



**THE PRICE GROUP**

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# 1623 Harmony Pointe Circle

FOR MORE INFO IMMEDIATELY, TEXT 28936 TO 46835

**Convenient Location! • Quiet Cul de Sac  
Energy Efficient • Custom-Built Home**



Visual Tour Online:

[www.1623HarmonyPointeCircle.com](http://www.1623HarmonyPointeCircle.com)



A DREAM home in a DREAM location minutes from award-winning North Oldham Schools in the highly-anticipated neighborhood of Harmony Pointe! Custom build this plan or work with the builder directly to custom design your own home in Harmony Pointe! Your new home has quick access to the northeast end of Louisville, local golf courses, parks, etc...And of course, you'll enjoy your exclusive piece of Kentucky in an innovatively-designed home, focused on stylish yet practical living and infused with the builder's rustic wood accents throughout. This 4 bed, 2.5 bath, all-brick home showcases the builders use of space throughout with its large master bedroom w/ walk-in closet, large closets in each guest bedrooms, and centrally-located guest bathroom. Your home will include wide-plank engineered hardwood throughout main floor, plush carpet in all the bedrooms, and tile in the laundry/bathrooms on the main floor, you'll enjoy a custom kitchen cabinet package with large island and granite countertops, stainless steel appliance package including range, range hood, microwave, and dishwasher. French doors on front and back of home opening to the deck or patio overlooking your peaceful backyard as well as from the den to your large front porch. The mudroom includes built-in cubbies and powder room has contemporary furniture vanity. The master bathroom features a double vanity with granite countertops, free standing tub, and tile shower with frameless heavy glass enclosure. The guest bathroom has private entrance off the landing. Utility costs will be minimal with this highly efficient energy-rated home built as a standard with air seal insulation package. Head outside and note the 2-car garage and large front porch with beautifully arranged landscaping package! Remember the conversation is free and you'll have access to a team of interior designers that will guide you through your finish selections, including lighting, plumbing fixtures, tile, countertops, and more. Contact the listing agent today for more information or to schedule an appointment!

## Features:

Work with builder to design and build this home to suit

Highly efficient energy-rated home with air seal insulation package

Access to team of interior designers to guide you through finish selections, including lighting, plumbing fixtures, tile, countertops, and more!

Beautifully arranged landscaping package

**kw** LOUISVILLE  
EAST  
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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[info@kwPriceGroup.com](mailto:info@kwPriceGroup.com)

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Louisville, KY 40223

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1623 Harmony Pointe Circle

- Large open floor plan in main living areas
- Spacious 1<sup>st</sup> floor master bedroom w/ walk-in closet
- Master bathroom with ceramic tile floors, double vanity with granite countertops, free standing tub, and tile shower with frameless heavy glass enclosure
- Grand 9' ceilings throughout 1<sup>st</sup> floor with double-height great room
- Wide-plank engineered hardwood throughout 1<sup>st</sup> floor
- Gas burning fireplace with decorative mantle and stone surround
- French doors that open to deck overlooking backyard
- Custom kitchen cabinet package with large island and granite countertops
- Stainless steel appliance package including range, range hood, microwave, and dishwasher.
- Powder room with contemporary furniture vanity
- French doors that open from den to large front porch
- Rustic, elegant wood accents throughout home
- Large front porch with beautifully arranged landscaping package
- Brick exterior
- Double car garage
- Mudroom w/ built-in cubbies
- Laundry room with ceramic tile floor
- Plush carpet in all bedrooms
- Large guest suite with its own private bathroom
- Jack & Jill 2<sup>nd</sup> bathroom with private entrances and vanities for each adjoining bedroom
- Large closets in both guest bedrooms
- Highly efficient energy-rated home with air seal insulation package
- Amazing walkout lot with option to finish basement into large living area, 4<sup>th</sup> bedroom, and 4<sup>th</sup> full bathroom
- Work with builder to design and build this home to suit.
- Access to team of interior designers that will guide you through your finish selections, including lighting, plumbing fixtures, tile, countertops, and more!

# Residential - Single Family Residence



**List Number:** 1487594  
**Address:** 1623 Harmony Pointe Cir, Prospect, KY 40059  
**Area:** 20-Oldham County N171  
**Sub Area:** A  
**Total Living Area:** 2,550  
**Basement:** Partially Finished  
**Total # Bedrooms:** 4  
**Disclosure:** No  
**Style:** 1.5 Stories

**Status:** Active  
**School District:** Oldham  
**Above Grade**  
**Finished:** 2,550  
**Total Baths:** 3  
**Sqft - Total Unfin:** 1,500  
**Nonconform SqFt**  
**Fin:** 0  
**Nonconform SqFt**  
**UF:** 0

**For Current Price**  
**Call 502.554.9749**

**County:** Oldham  
**Subdivision:** Harmony Point  
**Baths - Full:** 2  
**Baths - 1/2:** 1  
**Age:** 0  
**Year Built:** 2017  
**Stories:** 2



## Open House Info:

**Directions:** I-265 to N/NE Hwy 42. Follow to Harmony Pointe and take a left into neighborhood. Property will be on right.

A DREAM home in a DREAM location minutes from award-winning North Oldham Schools in the highly-anticipated neighborhood of Harmony Pointe! Custom build this plan or work with the builder directly to custom design your own home in Harmony Pointe! Your new home has quick access to the northeast end of Louisville, local golf courses, parks, etc...And of course, you'll enjoy your exclusive piece of Kentucky in an innovatively-designed home, focused on stylish yet practical living and infused with the builder's rustic wood accents throughout. This 4 bed, 2.5 bath, all-brick home showcases the builders use of space throughout with its large master bedroom w/ walk-in closet, large closets in each guest bedrooms, and centrally-located guest bathroom.

## Room Name Room LevelWidthLengthRoom Remarks

Mud Room	1st Floor			Mudroom with Cubbies
Master Bath	1st Floor			Double Vanity
Half Bath	1st Floor			Convenient Location
Master Bedroom	1st Floor			Spacious
Kitchen	1st Floor			Granite and Custom Cabinetry
Great Room	1st Floor			Custom Trim
Laundry	1st Floor			Adjacent to Mudroom
Dining Area	1st Floor			Open Flow
Bedroom	2nd Floor			Large Closets
Bedroom	2nd Floor			Brightly Lit!
Bedroom	2nd Floor			Loft/Office Area Option Available
Full Bath	2nd Floor			Double Vanity

## Basement:

### Construction:

Partially Finished  
 Brick; Frame - Wood

### Exterior:

Deck; Porch

### Foundation:

Poured Concrete

### Heating/Cooling:

Central Air; Forced Air Heat; Gas Heat

### Garage/Parking:

2 Car Garage

### Roof:

Shingle

### Utilities:

Electric; Fuel:Natural; Public Sewer

**M Struct Flood Plain:** No

	(Fin)	(UF)
AG	2,550	0
BG	0	1,500
NC	0	0
Total	2,550	1,500
SgFtSrc:	Builder	

**Total # of Rooms:** 7 **First Floor MBR:** Yes **# Closets** Level 1: 3 Level 2: 3 Basement: 1 **# Fireplaces** Level 1: 1

**Lot SF Source:** PVA

**Acres:** 0.58

**Assumable:** No

**Sold As-Is:** No

**HOA Y/N:** Yes **HOA Fee:** \$0

## Condo Features:

## Farm Features:

**City Tax:** Of Record **County Tax:** Of Record **Deed Bk:** 1170 **Pg #:** 438 **Block:** Sec 1 **Lot:** 28 **Sub-Lot:** 0000

(cont) Your home will include wide-plank engineered hardwood throughout main floor, plush carpet in all the bedrooms, and tile in the laundry/bathrooms on the main floor, you'll enjoy a custom kitchen cabinet package with large island and granite countertops, stainless steel appliance package including range, range hood, microwave, and dishwasher (a chef's dream kitchen). The gas burning fireplace is crowned with a decorative mantle and stone surround. French doors on front and back of home opening to the deck or patio overlooking your peaceful backyard as well as from the den to your large front porch. The mudroom includes built-in cubbies and powder room has contemporary furniture vanity. The master bathroom features a double vanity with granite countertops, free standing tub, and tile shower with frameless heavy glass enclosure. The guest bathroom has private entrance off the landing. Utility costs will be minimal with this highly efficient energy-rated home built as a standard with air seal insulation package. Head outside and note the 2-car garage and large front porch with beautifully arranged landscaping package! Don't miss your opportunity to build a DREAM life in Harmony Pointe! Remember the conversation is free and you'll have access to a team of interior designers that will guide you through your finish selections, including lighting, plumbing fixtures, tile, countertops, and more. This neighborhood is districted for Harmony Elementary, North Oldham Middle, and North Oldham High. Contact the listing agent today for more information or to schedule an appointment!

**Welcome Home!**



Proposed Rendering of Front Elevation

**Proximity to North Oldham Water Tower**



Districted for Harmony Elementary, North Oldham Middle, and North Oldham High School

**Harmony Pointe Neighborhood Entrance**



Located at the intersection of Hwy 42 and 1793 in North Oldham.

**Proposed First Floor Plan**



Home's First Floor Plan

**Proposed Second Floor Plan**



Home's Second Floor Plan

**2700 Sq Ft Partially Finished Basement**



Home's Floor Plan of Partially Finished Basement

**To-Be-Built Design**

\*\*All photos are examples of builder's work from various floorplans. This property marketed here is a "to be built" - meaning, buyer has the opportunity for customization. Some of these photos may include upgrades that are not built into the base pricing.

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LOT 28  
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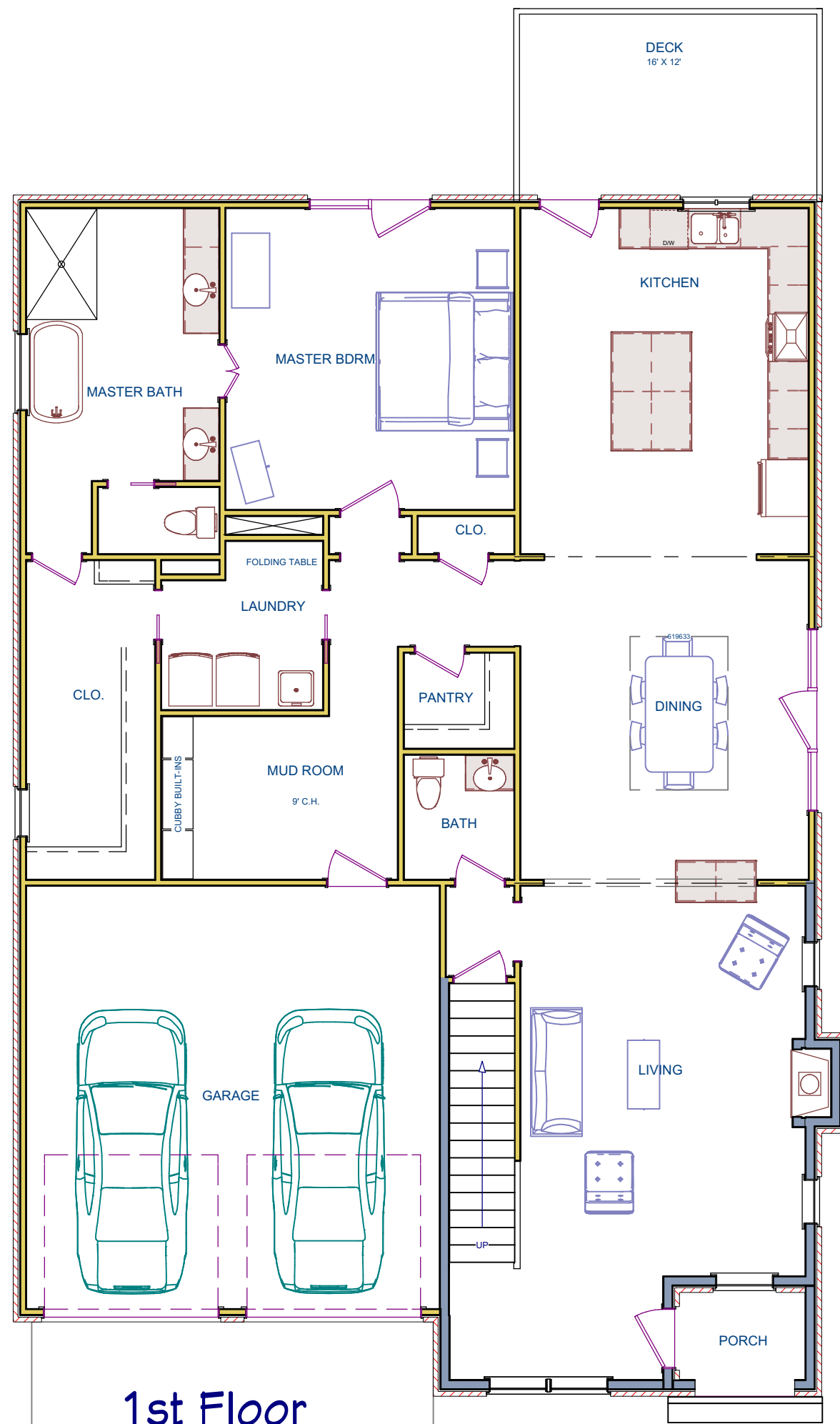
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1st Floor



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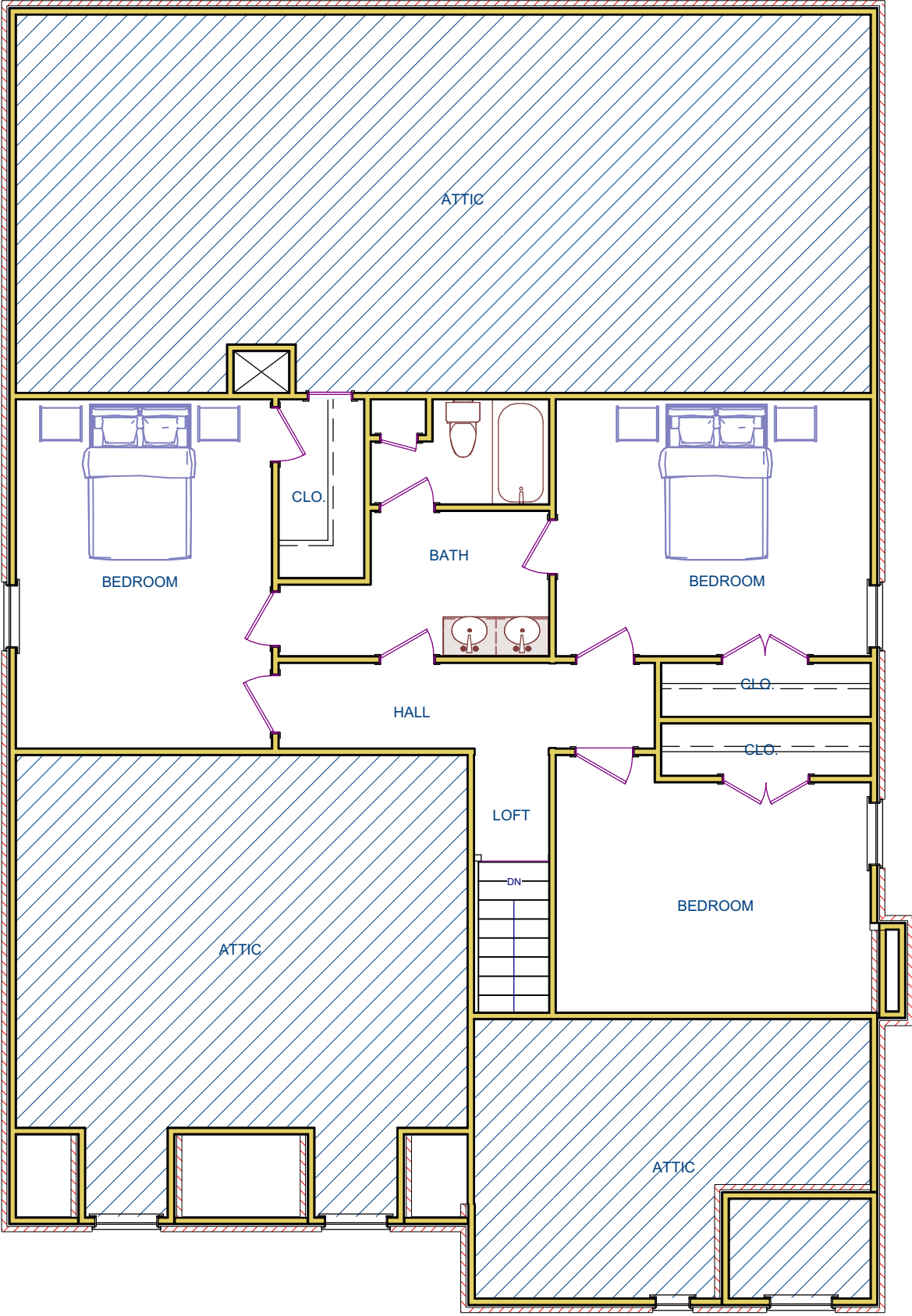
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2nd Floor