



9408 Hudson Lane

FOR MORE INFO IMMEDIATELY, TEXT 24557 TO 46835

THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

All Brick Exterior | Updates Throughout! Lush Outdoor Space with Manicured Landscaping



Visual Tour Online:
www.9408HudsonLane.com

This all-brick, ranch is ready to go! Newly painted and fresh updates throughout, this 3 bedroom home is located just minutes from all the amenities of J-town and Taylorsville Rd. The street is quiet and the pride of each home owner reflects in the quaint landscaping throughout. The home's crisp landscaping and elevated stone flower beds frame the cute front porch. The back yard is spacious with a large, stone-accented patio and deck - plenty of room for a swing set. Step into the large living room and you'll note the hard wood flooring throughout. The Eat-in kitchen is nicely updated with granite tile countertops, stainless steel appliances, and stone tile throughout. From the kitchen, you'll enjoy the open flow into the large Family room. A cozy fireplace and private location toward the back of the home, this space will be the new home-owners favorite! Head to the bedrooms. Each bedroom is spacious, with ample closet storage, and has quick access to the updated bathroom. Head down to the basement, plenty of storage space or potential for future finished space. The roof is 5 years old and HVAC system appx. 9 years. Don't miss this great opportunity! Contact the list agent today for more information or to schedule a private viewing!

Features:

3 Bedrooms
1 Baths

1300+ Finished
Square Feet

Fenced Backyard

Updated Kitchen
and Bathroom

kw LOUISVILLE
EAST
KELLERWILLIAMS.

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

9408 Hudson Lane, *Special Features*

3 bedrooms/1 bath, 2500+ Total Finished Square Feet

Conveniently Located, All Brick Home with Lush Outdoor Space

Renovated with Updates Throughout and Freshly Painted!

Property Features

- This conveniently located, all brick home has been completely renovated with updates throughout, including a freshly painted interior!
- This charming all brick home features a large front yard, flower bed encasing the front steps, stone retaining wall and fenced in backyard with spacious patio and backyard fire pit; a great space for entertaining!
- Curb appeal abounds- the brick façade is highlighted by blue shutters with coordinating front door and mature landscaping

Living Room

- As you enter the home note the delightful blue door!
- Beautiful hardwood floors flow from the foyer into the living room and throughout the first floor
- Large, picture window with white trim lets in plenty of natural light
- Freshly painted trim throughout the home gives it a crisp, clean look
- Neutral colored walls provide a clean canvas for new home owners
- Convenient coat closet located in Foyer

Kitchen and Breakfast Area

- Kitchen has been updated with new granite countertops, coordinating tile backsplash and stainless steel appliances
- Enjoy the view of the backyard while you stand at the double sink
- The white cabinetry creates a clean look and is complete with the original hardware and provides plenty of storage space
- The efficient layout of the kitchen is an appropriate use of space for such a large area
- Kitchen provides open view of Great Room – Perfect for entertaining guests!
- The Eat-in kitchen area provides convenient seating for a small table and breakfast area – Complete with chair rail and a chandelier!
- Step down from the Kitchen and into the Great Room, with door leading to the outdoor space

Family Room

- Hardwood steps lead from the Kitchen into the quaint Family Room – Charming spindles add character to the open concept living space
- The Family Room is positioned at the back of the home and provides direct access to the backyard and basement
- Neutral color palette and fresh paint create the perfect canvas for new home owners!
- Large, double-windows and over-head fan provide plenty of natural light
- The gorgeous, painted brick with dark-stained mantle of the wood-burning fireplace creates a focal point for the space

Master Bedroom

- The Master Suite is well lit with two large windows and overhead light fixture with fan
- Spacious Master has plenty of room for your bedroom furniture suite
- Bedroom is detailed with crisp, white trim, crown molding and baseboards – and finished with hardwood flooring
- The Master Suite is serviced with mirrored, sliding door closet

Hallway Full Bath

- Bathroom boasts vintage, porcelain hexagon floor tile in black and white as well as coordinating wall tile surround
- Custom, subway tile surround with gray accent tiles as well as updated vanity creates the perfect balance of modern with a vintage flair
- Mirror medicine cabinet provides everyday storage space

Bedroom 1

- The First Bedroom features white window trim and baseboards for a crisp, clean look
- Bedroom hosts hardwood flooring and overhead fan fixture
- The bedroom is serviced by a large closet, with mirrored glass sliding doors

Bedroom 2

- The second bedroom features custom wall shelving, two windows, and overhead light fixture
- The bedroom is serviced by a large closet, with mirrored glass sliding doors
- Bedroom boasts gleaming hardwood flooring

Unfinished Lower Level

- The spacious, unfinished lower level presents an open concept that is perfect for storage, and includes washer and dryer hook-ups!

Outdoor Living

- The back yard is secluded and private – mature trees create for beautiful, peaceful views
- Conveniently step from the Family Room 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
- Charming, quarry stone retaining wall adds character to the backyard and separates the space
- Patio is enclosed with wood railing and is equipped with a privacy gate
- Backyard is quaintly lit with exterior lighting
- Outdoor storage area is conveniently built-in to the back of the home

Residential - Single Family Residence

For Current Pricing
Call 502.554.9749



List Number: 1479809
Address: 9408 Hudson Ln, Louisville, KY 40291
Area: 07-FernCreek/Hikes Point/Jeffersontown
Sub Area: A
Total Living Area: 1,380
Basement: Unfinished
Total # Bedrooms: 3
Disclosure: Yes
Style: Ranch

Status: Pending
School District: Jefferson
Above Grade Finished: 1,380
Total Baths: 1
Sqft - Total Unfin: 1,176
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Jefferson
Subdivision: IDLEWOOD
Baths - Full: 1
Baths - 1/2: 0
Age: 51
Year Built: 1966
Stories: 1



Open House Info:

Directions: I-264 to Bardstown Rd. Head South East toward Hudson Ln. Turn left on Hudson Ln and follow to House.

This all-brick, ranch is ready to go! Newly painted and fresh updates throughout, this 3 bedroom home is located just minutes from all the amenities of J-town and Taylorsville Rd. The street is quiet and the pride of each home owner reflects in the quaint landscaping throughout. The home's crisp landscaping and elevated stone flower beds frame the cute front porch. The back yard is spacious with a large, stone-accented patio and deck - plenty of room for a swing set. Step into the large living room and you'll note the hard wood flooring throughout. The Eat-in kitchen is nicely updated with granite tile countertops, stainless steel appliances, and stone tile throughout. From the kitchen, you'll enjoy the open flow into the large Family room. A cozy fireplace and private location (cont)

Room Name	Room Level	Width	Length	Room Remarks
Kitchen	1st Floor	18'3"	10'1"	Plenty of Counter tops
Living Room	1st Floor	15'11"	12'9"	Hardwood Flooring
Family Room	1st Floor	11'8"	15'5"	Check out the Cozy Fireplace!
Bedroom	1st Floor	10'8"	9'4"	Large Closets
Bedroom	1st Floor	11'3"	10'6"	Brightly Lit
Master Bedroom	1st Floor	13'0"	10'6"	Spacious!
Full Bath	1st Floor	5'0"	7'0"	New Tile

Basement:	Unfinished	
Construction:	Brk/Ven; Frame - Wood	
Exterior:	Deck; Patio	
Foundation:	Poured Concrete	
Heating/Cooling:	Central Air; Forced Air Heat; Gas Heat	
Lot Description:	Sidewalk	
Garage/Parking:	Driveway	
Roof:	Shingle	
Utilities:	Electric; Fuel:Natural; Public Sewer; Public Water	
M Struct Flood Plain:	No	

	(Fin)	(UF)
AG	1,380	0
BG	0	1,176
NC	0	0
Total	1,380	1,176
SgFtSrc:	PVA	

Total # of Rooms: 6 **First Floor MBR:** Yes **Laundry Level:** 1st **# Closets Level 1:** 5 **# Fireplaces Level 1:** 1
Lot SF Source: PVA **Acres:** 0.19 **Assumable:** No **Sold As-Is:** No

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

Condo Features:

Farm Features:

City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 9550 **Pg #:** 0292 **Block:** 1836 **Lot:** 0320 **Sub-Lot:** 0000

(cont)toward the back of the home, this space will be the new home-owners favorite! Head to the bedrooms. Each bedroom is spacious, with ample closet storage, and has quick access to the updated bathroom. Head down to the basement, plenty of storage space or potential for future finished space. The roof is 5 years old and HVAC system approx 9 years. Don't miss this great opportunity! Contact the list agent today for more information or to schedule a private viewing!

PROPERTY ADDRESS: 9408 Hudson Lane Louisville, Ky 40291

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 4-2010, and ending on 6-26-17

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 9408 Hudson Lane Louisville, Ky 40291

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

Any past or current problems affecting:	N/A	YES	NO	UNKNOWN
(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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain: Exterior sewage has been replaced after the tree roots collapsed the old line.

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"/>
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? <u>Last heavy rain - small leak</u>	<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:

Initials (Seller)

Date/Time

6/26/17 12:00pm

Initials (Buyer)

Date/Time

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Heavy rains
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?

3. ROOF

- (a) Age of the roof covering? 5 yrs. N/A YES NO UNKNOWN
- (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? 2011
- (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

- (a) Any soil stability problems? N/A YES NO UNKNOWN
- (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

- (a) 1. Have you ever received a staked or pinned survey of the property? N/A YES NO UNKNOWN
 2. Are the boundaries marked in any way?
 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

- (a) 1. Source of water supply Louisville Water N/A YES NO UNKNOWN
 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

- (a) Property is serviced by: N/A YES NO UNKNOWN
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 6/26/17 Initials (Buyer) Date/Time _____

PROPERTY ADDRESS: 4408 Hudson Ln. Louisville, Ky 40291

- 8. CONSTRUCTION/REMODELING**
- (a) Have there been any additions, structural modifications, or other alterations made? N/A YES NO UNKNOWN
- (b) Were all necessary permits and government approvals obtained?
- Explain: _____

- 9. HOMEOWNER'S ASSOCIATION**
- (a) 1. Is the property subject to rules or regulations of a homeowner's association? N/A YES NO UNKNOWN
2. If yes, what is the yearly assessment? \$ _____
3. Homeowner's Association Name: _____
- HOA Primary Contact Name: _____
- HOA Primary Contact Phone No. _____
- (b) Are you aware of any condition that may result in an increase in taxes or assessments?
- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?
- Explain: Fences

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

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

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

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

Initials (Seller) [] Date/Time 6/26/17
12:00pm

Initials (Buyer) [] Date/Time _____

Utility Providers and 12 Month History

Trash Pick Up Company:	Hometown Hauling
Days of Week for Trash Pick Up:	Wednesday
Recycling Pick Up Company:	
Days of Week for Recycling Pick Up:	

Cable Provider:	Time Warner
Internet Provider:	Time Warner
Phone Provider:	N/A

Water Company:	Louisville Water Company
Sewer or Septic?	Sewer

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

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. February '17	\$ 157.21	\$ " "	\$ 170.51
2. Jan. '17	\$ 162.29	\$ " "	\$
3. Dec. '16	\$ 98.56	\$ " "	\$ 169.75
4. Nov. '16	\$ 87.65	\$ " "	\$
5. Oct. '16	\$ 115.49	\$ " "	\$ 163.84
6. Sep '16	\$ 123.05	\$ " "	\$
7. Aug '16	\$ 128.54	\$ " "	\$ 155.64
8. July '16	\$ 101.10	\$ " "	\$ 158.52
9. June '16	\$ 86.87	\$ ← Same	\$ 158.52
10. May '16	\$ 101.48	\$ ← Same	\$
11. April '16	\$ 125.59	\$ ← Same	\$ 158.52
12. March '16	\$ 168.67	\$ ← same	\$

Initials: _____ Date: 6 / 22 / 17