



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

# 3304 Springcrest Drive

FOR MORE INFO IMMEDIATELY, TEXT 28194 TO 46835

**Finished Walkout Lower Level • Plenty of Privacy!  
Park-like Backyard with Views of Goose Creek**



Visual Tour Online:

[www.3304SpringcrestDrive.com](http://www.3304SpringcrestDrive.com)

A must see gem! Located within Spring Valley Estates this 4 bed, 2.5 bath, brick walkout ranch backs up to the peaceful and mature canopy surrounding Goose Creek. Your private retreat is just minutes from all the amenities offered northeast of Louisville. For 32 years, the home has been enjoyed and meticulously maintained by its owners. Step up to the front porch, across the threshold and note the hardwood in the foyer. The Updated kitchen has an abundance of updated cabinetry and granite countertops. The warranted appliances complement the rich tones of the wood and counters. Transition to the Dining Area and you'll enjoy the open flow from Dining to Living area, a centrally located 6-ft wide brick fireplace and large windows, which both brighten the living areas and allow the new owner to enjoy the flora/fauna to the rear of the home. 4 bedrooms are located just down the hall. The large bedroom to the left accesses the private deck. The master is large and enjoys access to its private bathroom. The remaining bedrooms boast spacious closets and easy access to the 2nd full bathroom updated with large double vanity. Head down stairs to your new favorite spot! The living area is open and accesses the very private walkout patio. A unique 2nd Kitchen is located downstairs making entertaining family/friends fun and easy. Peek inside the garage and WOW! More like 2.75 car garage - so much space and immaculate. Step outside and pause...this is the current owners favorite spot! They've enjoyed the serenity of the back lower patio for 32 years and are excited for you to enjoy as well. Major components were replaced and maintained by current owner, basement is b-dried, and the roof is only 3 years old! This is a great home and a great opportunity.

Contact the list agent today for more info or to schedule a private showing.

## Features:

4 Bedrooms  
2.5 Baths

2900+ Finished  
Square Feet

Full Basement

Two-Car Garage

**kw** LOUISVILLE  
EAST  
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

[www.ChooseThePriceGroup.com](http://www.ChooseThePriceGroup.com)

[info@kwPriceGroup.com](mailto:info@kwPriceGroup.com)  
9911 Shelbyville Road #100  
Louisville, KY 40223

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# 3304 Springcrest Drive, *Special Features*

4 Bedrooms | 2.5 Baths | 2900+ Total Finished Square Feet | Two-Car Garage

Finished Walkout Lower Level with Park-like Backyard

Located in Beautiful Spring Valley Estates with Views of Goose Creek

## Property Features

- Curb appeal abounds! The brick façade is highlighted by white siding and black shutters
- The oversized driveway approaches the roomy two-car attached garage and offers additional parking space to accommodate guests
- The covered front porch greets you upon entry and is finished with updated lantern sconce lighting
- The private setting provides views of the serene environment
- Meticulously manicured landscape throughout all perimeters of home
- Enjoy the privacy of the back patio with no rear neighbors and peaceful views
- The outdoor space is wooded with mature trees and an abundance of flora and fauna from nearby Goose Creek

## Foyer

- The green front door, framed by updated sconce lantern, creates an elegant entry into the Foyer
- Spacious Foyer with parquet hardwood flooring is a true gathering space while welcoming family and friends 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

## Living Room and Dining Room

- The Living room is encompassed by large windows – Natural light abounds!
- Freshly painted, neutral walls compliment the space
- The fireplace creates a stunning focal point and is framed by stone hearth and white mantel
- The Living Room provides access to the upper deck through sliding glass doors
- Built-ins offer additional storage space for everyday items or display
- The dining area offers plenty of space for a generous table and dining furniture – Complete with oversized windows and a chandelier
- The dining area flows naturally from the living space and provides access to the Kitchen through a pocket door – Perfect for separating the spaces while hosting

## Kitchen and Breakfast Area

- The Kitchen has been updated; including granite countertops with backsplash and stunning wood cabinetry adorned with crown molding
- Parquet hardwood floors accent the wood cabinetry, with additional pantry cabinet in the breakfast area
- Kitchen is well lit and features pendant lighting above the recessed double-bowl sink
- Ample storage and counter space available!
- Convenient Breakfast Area hosts a built-in table with seating, display shelf and overhead chandelier
- The Kitchen provides access to the side of the house

## Master Suite and En Suite Full Bath

- The spacious, first floor Master Bedroom can easily accommodate a king size bed and furniture suite
- Oversized windows illuminate the space and offer plenty of natural light
- Neutral paint and white trim give the space a crisp, clean look
- The space boasts gleaming hardwood flooring!
- Master hosts a generous walk-in closet with built-in shelving
- The En Suite Bath features white floor and wall tile, a white vanity and walk-in, enclosed shower

### Additional Bedrooms and Full Bath

- The hallway full bath features a large, white vanity with coordinating countertop, white tile and enclosed tub/shower
- The Second Bedroom has a generous size, hardwood flooring and double-door closet
- The Third Bedroom hosts a neutral color palette, hardwood floors and double-door closet
- The Fourth Bedroom features an access door to the upper deck
- Bedroom boasts a neutral color palette, white trim and double-door closet for storage

### Lower Level

- As you enter the lower level note the convenient access doors to the garage and outdoor space
- The Finished Lower Level provides a desirable space for additional storage
- Lower Level is spacious and presents an open concept that is perfect for a second family room or hobby space
- The living area is finished in a neutral color scheme
- The living area hosts a stunning focal point – the 6ft wide fireplace with brick surround!
- Tiled entry is easy to clean and maintain – Walkout lower level provides access to the back patio
- The oversized windows keep the space light and airy while providing breathtaking views of the backyard
- Dedicated dining area is located off of the Lower Level Full Kitchen
- The Lower Level also offers a Second Full Kitchen space – Complete with cabinetry and appliances!
- The additional space hosts the washer and dryer and provides access to the unfinished storage room
- Convenient half bath boasts new wallpaper and coordinating white fixtures
- A large storage closet provides additional storage

### Outdoor Living

- Side of house porch provides access to Kitchen and is equipped with built-in trash cans
- The back yard is secluded and private – a true nature scape full of mature trees
- The charming stone walkway leads to a sitting area that overlooks the creek and is encompassed by a stone retaining wall
- The two-car attached garage opens to a flat driveway base
- The upper and lower decks provide a park-like setting with ample space to enjoy the outdoors
- The lower level patio is spacious enough to 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



# Residential - Single Family Residence

For Current Pricing  
Call 502.554.9749



**List Number:** 1486304  
**Address:** 3304 Springcrest Dr, Louisville, KY 40241  
**Area:** 09-Anchrg/Glnvw/Lyndn/Prospect  
**Sub Area:** A  
**Total Living Area:** 2,935  
**Basement:** Partially Finished; Finished; Walkout Finished; Walkout Part Fin  
**Total # Bedrooms:** 4  
**Disclosure:** Yes  
**Style:** Ranch

**Status:** Active  
**School District:** Jefferson  
**Above Grade**  
**Finished:** 2,035  
**Total Baths:** 3  
**Sqft - Total**  
**Unfin:** 0  
**Nonconform**  
**SqFt Fin:** 0  
**Nonconform**  
**SqFt UF:** 0

**County:** Jefferson  
**Subdivision:** SPRING VALLEY ESTATES  
**Baths - Full:** 2  
**Baths - 1/2:** 1  
**Age:** 54  
**Year Built:** 1963  
**Stories:** 1



## Open House Info:

**Directions:** I-265 to Highway 42. Follow Southwest on Hwy 42 and turn left on Wolf Pen Branch Rd. Follow to Barbour Ln and turn right. Take Barbour Ln to Pine Meadows Ln and turn right. Take next left on Hillvale Rd. Immediate right on to Pine Ridge Rd and turn right Springcrest Dr. Follow to stop sign and pass through. House is on the left.

A must see gem! Located within Spring Valley Estates this 4 bed, 2.5 bath, brick walkout ranch backs up to the peaceful and mature canopy surrounding Goose Creek. Your private retreat is just minutes from all the amenities offered northeast of Louisville. For 32 years, the home has been enjoyed and meticulously maintained by its owners. Step up to the front porch, across the threshold and note the hardwood in the foyer. The Updated kitchen has an abundance of updated cabinetry and granite countertops. The warrantied appliances complement the rich tones of the wood and counters. Transition to the Dining Area and you'll enjoy the open flow from Dining to Living area, a centrally located 6-ft wide brick fireplace and large windows, which both brighten the living areas and allow the new (cont)

Room Name	Room Level	Width	Length	Room Remarks
Foyer	1st Floor	5'0	9'4	Wood Flooring
Kitchen	1st Floor	18'2	9'5	Granite Counters and Plenty of Cabinetry
Dining Area	1st Floor	12'6	15'4	Open Flow
Living Room	1st Floor	18'0	15'4	Large Cozy Fireplace
Bedroom	1st Floor	12'0	13'6	Plenty of Closet Space
Bedroom	1st Floor	11'11	16'11	Access to Back Deck
Bedroom	1st Floor	13'4	13'5	Well Maintained Throughout
Master Bedroom	1st Floor	15'0	13'5	Spacious Master
Master Bath	1st Floor	5'0	8'0	En Suite
Full Bath	1st Floor	9'6	7'0	Large Double Vanity
Living Room	Basement	29'7	15'3	Walkout to Backyard Paradise
Kitchen	Basement	16'10	9'5	Unique 2nd Kitchen
Half Bath	Basement	5'2	5'1	Convenient Location

**Basement:** Partially Finished; Finished; Walkout Finished; Walkout Part Fin  
**Construction:** Brk/Ven; Frame - Wood  
**Exterior:** Deck; Patio  
**Foundation:** Poured Concrete  
**Fencing:** None  
**Heating/Cooling:** Central Air; Forced Air Heat; Gas Heat  
**Monthly Maintenance:** No  
**Garage/Parking:** 2 1/2 Car Garage; Attached; Entry Rear; Lower Level  
**Roof:** Shingle  
**Utilities:** Electric; Fuel:Natural; Public Sewer; Public Water  
**M Struct Flood Plain:** No

	(Fin)	(UF)
AG	2,035	0
BG	900	0
NC	0	0
Total	2,935	0
SgFtSrc:	List Agent	

**Total # of Rooms:** 7      **First Floor MBR:** Yes      **# Closets** Level 1: 6 Basement: 1      **# Fireplaces** Level 1: 1 Basement: 1

**Lot SF Source:** PVA

**Acres:** 0.31

**Sold As-Is:** No

**HOA Y/N:** No

**HOA Fee:** \$0

**Condo Features:**

**Farm Features:**

**City Tax:** Of Record      **County Tax:** Of Record      **Deed Bk:** 6283      **Pg #:** 0026      **Block:** 1538      **Lot:** 0070      **Sub-Lot:** 0000

(cont) owner to enjoy the flora/fauna to the rear of the home. 4 bedrooms are located just down the hall. The large bedroom to the left accesses the private deck. The master is large and enjoys access to its private bathroom. The remaining bedrooms boast spacious closets and easy access to the 2nd full bathroom updated with large double vanity. Head down stairs to your new favorite spot! The living area is open and accesses the very private walkout patio. A unique 2nd Kitchen is located downstairs making entertaining family/friends fun and easy. Peek inside the garage and WOW! More like 2.75 car garage " so much space and immaculate. Step outside and pause...this is the current owners favorite spot! They've enjoyed the serenity of the back lower patio for 32 years and are excited for you to enjoy as well. Major components were replaced and maintained by current owner, basement is b-dried, and the roof is only 3 years old! This is a great home and a great opportunity. Contact the list agent today for more info or to schedule a private showing.

**Front of House**



Located in Beautiful Spring Valley Estates with Views of Goose Creek

**Back of House**



The outdoor space is wooded with mature trees and an abundance of flora and fauna from nearby Goose Creek

**Outdoor Living**



Enjoy the privacy of the back patio with no rear neighbors and peaceful views

**Upper Deck**



The private setting provides views of the serene environment

**Entry**



The covered front porch greets you upon entry and is finished with updated lantern sconce lighting

**Foyer**



Spacious Foyer with parquet hardwood flooring is a true gathering space while welcoming family and friends into your home



**Living Room**

The Living room is encompassed by large windows – Natural light abounds!

**Dining Area**

The dining area offers plenty of space for a generous table and dining furniture – Complete with oversized windows and a chandelier

**Dining Area**

The Living Room provides access to the upper deck through sliding glass doors

**Living Room**

Freshly painted, neutral walls compliment the space

**Dining Area**

The dining area flows naturally from the living space and provides access to the Kitchen through a pocket door – Perfect for separating the spaces while hosting

**Kitchen**

The Kitchen has been updated; including granite countertops with backsplash and stunning wood cabinetry adorned with crown molding

**Kitchen**

Parquet hardwood floors accent the wood cabinetry, with additional pantry cabinet in the breakfast area

**Kitchen**

Kitchen is well lit and features pendant lighting above the recessed double-bowl sink

**Breakfast Area**

Convenient Breakfast Area hosts a built-in table with seating, display shelf and overhead chandelier

**Breakfast Area**

The Kitchen provides access to the side of the house

**Master Suite**

The spacious, first floor Master Bedroom can easily accommodate a king size bed and furniture suite

**En Suite Master Bath**

The En Suite Bath features white floor and wall tile, a white vanity and walk-in, enclosed shower



**Bedroom 2**

The Second Bedroom has a generous size, hardwood flooring and double-door closet

**Full Bath**

The hallway full bath features a large, white vanity with coordinating countertop, white tile and enclosed tub/shower

**Bedroom 3**

The Third Bedroom hosts a neutral color palette, hardwood floors and double-door closet

**Bedroom 4**

The Fourth Bedroom features an access door to the upper deck

**Lower Level Living**

As you enter the lower level note the convenient access doors to the garage and outdoor space

**Lower Level Living**

Lower Level is spacious and presents an open concept that is perfect for a second family room or hobby space

**Lower Level Living**

The oversized windows keep the space light and airy while providing breathtaking views of the backyard

**Lower Level Living**

Dedicated dining area is located off of the Lower Level Full Kitchen

**Lower Level Living**

The Finished Lower Level provides a desirable space for additional storage

**Lower Level Bath**

Convenient half bath boasts new wallpaper and coordinating white fixtures

**Lower Level Full Kitchen**

The Lower Level also offers a Second Full Kitchen space – Complete with cabinetry and appliances!

**Back of House**

The upper and lower decks provide a park-like setting with ample space to enjoy the outdoors



**Outdoor Living**

The back yard is secluded and private – a true nature scape full of mature trees

**Outdoor Living**

The lower level patio is spacious enough to accommodate your outdoor furniture and grill – the warm evenings await!

**Back of House**

The two-car attached garage opens to a flat driveway base

**Outdoor Living**

The upper and lower decks provide a park-like setting with ample space to enjoy the outdoors

**Front of House**

The oversized driveway approaches the roomy two-car attached garage and offers additional parking space to accommodate guests

**Front of House**

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



**Side of House**

Side of house porch provides access to Kitchen and is equipped with built-in trash cans

**Front of House**

Curb appeal abounds! The brick façade is highlighted by white siding and black shutters

**Front of House**

The green front door, framed by updated scone lantern, creates an elegant entry into the Foyer

**Front Walkway**

Meticulously manicured landscape throughout all perimeters of home

**Living Room**

Built-ins offer additional storage space for everyday items or display

**Living Room**

Freshly painted, neutral walls compliment the space

**Living Room**

The Living room is encompassed by large windows – Natural light abounds!

**Living Room**

The fireplace creates a stunning focal point and is framed by stone hearth and white mantle

**Dining Area**

The dining area flows naturally from the living space and provides access to the Kitchen through a pocket door – Perfect for separating the spaces while hosting

**Dining Area**

The dining area offers plenty of space for a generous table and dining furniture – Complete with oversized windows and a chandelier

**Dining Area**

The Living Room provides access to the upper deck through sliding glass doors

**Kitchen**

The Kitchen has been updated; including granite countertops with backsplash and stunning wood cabinetry adorned with crown molding



**Kitchen**

Kitchen is well lit and features pendant lighting above the recessed double-bowl sink

**Kitchen**

Ample storage and counter space available!

**Breakfast Area**

The Kitchen provides access to the side of the house

**Kitchen**

Convenient Breakfast Area hosts a built-in table with seating, display shelf and overhead chandelier

**Master Suite**

The spacious, first floor Master Bedroom can easily accommodate a king size bed and furniture suite

**Master Suite**

Oversized windows illuminate the space and offer plenty of natural light



**En Suite Master Bath**

The En Suite Bath features white floor and wall tile, a white vanity and walk-in, enclosed shower

**Bedroom 2**

The Second Bedroom has a generous size, hardwood flooring and double-door closet

**Bedroom 2**

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**Full Bath**

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**Lower Level Living**

Lower Level is spacious and presents an open concept that is perfect for a second family room or hobby space

**Lower Level Living**

The oversized windows keep the space light and airy while providing breathtaking views of the backyard

**Lower Level Living**

The living area hosts a stunning focal point – the 6ft wide fireplace with brick surround!

**Lower Level Living**

Dedicated dining area is located off of the Lower Level Full Kitchen



**Lower Level Full Kitchen**

The Lower Level also offers a Second Full Kitchen space – Complete with cabinetry and appliances!

**Outdoor Living**

The outdoor space is wooded with mature trees and an abundance of flora and fauna from nearby Goose Creek

**Upper Deck**

The back yard is secluded and private – a true nature scape full of mature trees

**Lower Level Full Kitchen**

The additional space hosts the washer and dryer and provides access to the unfinished storage room

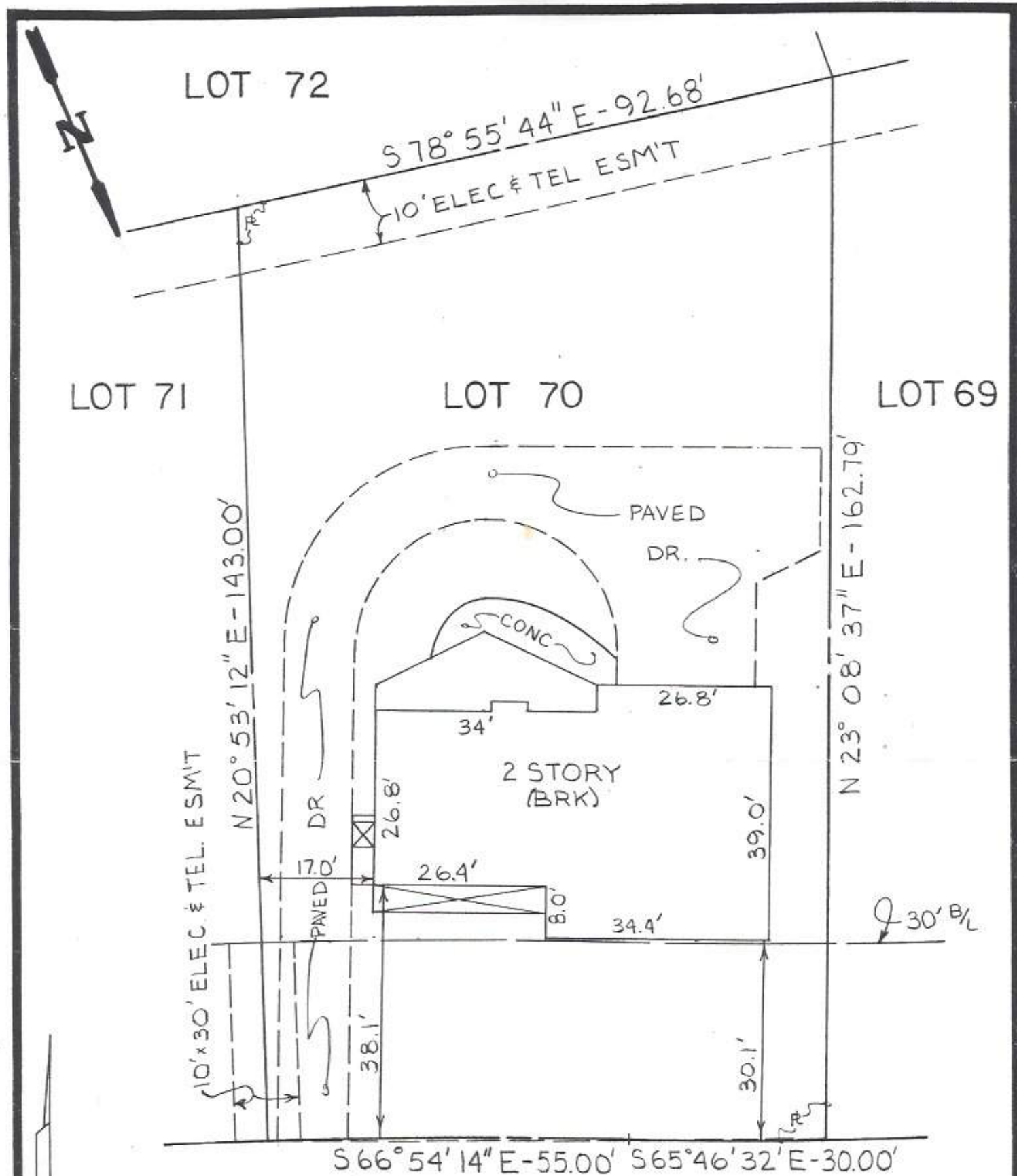
**Outdoor Living**

The charming stone walkway leads to a sitting area that overlooks the creek and is encompassed by a stone retaining wall

**Upper Deck**

The upper and lower decks provide a park-like setting with ample space to enjoy the outdoors





## SPRINGCREST DR. 60'

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT IN A FLOOD PRONE AREA AS LOCATED BY F.I.A. MAP NO. 210120 0125B DATED 11-12-82

*Frank L. Sellinger S.*

REG. LAND SURVEYOR (KY NO. 2719)



I HEREBY CERTIFY THE HOUSE SHOWN HEREON WAS LOCATED AS INDICATED AT THE TIME THIS SURVEY WAS MADE  
**NOTE:** THIS SURVEY DOES NOT INCLUDE CORNER STAKES AND IS NOT FOR FUTURE CONSTRUCTION

SCALE: 1" = 20'



**F.S. LAND CO.**

421 E. WARNOCK ST.  
 LOUISVILLE, KY.  
 40217  
 502-636-5111

SURVEY FOR

ADDRESS 3304 SPRINGCREST 40222

by: F. S. LAND CO.

DESCRIPTION LOT 70 SPRING VALLEY EST. 7<sup>th</sup> SEC 2  
 DATE 6/21/85 PSB19 P19 DB5456 P35

CAPITAL MORTGAGE

\* PROPERTY ADDRESS: 3304 SPRINGCREST DR. SPRING VALLEY, KY. 40241

## 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 6-85 and ending on 9-10-17  
(Date of purchase) (Date of this form)

\* PROPERTY ADDRESS: 3304 SPRINGCREST DR. SPRING VALLEY, KY. 40241

**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 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 .....               | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Sprinkler system .....              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (l) Heating .....                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Cooling/air conditioning .....      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Water heater .....                  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain:

### 2. FOUNDATION/STRUCTURE/BASEMENT

- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Explain: <u>SEVERAL YRS AGO DURING VERY DRY SUMMER, SMALL CRACK APPEARED IN BRICK WALL. 4025 PIERS WERE INSTALLED TO RAISE WALL 1/4" - 1/2"</u> |                          |                                     |                                     |                          |
| (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? <u>HOUSE IS 118" DRIED</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: HOUSE HAD BEEN 118" DRIED SOME TIME BEFORE OUR PURCH

\* Initials (Seller)

Date/Time 9-10-17 1:48 PM

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

Page 1 of 4

PROPERTY ADDRESS: 3304 SPRINGCREST DR., SPRING VALLEY, NY 40241

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) NO LEAKS

(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? WILL BE 3-YRS IN OCT. 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? NEVER

(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? SEE ABOVE

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) NEVER

(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? NEVER

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: SEE PROPERTY PLOT FOR FURTHER INFO

(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 LOW WATER CO. 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 9-10-17 1:48 PM

Initials (Buyer)

Date/Time



**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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                              | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Results, if tested _____  |                          |                                     |                                     |                          |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

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

- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) 1. Has the house or other improvements ever been treated for wood infestation?                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? _____   |                          |                                     |                                     |                          |
| (i) Are you aware of any existing or threatened legal action affecting this property?                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are you aware of any other conditions that are defective with regard to this property?                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are there any warranties to be passed on?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, please explain: _____   |                          |                                     |                                     |                          |
| (p) Are you aware of the existence of mold or other fungi on the property?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Has this house ever had pets living in it?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes, Explain <u>OVER 32 YRS 2-DEGS LAST DIED 5-14-17</u>   |                          |                                     |                                     |                          |
| (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 7-10-17 1:48 PM

Initials (Buyer) \_\_\_\_\_

Date/Time \_\_\_\_\_

PROPERTY ADDRESS: 3304 SPRINGCREST DR VALLEY, KY, 40241

SPACE FOR ADDITIONAL INFORMATION

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

☒ Buyer

9-10-17  
Date

☐ Seller

9-10-17  
Date

\*\*\*\*\*  
THE REAL ESTATE AGENT NAMED HERE, \_\_\_\_\_, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: \_\_\_\_\_  
Date: \_\_\_\_\_

Seller: \_\_\_\_\_  
Date: \_\_\_\_\_

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

Broker/Real estate agent: \_\_\_\_\_

Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

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

\* Initials (Seller) [ ] Date/Time 9-10-17 1:48 PM Initials (Buyer) [ ] Date/Time \_\_\_\_\_



PROPERTY ADDRESS: 3304 SPRINGCREST DR., SPRING VALLEY, KY. 40241

SPACE FOR ADDITIONAL INFORMATION

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

Seller / 9-10-11 Date Seller 9-10-11 Date

\*\*\*\*\*  
THE REAL ESTATE AGENT NAMED HERE, \_\_\_\_\_ HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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

Broker/Real estate agent: \_\_\_\_\_ Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

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

Initials (Seller) \_\_\_\_\_ Date/Time \_\_\_\_\_ Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_ Form M105 revised 3/2016 Page 4 of 4

## Utility Providers and 12 Month History

Trash Pick Up Company:	RAMPR
Days of Week for Trash Pick Up:	MONDAY ONLY
Recycling Pick Up Company:	SAME - MONDAY EVERY 2ND WEEK
Days of Week for Recycling Pick Up:	SEE ABOVE

Cable Provider:	SPECTRUM
Internet Provider:	"
Phone Provider:	"

Water Company:	LDR. WATER CO.
Sewer or Septic?	MSD

Gas/Electric Company:	LG&E
If all electric, is gas available?	YES
If you have a fireplace, is it gas or wood burning?	WOOD AND GAS LINE AVAILABLE

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. 1-17-17	\$ 136.26	\$ 93.61	\$
2.	\$	\$	\$ 197.72
3. 3-15-17	\$ 94.05	\$ 83.87	\$
4. 4-17-17	\$ <del>70.35</del>	\$ 77.95	\$ 194.90
5. 5-17-17	\$ 40.13	\$ 68.78	\$
6. 6-19-17	\$ 28.98	\$ 72.43	\$ 233.36
7.	\$	\$	\$
8. 8-16-17	\$ 24.66	\$ 108.46	\$ 204.48
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$

NOTE: RECEIPTS ARE USUALLY SAVED YEAR TO YEAR. DO NOT KNOW WHAT HAPPENED TO FEBRUARY & JULY RECEIPTS. SEPT. TO DEC. IS NOT KNOWN YET.

gmb 2. WATER & SEWER BILL IS EVERY 2-MOS. ALSO INCL. IN BILLING IS INSURANCE WATER HEATER REPAIR/RE-PLACE, WATER SER. LINE COVERAGE, INTERNAL PLUMBING/DRAINAGE AND WASTEWATER/SEPTIC LINE COVERAGE

Initials: gmb/jpc Date: 9-11-17