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7615 Celebration Way

FOR MORE INFO IMMEDIATELY, TEXT 24886 TO 46835

Custom Built Home on a Private Lot Celebration Park Community



Visual Tour Online:
www.7615CelebrationWay.com

Welcome home to 7615 Celebration Way! Districted for award winning Oldham County Schools and located in Crestwood with quick access to I-71, this home has it all! A truly stunning custom built home nestled on a gorgeous, private lot within the community of Celebration Park. The exterior of the home is stunning with its Craftsman design, mature landscape, and overall brilliant curb appeal. The home, just five years old, features cement board siding – an exquisite finish to the property's overall exterior. From the moment you enter the home, you'll know this is "the one." Custom detail abounds... the large windows in the Family Room crowned with additional transom windows, the trim throughout, the coffered ceiling, the decorative trim touches and granite finishes that accent the fireplace. The Family Room, Dining Area, and Kitchen all unfold from one another, creating a charming open floor plan boasting hardwood floors throughout these spaces. The Kitchen's vast amenities include granite counters, a large island designed with space for barstools to tuck smartly under the ledge, disposal, stainless steel appliances, and custom wood cabinetry. Completing the main level is the home's access to its two-car garage, the laundry room, and guest half bath with pedestal sink. The home's unfinished walkout lower level provides additional space to grow in the future plus an abundance of storage space! The home offers comfortable outdoor living space with its rear deck (freshly stained!) and patio. The rear property line of the back yard is treed, creating a tranquil backdrop to your private back yard with greenery and no neighbors behind you! You deserve the attention to detail and the rich custom design of this property.

Call today to schedule your tour of your next home!

Features:

4 Bedrooms
2.5 Baths

3700+ Finished
Square Feet

Two-Car Garage

Walkout Lower
Level

kW LOUISVILLE
EAST
KELLER WILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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9911 Shelbyville Road #100
Louisville, KY 40223

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7615 Celebration Way, *Special Features*

4 Bedrooms/2.5 Baths, 3700+ Total Finished Square Feet

Oldham County School District

Charming Bungalow with Lush Outdoor Space and Two-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 gray exterior is highlighted by blue accent trim and mature landscaping
- Your eyes will be drawn to the front porch as you approach the front steps; The entrance is accented with bungalow-style white columns, elongated windows and beautiful archway 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 two-car garage and offers extra space for additional parking
- Hardwood flooring flows throughout the main level of the home
- Blinds throughout the home are of high quality – Levolor shades
- Home is equipped with ADT security system

Foyer

- A stunning six-pane glass front door with gorgeous trim detail creates an elegant entry into the foyer
- Spacious Foyer with hardwood flooring (and convenient double-door coat closet) is designed with sprawling width – a true gathering space while welcoming family and friends into your home
- 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 pedestal sink

Dining Room

- The Dining Room flows naturally from the Living Room into the Kitchen and is finished with a chandelier
- The Dining Room is incredibly spacious – plenty of room for all your dining furniture!
- Many design details within the Dining Room, including hardwood flooring, white crown molding and trim – plus large windows which add dimension to the room and an abundance of natural light
- Eat-In Kitchen offers direct access to the back deck – great for hosting!
- The kitchen overlooks the peaceful green scape of the backyard

Kitchen

- The Kitchen is designed with tall, natural-tone wood cabinetry and dressed with attractive hardware – plenty of storage space!
- Kitchen boasts updates including hardwood flooring, granite countertops, and is highlighted by recessed lighting – truly exquisite!
- The spacious island features granite countertops with seating area, inset storage for seating and is well lit with pendant lighting
- The kitchen is also equipped with a large pantry closet, providing plenty of extra storage space
- Kitchen offers direct access to the back deck – great for hosting!
- The kitchen overlooks the peaceful green scape of the backyard and pool

Great Room

- The Living Room is the heartbeat of the home with tall ceilings, triple windows with elongating transoms and crisp, white crown molding and trim
- Gas log fireplace is accented by a custom white mantle and creates a dramatic focal point, highlighted by exquisite trim work detail and granite surround
- The space boasts an open concept and is well lit with natural lighting from large windows as well as overhead lighting with fan
- Fireplace has been equipped to wall mount a TV
- A perfect space for hosting and entertaining, the Living Room features vaulted ceilings and gleaming hardwood
- A fantastic flow opportunity - The Living Room is open to both the Kitchen and Dining area

Laundry

- The Laundry Room is equipped with built-in cabinetry for sorting and storage
- The perfect space to store everyday 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 white, crown molding detail, recessed lighting and neutral color scheme
- Multiple windows encompass the space and offer plenty of natural light

En Suite Master Bath

- Step into the luxurious En Suite, your at-home oasis! This spa-like bathroom features a dual vanity, Custom Tile Work and tile flooring
- Double Vanity is detailed with wood cabinetry and accented with attractive hardware and expansive vanity mirror
- Water closet hosts a pocket door for privacy
- Bathroom boasts a beautiful custom window over jetted, soaking tub as well as mosaic tile accents - breathtaking!
- Walk-in shower boasts a glass paneled wall and door and is finished with coordinating stainless steel fixtures
- Master hosts a generous walk-in closet with ample, custom shelving

Second Level, Three Additional Bedrooms, Full Bath

- The second level of the home provides three additional bedrooms as well as a full bath
- The first additional bedroom offers a generous sized walk-in closet, vaulted ceiling and neutral carpet
- The First Bedroom is well lit with an overhead light, recessed lighting and large, double window - Plenty of natural light!
- The spacious bedroom could be used as a bonus space for a home office/ play area
- Upstairs hall features a cozy nook - Perfect for a reading/sitting area!
- The upstairs dormer hosts three windows and a decorative ledge for display
- The second additional bedroom hosts a generous sized closet with French doors, large double-window and light fixture
- The second bedroom has neutral carpet and coordinating neutral color palette
- The third additional bedroom hosts a large double-window, a generous size closet with French doors and a soothing color scheme
- The bedroom boasts a neutral carpet and crisp, white trim details
- The vaulted bedroom is spacious and provides view of the backyard and greenscape
- The Full Bath is finished with wood vanity and linen cabinet, calming color palette and chrome fixtures
- Full bath features a shower/tub combination, tile flooring and vanity with linen cabinetry

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

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
- The home is surrounded by an enormous backyard for expansive greenspace and unlimited outdoor living
- A deep lot provides plenty of room to play, entertain, and enjoy the beauty of the outdoors
- Conveniently step from the Kitchen to the outdoor space with a generous sized deck to enjoy the outdoors
- Upper deck off of Kitchen has ambient outdoor lighting and spacious, wood deck – Plenty of room to entertain!
- Upper deck looks over the greenscape of the backyard – No rear neighbors!
- Wood deck leads from the Kitchen to the walkout lower level and concrete patio space
- The home offers a spacious two-car garage

Residential - Single Family Residence

For Current Pricing
Call 502.554.9749



List Number: 1481016
Address: 7615 Celebration Way,
Crestwood, KY 40014
Area: 20-Oldham County N171
Sub Area: A
Total Living Area: 2,406
Basement: Unfinished; Walkout
Unfinished
Total # Bedrooms: 4
Disclosure: Yes
Style: Cape Cod
Open House Info:

School District:
Oldham
Above Grade
Finished: 2,406
Total Baths: 3
Sqft - Total Unfin:
1,355
Nonconform SqFt
Fin: 0
Nonconform SqFt
UF: 0

County: Oldham
Subdivision:
CELEBRATION PARK
Baths - Full: 2
Baths - 1/2: 1
Age: 5
Year Built: 2012
Stories: 2



Directions: I-71 To exit 14 Hwy 329. Head toward Apple Patch Way and Turn Left. Turn Right on Celebration Way. Follow to house - on right

Welcome home to 7615 Celebration Way! Districted for award winning Oldham County Schools and located in Crestwood with quick access to I-71, this home has it all! A truly stunning custom built home nestled on a gorgeous, private lot within the community of Celebration Park. The exterior of the home is stunning with its Craftsman design, mature landscape, and overall brilliant curb appeal. The home, just five years old, features cement board siding – an exquisite finish to the property's overall exterior. From the moment you enter the home, you'll know this is "the one." Custom detail abounds... the large windows in the Family Room crowned with additional transom windows, the trim throughout, the coffered ceiling, the decorative trim touches and granite finishes that accent the (cont).

Room Name	Room Level	Width	Length	Room Remarks
Living Room	1st Floor	18'3"	17'8"	Beautiful Cape Cod
Dining Area	1st Floor	13'3"	12'9"	Hardwood Throughout Main Floor
Kitchen	1st Floor	8'10"	12'9"	Granite and Plenty of Cabinetry!
Master Bedroom	1st Floor	16'5"	13'4"	Brightly Lit
Master Bath	1st Floor	8'9"	12'9"	Gorgeous Finishes
Half Bath	1st Floor	5'3"	5'1"	Conveniently Located
Laundry	1st Floor	7'7"	6'3"	Cabinet Storage
Bedroom	2nd Floor	13'10"	21'8"	Spacious
Bedroom	2nd Floor	11'10"	13'4"	Large Closets
Bedroom	2nd Floor	11'11"	13'4"	Updated Fixtures Throughout
Full Bath	2nd Floor	7'6"	8'9"	Centrally Located

	(Fin)	(UF)
AG	2,406	0
BG	0	1,355
NC	0	0
Total	2,406	1,355
SgFtSrc:	List Agent	

Basement: Unfinished; Walkout Unfinished
Construction: Frame - Wood
Exterior: Deck; Porch
Foundation: Poured Concrete
Fencing: None
Heating/Cooling: Central Air; Forced Air Heat; Gas Heat
Lot Description: Sidewalk
Garage/Parking: 2 Car Garage; Attached; Entry Front
Roof: Shingle
Utilities: Electric; Fuel: Natural; Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 8 **First Floor MBR:** Yes **Laundry Level:** 1st **# Closets** Level 1: 2 Level 2: 5 **# Fireplaces** Level 1: 1
Lot SF Source: PVA **Acres:** 0.25 **Assumable:** No **Sold As-Is:** No

HOA Y/N: Yes **HOA Fee:**

Condo Features:

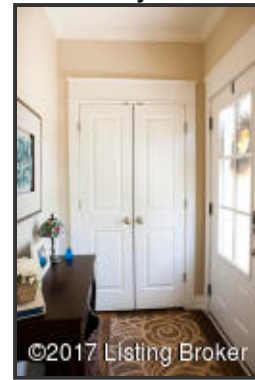
Farm Features:

City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 1020 **Pg #:** 229 **Block:** Sec 17 **Lot:** 0040 **Sub-Lot:** 0000

fireplace. While not visible, note that the Family Room offers a television hookup behind the drywall above the fireplace. The Family Room, Dining Area, and Kitchen all unfold from one another, creating a charming open floor plan boasting hardwood floors throughout these spaces. The Kitchen's vast amenities include granite counters, a large island designed with space for barstools to tuck smartly under the ledge, disposal, stainless steel appliances, and custom wood cabinetry. The windows throughout the main level allow for an abundance of natural light and gorgeous views of the private backyard. The main level is home to the Owner's Suite, complete with recessed lighting, crown molding, large windows and en suite to the Master Bath which is designed with a soaking tub (note the mosaic tile accents!), separate shower, dual vanity, built-in linen cabinetry, and separate water closet. Completing the main level is the home's access to its two car garage, the laundry room, and guest half bath with pedestal sink. Upstairs, you'll find three additional bedrooms (including one bedroom/bonus room that is particularly expansive in size), plus a reading/office nook, and a full hall bath. The home's unfinished walkout lower level provides additional space to grow in the future plus an abundance of storage space! Atrium doors lead to the lower level patio. The windows in the lower level create the opportunity for the new owner to add an additional bedroom to the home if ever needed! The home offers comfortable outdoor living space with its rear deck (freshly stained!) and patio. The rear property line of the back yard is treed, creating a tranquil backdrop to your private back yard with greenery and no neighbors behind you! You deserve the attention to detail and the rich custom design of this property. Call today to schedule your tour of your next home!

Welcome Home!

Charming Bungalow with Lush Outdoor Space and Two-Car Garage

Foyer

Spacious Foyer with hardwood flooring (and convenient double-door coat closet) is designed with sprawling width – a true gathering space while welcoming family and friends into your home

Living Room

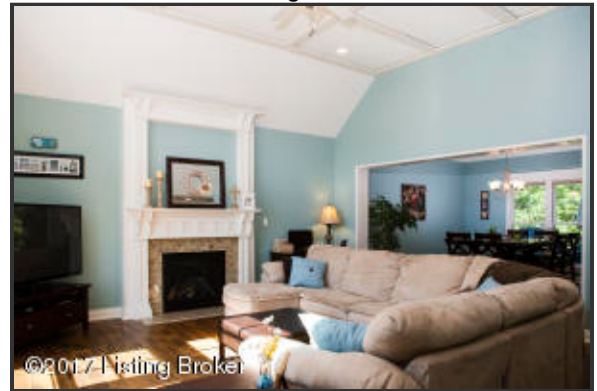
The Living Room is the heartbeat of the home with tall ceilings, triple windows with elongating transoms and crisp, white crown molding and trim

Living Room

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

Living Room

Fireplace has been equipped to wall mount a TV

Living Room

Gas log fireplace is accented by a custom white mantle and creates a dramatic focal point, highlighted by exquisite trim work detail and granite surround

Fireplace



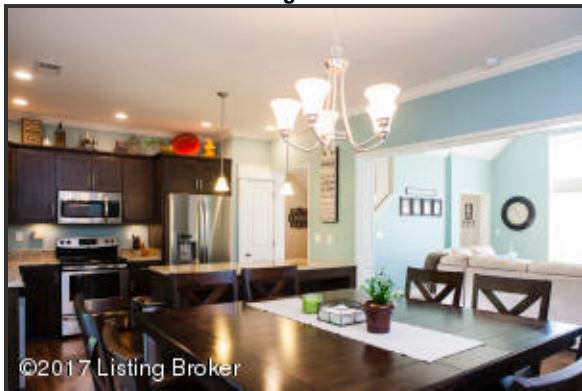
Gas log fireplace is accented by a custom white mantle and creates a dramatic focal point, highlighted by exquisite trim work detail and granite surround

Living Room



A fantastic flow opportunity – The Living Room is open to both the Kitchen and Dining area

Dining Room



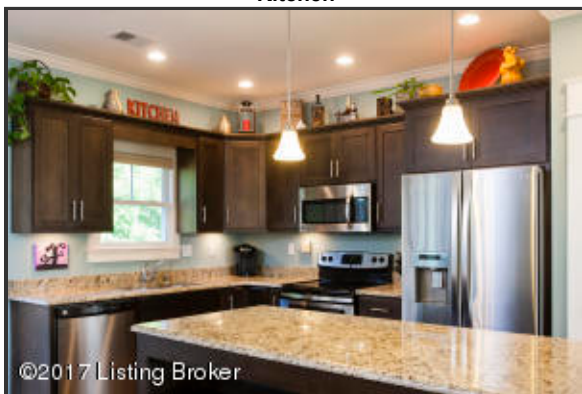
The Dining Room flows naturally from the Living Room into the Kitchen and is finished with a chandelier

Open Floor Plan



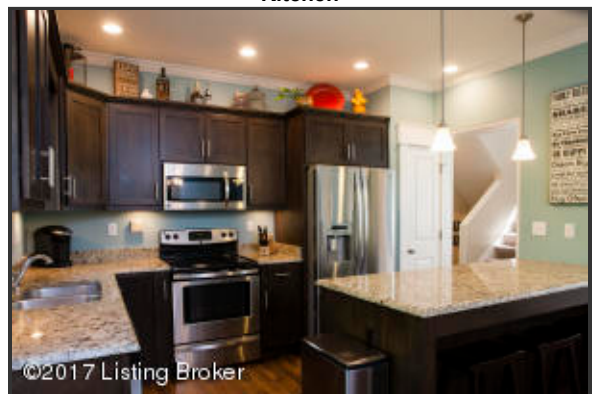
Many design details within the Dining Room, including hardwood flooring, white crown molding and trim – plus large windows which add dimension to the room and an abundance of natural light

Kitchen

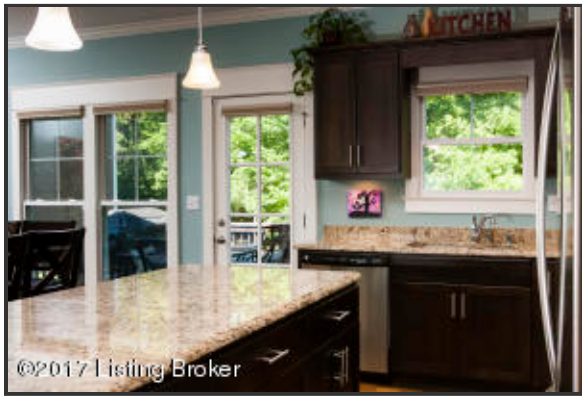


The Kitchen is designed with tall, natural-tone wood cabinetry and dressed with attractive hardware – plenty of storage space!

Kitchen



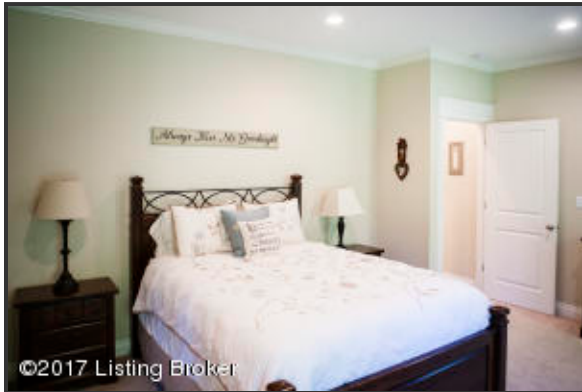
The spacious island features granite countertops with seating area, inset storage for seating and is well lit with pendant lighting

Kitchen

Kitchen boasts updates including hardwood flooring, granite countertops, and is highlighted by recessed lighting – truly exquisite!

Master Suite

The space is truly stunning with white, crown molding detail, recessed lighting and neutral color scheme

Master Suite

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

En Suite Master Bath

Step into the luxurious En Suite, your at-home oasis! This spa-like bathroom features a dual vanity, custom tile work and tile flooring

En Suite Master Bath

Walk-in shower boasts a glass paneled wall and door and is finished with coordinating stainless steel fixtures

En Suite Master Bath

Bathroom boasts a beautiful custom window over jetted, soaking tub as well as mosaic tile accents– breathtaking!

En Suite Master Bath

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

First Floor Laundry Room

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

Bedroom 2

The First Bedroom is well lit with an overhead light, recessed lighting and large, double window – Plenty of natural light!

Bedroom 2

The first additional bedroom offers a generous sized walk-in closet, vaulted ceiling and neutral carpet

Upstairs Nook

The upstairs dormer hosts three windows and a decorative ledge for display

Bedroom 3

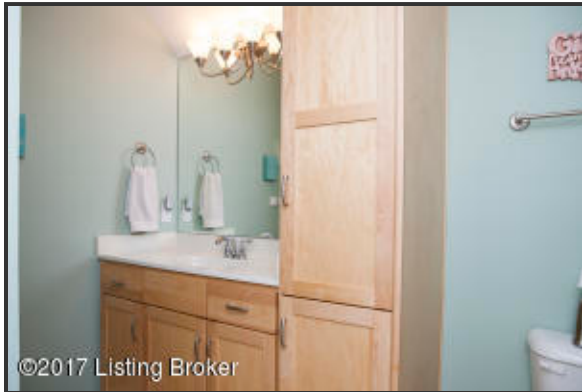
The second additional bedroom hosts a generous sized closet with French doors, large double-window and light fixture

Bedroom 4

The vaulted bedroom is spacious and provides view of the backyard and greenscape

Full Bath

Full bath features a shower/tub combination, tile flooring and vanity with linen cabinetry

Full Bath

The Full Bath is finished with wood vanity and linen cabinet, calming color palette and chrome fixtures

Lower Level

Walkout lower level with soaring ceilings

Space for A Future Bedroom

Room to grow! Space for a fifth bedroom if ever needed!

Garage

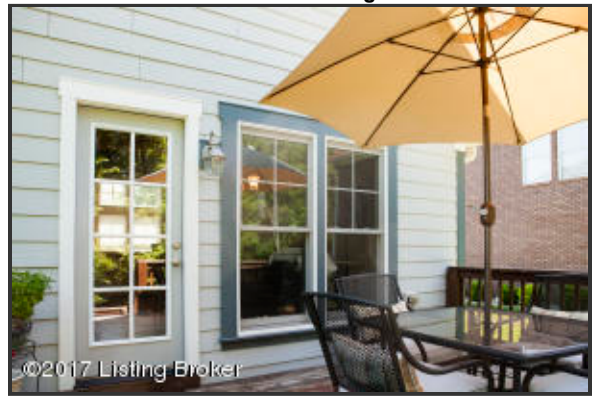
The home offers a spacious two-car garage

Garage



The home offers a spacious two-car garage

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

Deck with Gorgeous Views



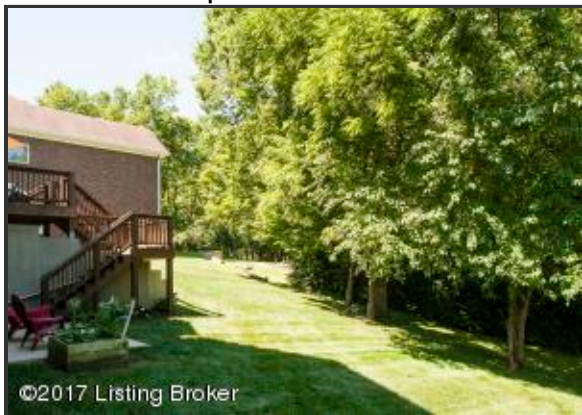
Upper deck off of Kitchen has ambient outdoor lighting and spacious, wood deck – Plenty of room to entertain!

Outdoor Living



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

Spacious Back Yard



Enjoy the outdoors!

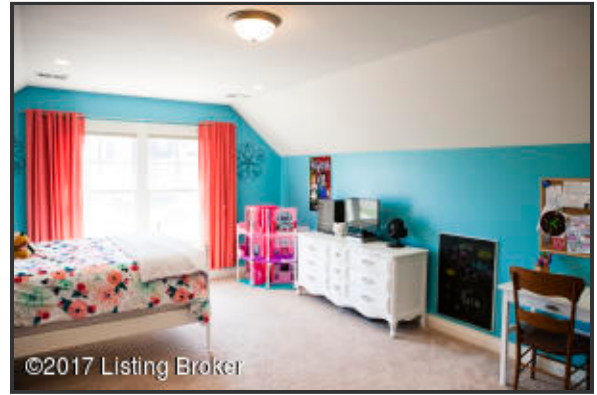
Private Back Yard



Trees along the rear property line

Rear of Home

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

Bedroom 2

The First Bedroom is well lit with an overhead light, recessed lighting and large, double window – Plenty of natural light!

Upstairs Nook

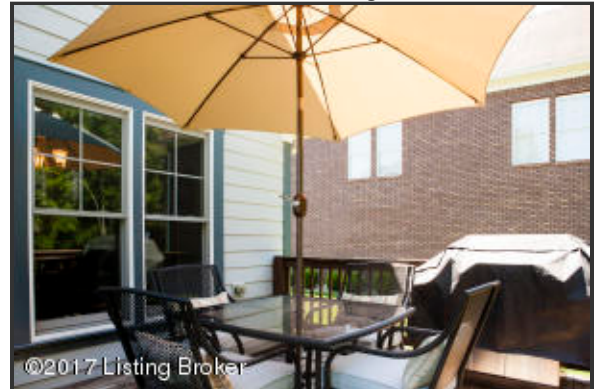
Upstairs hall features a cozy nook – Perfect for a reading/sitting area!

Bedroom 3

The second bedroom has neutral carpet and coordinating neutral color palette

Bedroom 4

The third additional bedroom hosts a large double-window, a generous size closet with French doors and a soothing color scheme

Outdoor Living

Upper deck off of Kitchen has ambient outdoor lighting and spacious, wood deck – Plenty of room to entertain!

Outdoor Living

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

Welcome Home

Call today for your private showing!

PROPERTY ADDRESS:

7615 Celebration Way, Crestwood KY 40014

SELLER'S DISCLOSURE OF PROPERTY CONDITIONThis 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 03/17/2012, and ending on 07/06/2017
 (Date of purchase) (Date of this form)

PROPERTY ADDRESS: 7615 Celebration Way, Crestwood KY 40014

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

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

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

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

1. HOUSE SYSTEMS	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating .. <u>Bird got in HVAC exhaust pipe (had to be cut to remove bird)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning .. <u>age 5+</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater .. <u>age 5+</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <u>Minor dishwasher leak that has been remedied w/ no problems to flooring</u>				

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

Initials (Seller)

Date/Time

7/6/17 12:00pm

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

Page 1 of 4

PROPERTY ADDRESS:

7415 Celebration Way, Crestwood KY 40014

(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? 6+ years

(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: marked at street & staked at back

(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 Louisville Water Company

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:.....

Initials (Seller)

Date/Time

7/6/17, 12:00p

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

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PROPERTY ADDRESS: 7615 Celebration Way, Crestwood KY 40014

- 8. CONSTRUCTION/REMODELING**
- | | N/A | YES | NO | UNKNOWN |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Have there been any additions, structural modifications, or other alterations made? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Were all necessary permits and government approvals obtained?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: _____ | | | | |
- 9. HOMEOWNER'S ASSOCIATION**
- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, what is the yearly assessment? <u>\$ 360.00 (7/1 - 6/30)</u> | | | | |
| 3. Homeowner's Association Name: <u>Celebration Park H.O.A.</u> | | | | |
| HOA Primary Contact Name: <u>Brian Combs</u> | | | | |
| HOA Primary Contact Phone No. <u>859-803-4120</u> | | | | |
| (b) Are you aware of any condition that may result in an increase in taxes or assessments?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain: _____ | | | | |
- 10. MISCELLANEOUS**
- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) Was this house built before 1978? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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.)? If yes, please explain: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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? If yes, Explain <u>medium sized dog</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (r) Is the property in a historic district?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Initials (Seller) _____

Date/Time 7/6/17, 12:00P

Initials (Buyer) _____

Date/Time _____

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PROPERTY ADDRESS: 7615 Celebration Way, Crestwood Ky 40014

[illegible]

[Sender _____ Date 7/6/17] [Seller _____ Date 7/6/17]

Seller: _____ Date _____

Seller: _____ Date: _____

Broker/Real estate agent: _____ Date: _____

Buyer	Date

Initials (Seller) _____ Date/Time 4/11 12:00 pm Initials (Buyer)

 Date/Time _____ Form M105 revised 3/2016 Page 4 of 4

Utility Providers and 12 Month History

Trash Pick Up Company:	Republic Services
Days of Week for Trash Pick Up:	Mon - Recycling Wed - Trash
Recycling Pick Up Company:	Same
Days of Week for Recycling Pick Up:	Monday

Cable Provider:	AT&T
Internet Provider:	"
Phone Provider:	N/A

Water Company:	Louisville Water Co
Sewer or Septic?	Sewer

Gas/Electric Company:	LG + E
If all electric, is gas available?	Unsure
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	Gas & Electric Bill Amounts	Water/Sewer Amounts
1. Jun 2017	\$	\$ 218	\$ 115
2. May 2017	\$	\$ 154	\$ 117
3. Apr 2017	\$	\$ 174	\$ 116
4. Mar 2017	\$	\$ 197	\$ 105
5. Feb 2017	\$	\$ 190	\$ 128
6. Jan 2017	\$	\$ 219	\$ 95
7. Dec 2016	\$	\$ 195	\$ 95
8. Nov 2016	\$	\$ 135	\$ 104
9. Oct 2016	\$	\$ 120	\$ 94
10. Sep 2016	\$	\$ 181	\$ 116
11. Aug 2016	\$	\$ 202	\$ 115
12. Jul 2016	\$	\$ 164	\$ 121

Initials

Date: 7/6/17, 7/6/17