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10907 Sun Ridge Road

FOR MORE INFO IMMEDIATELY, TEXT 26922 TO 46835

**Oldham County School District • Plenty of Privacy!
Located in Old Taylor Place on a Quiet Cul-de-sac**



Visual Tour Online:

www.10907SunRidgeRoad.com

Welcome home to Old Taylor Place! This spacious ranch (nearly 2500 sq ft!) home offers everything you've been looking for: open floor plan, stunning updated kitchen, acre lot on a cul de sac (backing up to a horse farm!), attached garage PLUS detached garage/workshop! The level lot is meticulously manicured- a lush lawn with expansive flower beds encircling the perimeter of the home (complete with landscape rock – not mulch – for easy long term maintenance). The home's spacious covered front porch is the perfect place to enjoy the morning, relaxing on the porch swing. As you enter the home, you'll notice the vast openness from the Foyer to the Great Room to the Dining Room to the Breakfast Area to the Kitchen! Soaring ceilings, skylights, large windows overlooking the haven that is the backyard, a large stone fireplace in the Great Room... the ambience of this home is truly incredible. Plugged hardwood floors stretch throughout the expanse of the open floor plan. Kitchen was completely gutted, redesigned, and remodeled in 2012, now featuring a spacious island, KitchenAid appliances, granite counters, and ample cabinetry. The home offers a door separating the living spaces from the bedroom spaces... a very clever touch in the floorplan! The home was smartly designed with a full basement 2400+ sq ft of additional space in the lower level! This offers countless options for storage and room to grow both your living space (and equity!) should the new homeowner opt to finish additional space in the future! Currently, there is a fourth bedroom space in the lower level! In addition to all the many interior perks and features of this home, the property provides a multitude of outdoor/interior features as well, including an attached garage (that can house 2 or 3 vehicles!) plus a detached garage that can house additional vehicles, a boat, and/or serve as a workshop!

Features:

3 Bedrooms

2.5 Baths

2400+ Finished
Square Feet

Full Basement

Attached and
Unattached Garage

kW LOUISVILLE
EAST
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

www.ChooseThePriceGroup.com

info@kwPriceGroup.com

9911 Shelbyville Road #100

Louisville, KY 40223

Download your Free MLS Search App Now!

www.LouisvilleRealEstateApp.com

10907 Sun Ridge Road, *Special Features*

3 Bedrooms | 2.5 Baths | 2400+ Total Finished Square Feet with Full Basement

Located in Old Taylor Place - One of Goshen's most sought after neighborhoods

Charming Ranch nestled on a quiet cul-de-sac offering full Basement and plenty of privacy

Award-winning North Oldham School District

Neighborhood Features

- Old Taylor Place provides 7+ acres of common area; Including a neighborhood catch-and-release fishing pond, central playground, basketball area and gazebo
- Horse lover's paradise! Offers self-care boarding to residents and including a community barn and horse paddocks. Neighborhood was designed with egress for horse trails throughout!
- The common area includes a covered picnic pavilion with indoor and outdoor space that can be rented out for private gatherings (\$25/day)

Property Features

- Located in the award-winning North Oldham County School District with shops and dining only minutes away
- Curb appeal abounds! The neutral façade is highlighted by natural rock and navy shutters
- The long driveway approaches the roomy three-car attached garage and one-car unattached garage while offering extra space for turning around and additional parking to accommodate guests
- A wide front porch greets you upon entry and hosts a porch swing
- The private setting provides peaceful views and a serene environment
- Experience true Kentucky charm! The home is quietly tucked away in a low-traffic community with backyard views of a Horse Farm

Foyer and Great Room

- The red front door, framed by updated sconce lanterns, creates an elegant entry into the Foyer
- Spacious Foyer with natural hardwood flooring is a true gathering space while welcoming friends and family into your home
- As you enter, note the open floor plan and flow from room to room
- Foyer is serviced by a convenient coat closet
- The Great Room is the heartbeat of the home with vaulted ceilings, multiple windows and large fireplace
- Tall, vaulted ceilings are highlighted by wood beam framing and skylights-Natural light abounds!
- Neutral walls compliment the rich wood tones carried throughout the home
- Exquisite pegged hardwood flooring is truly stunning
- The natural rock fireplace creates a dramatic focal point and features built-in storage for firewood
- Built-ins offer additional storage space for everyday items or display
- New glass interior door closes off the Great Room from the Bedrooms for additional privacy and as a sound barrier

Dining and Breakfast Area

- This gathering space offers plenty of room for a generous table and dining furniture – Complete with two oversized windows
- The Dining area flows naturally from the Foyer and Living Spaces and is finished with chair railing and wood trim
- The Dining area offers direct access to the Kitchen and Breakfast Area
- Quaint, Breakfast Area hosts a built-in bar area with sink, shelving and sconce lighting – A perfect space for hosting and entertaining

- Convenient Breakfast Area with ample seating room
- The Breakfast Area provides direct access to the covered back patio through sliding glass doors

Kitchen

- Kitchen has been fully updated, including granite countertops with backsplash and stunning Vititow custom cabinetry
- No detail has been overlooked – hardwood floors accent the custom wood cabinets, adorned with crown molding, and additional pantry and cabinetry framing the refrigerator
- Kitchen is well lit and features recessed lighting and pendant lighting above the custom island
- Overlook the backyard while you stand at the recessed, double-bowl sink – Note the Kitchen faucet is equipped with instant hot water
- Ample storage and counter space available with additional space in the custom island
- Glass-front cabinet doors are perfect for decorative displays
- New stainless steel appliances remain for your move-in ready convenience
- Built-in desk provides a convenient office nook and work space
- Convenient half bath off the Kitchen features a pedestal sink with attractive faucet fixture and coordinating lighting

Master Suite and En Suite Full Bath

- Spacious Master Suite with plenty of room for a king size bed
- The space is truly stunning with vaulted ceiling, two oversized windows, skylight and white ceiling beams
- Two, large windows and skylight illuminate the space and offer plenty of natural light
- Luxurious En Suite Master Bath is your at-home oasis! The full bath features updates throughout including dual-sink white vanity, tile flooring and oversized, walk-in shower with glass door
- Master hosts a generous walk-in closet with built-in shelving

Additional Bedrooms and Full Bath

- The hallway full bath features a large, white vanity with coordinating countertop, attractive fixtures and tub/shower with sliding glass door
- The Second Bedroom has a generous size and two double-door closets
- Plenty of natural light from the oversized-double window, with additional light provided by the overhead fixture
- The space boasts neutral carpet and white trim detail
- The Third Bedroom hosts dual closets - Plenty of storage space
- The large triple-window is equipped with updated blinds

Lower Level

- The full basement provides a desirable space for additional storage with lots of potential for future growth
- The spacious lower level presents an open concept that is perfect for a second family room or hobby space
- Glass door entry leads to the full basement with storage and living space -Potentially could double the size of your home!
- Lower level hosts an additional bedroom as well as two partially framed bedroom spaces
- Ample built-ins provide additional storage solutions

Additional Perks: Laundry Room

- Spacious Laundry Room with tile floors, built-in cabinetry and two large closets – Perfect for sorting and storage
- The space features bright and sunny windows for natural light

Outdoor Living

- The back yard is secluded and private – mature trees create for beautiful, peaceful views
- Conveniently step from the Kitchen and Breakfast Area to the outdoor space with a covered patio to enjoy the outdoors
- The patio is spacious enough to easily accommodate your outdoor furniture and grill- the warm evenings await!
- The home is surrounded by an enormous rear and front yard for expansive greenspace and unlimited outdoor living
- Outdoor living space is accented with rocked landscape beds for low yard maintenance
- Relax on the back patio with fans to keep you cool and comfortable
- Attached Garage can comfortably accommodate three cars
- Utility door for Garage access is located off the back patio
- One-car, unattached Garage hosts cabinetry and organized area for workspace
- The open fire pit has ample bench seating and is perfect for large gatherings
- Concrete, side patio is a generous size and can accommodate a seating area or hot tub

Residential - Single Family Residence

For Current Pricing
Call 502.554.9749



List Number: 1484366
Address: 10907 Sun Ridge Rd,
Goshen, KY 40026
Area: 20-Oldham County N171
Sub Area: A
Total Living Area: 2,401
Basement: Unfinished
Total # Bedrooms: 3
Disclosure: Yes
Style: Ranch

Status: Active
School District: Oldham
Above Grade
Finished: 2,401
Total Baths: 3
Sqft - Total Unfin: 2,401
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0
County: Oldham
Subdivision: OLD TAYLOR PLACE
Baths - Full: 2
Baths - 1/2: 1
Age: 39
Year Built: 1978
Stories: 1

Open House Info: 08/27/2017 2:00 PM to 4:00 PM

Directions: I-265 to Hwy 42. Turn North/Northeast on Hwy 42. Follow to Old Taylor Tr and turn left. Continue on Old Taylor trail to Stop Sign and turn left on Sun Ridge Rd. Home on right.



Welcome home to Old Taylor Place! This spacious ranch (nearly 2500 sq ft!) home offers everything you've been looking for: open floor plan, stunning updated kitchen, acre lot on a cul de sac (backing up to a horse farm!), attached garage PLUS detached garage/workshop! The level lot is meticulously manicured- a lush lawn with expansive flower beds encircling the perimeter of the home (complete with landscape rock – not mulch – for easy long term maintenance). The home's spacious covered front porch is the perfect place to enjoy the morning, relaxing on the porch swing. As you enter the home, you'll notice the vast openness from the Foyer to the Great Room to the Dining Room to the Breakfast Area to the Kitchen! Soaring ceilings, skylights, large windows overlooking the haven that is the

Room Name	Room Level	Width	Length	Room Remarks
Great Room	1st Floor	23'0"	29'2"	Hardwood Flooring Throughout
Dining Area	1st Floor	12'0"	12'0"	Open Floor Plan
Kitchen	1st Floor	10'0"	17'2"	Granite Counters / Stainless Steel
Eat in Kitchen	1st Floor	11'2"	14'11"	Great View of the Backyard
Half Bath	1st Floor	4'6"	5'0"	Central Location
Full Bath	1st Floor	7'0"	7'9"	Updates Throughout
Bedroom	1st Floor	12'9"	11'9"	Great Views of KY Landscape
Master Bedroom	1st Floor	16'0"	13'5"	Vaulted Ceilings
Master Bath	1st Floor	6'0"	11'9"	En Suite
Bedroom	1st Floor	13'0"	13'5"	Plenty of Closet Space
Laundry	1st Floor	7'6"	9'6"	Conveniently located near kitchen
Other	Basement	15'6"	14'5"	Bonus Room

	(Fin)	(UF)
AG	2,401	0
BG	0	2,401
NC	0	0
Total	2,401	2,401
SqFtSrc:	List Agent	

Basement: Unfinished
Construction: Frame - Wood
Exterior: Deck
Foundation: Poured Concrete
Fencing: None
Heating/Cooling: Central Air; Electric Heat; Heat Pump
Lot Description: Cleared; Covt/Restr; Cul De Sac; Level
Garage/Parking: 2 Car Garage; 2 1/2 Car Garage; Detached; Attached; Entry Side; See Remarks
Roof: Shingle
Sub/Condo
Amenities: Clubhouse; Playground
Utilities: Electric; Public Water; Septic System
M Struct Flood Plain: No

Total # of Rooms: 6	First Floor MBR: Yes	Laundry Level: 1st	# Closets Level 1: 9	# Fireplaces Level 1: 1
HOA Y/N: Yes	HOA Fee: \$300	Lot SF Source: PVA	Acres: 1.25	Assumable: No
Condo Features:				Sold As-Is: No
Farm Features:				
City Tax: Of Record	County Tax: Of Record	Deed Bk: 1002	Pg #: 0181	Block: Sec 4
				Lot: 90
				Sub-Lot: 0000

backyard, a large stone fireplace in the Great Room... the ambience of this home is truly incredible. Plugged hardwood floors stretch throughout the expanse of the open floor plan. A unique feature is that of the entertaining bar that separates the Breakfast Area from the Dining Room, creating fantastic opportunities for enjoying time with family and friends! The Kitchen was completely gutted, redesigned, and remodeled in 2012, now featuring a spacious island, KitchenAid appliances, granite counters, and ample cabinetry. The home offers a door separating the living spaces from the bedroom spaces... a very clever touch in the floorplan! The home's master boasts a vaulted ceiling, en suite master bath which includes a large tiled shower plus a spacious walk-in master closet! The other two guest bedrooms are serviced by a full hall bath. The amenities of this home continue as you discover the Laundry Room... a well designed, large space with plenty of natural light, located on the main level of the home! The home was smartly designed with a full basement " 2400+ sq ft of additional space in the lower level! This offers countless options for storage " and room to grow both your living space (and equity!) should the new homeowner opt to finish additional space in the future! Currently, there is a fourth bedroom space in the lower level! In addition to all the many interior perks and features of this home, the property provides a multitude of outdoor/interior features as well, including an attached garage (that can house 2 or 3 vehicles!) plus a detached garage that can house additional vehicles, a boat, and/or serve as a workshop! If you love being outside, you'll deeply appreciate the access from the Breakfast Area out to the covered rear patio, which provides over 500 sq ft of outdoor living " it's like having a second Family Room.... outside! In addition to enjoying the covered patio, you'll love to spend your fall evenings around the bonfire pit " a great gathering spot to gaze at the stars and roast marshmallows with friends! This community of Old Taylor Place offers a true park-like atmosphere with its mature trees, winding roads, one acre lots, and signature front entry gazebo. It is nestled amid horse farms and located across from the classic Hermitage Farm and just three miles from the River via North Buckeye. Old Taylor Place provides 7+ acres of common area and is a horse lover's paradise. Homeowners can board their horses very cost effectively in the community barn! This neighborhood was designed with egress for horse trails throughout! The common area also includes a pavilion with indoor and outdoor space that residents can rent for \$25/day, neighborhood catch/release fishing pond, playground, and basketball area! The community of Old Taylor Place (OTP) is located on the North side of Oldham County, offering the best of both worlds... provides that serene "peace and quiet," "vacation at home" feel you deserve, yet it is only 7 miles from your daily conveniences in Prospect - groceries, eateries, coffee shops ... just to name a few! This home is districted for the award winning North Oldham Schools including Harmony Elementary, North Oldham Middle, and North Oldham High. The roof is new as of 2010 and the home's AC system is new as of 2016. Don't wait a minute longer " contact the listing agent immediately to schedule your appointment to tour your new home!

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 8-2011, and ending on 8-2012.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 10902 San Ridge Rd Roseton, NY 40026

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 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 ADT UNHACKED/UNWIRE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating age 1981 ORIGINAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning age 2016	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater age 2002	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab? CRACKS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? 5 YRS AGO BEFORE REPAIRS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed? 2011	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain: EPOXY ZERKS INSTALLED - EPOXY SHOT IN UNDER

Initials (Seller) _____

Date/Time 5 PM

Initials (Buyer) _____

Date/Time _____

Form M105 revised 3/2016

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8-14-2012

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) ON CRACK CAUSED BECAUSE OF GUTTER BEING CLOGGED! ^{BEHIND/BESIDE BREAKER BOX!}
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?..... NO... CRAWL SPACE ☒ ☐ ☐ ☐

3. **ROOF** N/A YES NO UNKNOWN

(a) Age of the roof covering? NEW 2010

(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 BUCKNER RURAL WATER
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? UNUSE.D. ☐ ☒ ☐ ☐ BY US!

(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): 8-2011 DA

Date of last inspection (septic): 6-2011 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were all necessary permits and government approvals obtained?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <u>New Kitchen - Vittow Cabinet Co</u>				
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>300</u>				
3. Homeowner's Association Name: <u>OLD TAYLOR PLACE</u>				
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?.....	<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 <u>RADON Pump INSTALLED 6-2011</u>				
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If yes, when, by whom, and any warranties? <u>when we purchased in 6-2011</u>				
(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 type="checkbox"/>	<input checked="" 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>GORKIE Dog - 42BS - Pet House 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"/>

PROPERTY ADDRESS: _____

SPACE FOR ADDITIONAL INFORMATION

New Water line from the meter at the front street up to and through the basement wall! New Shut-off. 2014
New Heat Pump Compressor, Working hours 5 tons - 6-2016
New AC Coil in furnace installed - 6-2015
Rear deck all restained and sealed; steps & railings - 7-2017
New Ceiling fans (2) on rear porch installed.
Completely new kitchen (cabinets); all appliances 6-2012

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

Seller _____ Date _____ Seller _____ 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: _____ Seller: _____
Date: _____ Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer Date Buyer Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller) LL Date/Time 5PM
8-14-2017 Initials (Buyer) _____ Date/Time _____ Form M105 revised 3/2016 Page 4 of 4

Utility Providers and 12 Month History

Trash Pick Up Company:	REPUBLIC TRASH SERVICE
Days of Week for Trash Pick Up:	PICK UP EARLY TUESDAY MORNINGS
Recycling Pick Up Company:	EVERY OTHER WEEK - TUESDAYS
Days of Week for Recycling Pick Up:	

Cable Provider:	AT&T OR SPECTRUM
Internet Provider:	SAME
Phone Provider:	SAME

Water Company:	OLDHAM COUNTY WATER DISTRICT
Sewer or Septic?	BUCKNER RURAL WATER SEPTIC

Gas/Electric Company:	LOUISVILLE GAS/ELECTRIC LG&E
If all electric, is gas available?	NO! PROPANE - YES
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. August 2016	\$	\$ 89 ²²	\$ 17.68
2. September	\$	\$ 112 ⁷²	\$ 15.58
3. October	\$	\$ 78 ⁰⁶	\$
4. November	\$	\$ 34 ⁸⁷	\$
5. December	\$	\$ 123 ³¹	\$
6. January 2017	\$	\$ 301 ¹⁷	\$
7. February	\$	\$ 142 ³⁸	\$
8. March	\$	\$ 188.78	\$
9. April	\$	\$ 100.54	\$
10. May	\$	\$ 84.73	\$
11. June	\$	\$ 75 ³³	\$ 18.63
12. July	\$	\$ 75 ³³	\$

9-8-17 / 03-18
 We spend the Winter in Phoenix, AZ.
 Oct + November! Home here December
 Home - January through April - May
 We did have a family with 5 children
 lived in our house February - April 2017

Initials:

Date: 8/14/2017