations made? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Were all necessary permits and government approvals obtained? Explain: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

9. HOMEOWNER'S ASSOCIATION

- | | N/A | YES | NO | UNKNOWN |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) 1. Is the property subject to rules or regulations of a homeowner's association? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, what is the yearly assessment? \$ <u>1440</u> | | | | |
| 3. Homeowner's Association Name: <u>Respect Townhouse Residents</u> | | | | |
| HOA Primary Contact Name: <u>IKC</u> | | | | |
| HOA Primary Contact Phone No. <u>502-643-5746</u> | | | | |
| (b) Are you aware of any condition that may result in an increase in taxes or assessments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: <u>Adjoined townhomes</u> | | | | |

10. MISCELLANEOUS

- | | N/A | YES | NO | UNKNOWN |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) Was this house built before 1978? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Results, if tested | | | | |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

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

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

* PROPERTY ADDRESS: _____

SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. **Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.**

*
Seller _____ 6/27/17 _____ Date
Seller _____ 6/27/17 _____ 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) _____ Date/Time _____

Initials (Buyer) _____ Date/Time _____



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.
ATTACHMENT TO RESIDENTIAL SALES CONTRACT



(Seller) and

(Buyer)

for Property at 7805 Westover Dr Prospect KY 40059

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sellers Disclosure (initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below)

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):

OR <

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

OR <

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint in the housing.

Buyer's Acknowledgment (initial)

/ (c) Purchaser has received copies of all information listed above.

/ (d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

/ (e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.

Seller _____ Date / /

Buyer _____ Date / /

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge that the information they have provided is true and accurate.

Seller _____ 6/20/17 Date / /

Buyer _____ Date / /

Seller _____ 6/20/17 Date / /

Buyer _____ Date / /

Agent _____ 6/20/17 Date / /

Agent _____ Date / /