



**THE PRICE GROUP**

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# 7704 Briarwood Drive

FOR MORE INFO IMMEDIATELY, TEXT 1770 TO 46835

**Timeless, Brick Exterior with Walkout Lower Level and Updated Kitchen**



Visual Tour Online:  
[www.7704BriarwoodDrive.com](http://www.7704BriarwoodDrive.com)

A very RARE gem on a quiet street in Briar Hill Farms in Crestwood, Kentucky! 1st time ever on market - this all brick, 4 bed, 2.5 bath home with finished walk-out basement offers over 3500 finished square feet on a quiet 1.9 acre lot in a highly sought after, award-winning school district only minutes from shopping, restaurants, hospitals, park areas, etc. The new owners will also be only the 2nd family to enjoy this well-maintained home since its construction! The home is picturesque in terms of curb appeal.

Your eyes are immediately drawn to the 4 majestic white columns framing a large wooden, exterior French door and meticulously landscaped porch and side entry 2.5 car garage. Kitchen has been updated with granite countertops, tile back-splash, an abundance cabinetry, and a serene view of acreage from the back door - Wow, what a peaceful retreat to enjoy with family and friends! The back yard is accessible from both the lower level and main level COVERED decks. There's no doubt the new owners will enjoy the nearly 2 acres each morning and evening from the deck. The main floor heating and cooling units were replaced in 2010. The water heater and roof replaced in 2002. This really is a rare opportunity so call the list agent today with any question or to schedule a private viewing.

### Features:

4 Bedrooms  
2.5 Baths

3500+ Finished Square Feet

2.5 Car Garage with Storage

1.9 Acres

**kw** LOUISVILLE EAST  
KELLERWILLIAMS.

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# 7704 Briarwood Drive, *Special Features*

4 Bedrooms | 2.5 baths, 3500+ Total Finished Square Feet | 1.9 Wooded Acres

Colonial Style Home in a Great Neighborhood

Updated Kitchen – Including Granite Countertops, Coordinating Backsplash and Stunning Cabinetry

Timeless, Brick Exterior with Lush Outdoor Landscaping and Attached Two-Car Garage

## Property Features

- Curb appeal abounds! The brick façade is highlighted by navy shutters and stately white columns
- Your eyes will be drawn to the front porch as you approach the brick walkway and wide brick staircase front entrance

## Foyer and Living Room

- Double-door entry creates an elegant entry into the Foyer
- Spacious Foyer with quarry tile entry welcomes you into the home
- Foyer provides access to the second level of the home
- Decorative molding and exquisite wood trim of staircase accentuates the space
- The Foyer is serviced by two large coat closets
- Foyer provides direct access to the Living Room and Dining Room and can be sectioned off by pocket doors for privacy
- The Living Room presents hardwood flooring and large windows overlooking the front yard
- White molding and trim compliment the neutral color palette of the space

## Dining Room

- The Dining Room offers plenty of space for a generous table and dining furniture – complete with an oversized window and chandelier!
- Dining Room flows naturally from the Foyer and into the Kitchen – Pocket doors provide privacy while entertaining
- The Dining Room is finished with crown molding and chair rail
- This gathering space offers plenty of room for a generous table and dining furniture

## Kitchen and Breakfast Area

- Kitchen has been updated, including granite countertops with coordinating tile backsplash and stunning wood cabinetry
- Hardwood floors flow from the Kitchen into the Breakfast Area and compliment the natural wood cabinetry
- Kitchen is well lit and features overhead lighting as well as a window over the double sink for natural light
- Kitchen is centrally located and provides access to the Dining Room, Family Room and Half Bath
- Enjoy views of the back deck and wooded acreage as you stand at the recessed- stainless steel sink
- Bar-top provides a convenient additional seating options
- Convenient Breakfast Area hosts a double-window with space for a small table and chairs
- Breakfast Area overlooks the back deck and scenic backyard
- Double-window provides ample natural light
- Convenient double Pantry offers additional storage space

## First Floor: Family Room, Office and Half Bath

- French doors off the Dining Room lead the Family Room
- Family Room features a neutral color palette and gleaming hardwood flooring
- Wood-burning fireplace with beautiful mantle and brick hearth creates a stunning focal point for the room

- Convenient Half Bath is located off of the Kitchen and features tile flooring, medicine cabinet for storage and pedestal sink
- The office space could serve as a bonus room and features neutral walls and carpet with oversized windows

### **Master Suite and En Suite Master Bath**

- The Master Suite is well lit with oversized windows and overhead lighting
- Spacious Master has plenty of room for your bedroom furniture suite
- Adjacent to the landing space, the Master Bedroom offer a nice flow from the main living area as it is privately positioned at the end of the hallway
- Bedroom is detailed with white trim
- Large walk-in closet features built-in shelving
- En Suite features white hexagon tile flooring and dark wood vanity with storage underneath
- Sconce lighting and window provide plenty of natural light

### **Second Level: Landing, Four Bedrooms, Two Full Baths**

- The upstairs landing features sconce lighting and provides access to the three upstairs bedrooms
- Extra storage is provided by a linen closet
- The First Bedroom features white window trim and baseboards for a crisp, clean look
- The bedroom is serviced by a large closet
- The Second Bedroom features two windows with white window trim and baseboards for a crisp, clean look
- The Third Bedroom features white window trim and baseboards for a crisp, clean look
- The full bath features a tub/shower combination, white hexagon tile flooring and white pedestal sink with medicine cabinet for storage
- Additional storage available in the hallway linen closet
- Window allows for plenty of natural light

### **Lower Level Living**

- The finished lower level provides a desirable space for additional living and storage
- Lower level is spacious and presents an open concept that is perfect for a second family room or hobby space
- Additional space in the lower level of the home is the perfect space for a hobby room
- Space features neutral color palette and double-windows
- Bonus space in the lower level could serve as a Second Kitchen and features washer and dryer hook ups and ample cabinetry and counter space

### **Outdoor Living**

- The back yard is secluded and private – mature trees create for beautiful, peaceful views
- Conveniently step from the Breakfast Area to the covered back deck with a generous sized space to enjoy the outdoors
- The deck features a porch swing and is spacious enough to easily accommodate your outdoor furniture and grill
- The home is surrounded by an enormous rear and front yard for expansive green space and unlimited outdoor living
- Back deck is quaintly lit with exterior lighting and also features a ceiling fan to keep you cool and comfortable
- The extra-wide driveway approaches the roomy two-car garage and offers space for additional guest parking
- The home features a walk-out basement with two covered back decks for unlimited outdoor living

**Residential - Single Family Residence**

**For Current Pricing  
Call 502.554.9749**



**List Number:** 1493293  
**Address:** 7704 Briarwood Dr, Crestwood, KY 40014  
**Area:** 21-Oldham County S-171  
**Sub Area:** A  
**Total Living Area:** 3,611  
**Basement:** Finished; Walkout Finished; Walkout Part Fin  
**Total # Bedrooms:** 4  
**Disclosure:** Yes  
**Style:** Traditional

**Status:** Active  
**School District:** Oldham  
**Above Grade Finished:** 2,667  
**Total Baths:** 3  
**Sqft - Total Unfin:** 590  
**Nonconform SqFt Fin:** 0  
**Nonconform SqFt UF:** 0

**County:** Oldham  
**Subdivision:** BRIAR HILL FARMS  
**Baths - Full:** 2  
**Baths - 1/2:** 1  
**Age:** 39  
**Year Built:** 1978  
**Stories:** 2



**Open House Info:**

**Directions:** From I-71 take Exit 14 Hwy 329 toward Hwy 22. Turn right onto Hwy 22. Follow to Clore Ln and turn right. Follow to Briarwood Dr and turn left. Follow to House which will be on the left.

A very RARE gem on a quiet street in Briar Hill Farms in Crestwood, Kentucky! 1st time ever on market - this all brick, 4 bed, 2.5 bath home with finished walk-out basement offers over 3500 finished square feet on a quiet 1.9 acre lot in a highly sought after, award-winning school district only minutes from shopping, restaurants, hospitals, park areas, etc. The new owners will also be only the 2nd family to enjoy this well-maintained home since its construction! The home is picturesque in terms of curb appeal. Your eyes are immediately drawn to the 4 majestic white columns framing a large wooden, exterior French door and meticulously landscaped porch and side entry 2.5 car garage. Step over the threshold into a large foyer and note hardwood flooring throughout the main level. From (cont)

Room Name	Room Level	Width	Length	Room Remarks
Formal Dining	1st Floor	13'2"	13'4"	Brightly Lit
Living Room	1st Floor	13'5"	21'4"	Wood Floors Throughout
Foyer	1st Floor	13'11"	7'6"	Wooden French Door Entry
Family Room	1st Floor	13'4"	15'5"	Cozy Hearth Area
Dining Area	1st Floor	9'0"	11'6"	Great View of Front Porch
Kitchen	1st Floor	11'1"	11'6"	Granite
Half Bath	1st Floor	7'7"	5'7"	Centrally Located
Office	1st Floor	12'0"	9'6"	Quiet 1st Floor Office/Play Area
Full Bath	2nd Floor	6'8"	8'0"	Convenient Location
Master Bedroom	2nd Floor	13'3"	17'0"	Expansive
Master Bath	2nd Floor	6'8"	8'0"	En Suite
Bedroom	2nd Floor	13'1"	11'6"	Plenty of Closet Space
Bedroom	2nd Floor	10'9"	13'5"	Well Maintained
Bedroom	2nd Floor	14'0"	9'11"	Large Closets
Family Room	Basement	41'4"	11'5"	Walkout Basement!
Other	Basement	15'8"	11'5"	Playroom or Office Space
Kitchen	Basement			Extra Kitchen Space
Laundry	Basement			Spacious

	(Fin)	(UF)
AG	2,667	0
BG	944	590
NC	0	0
Total	3,611	590
SgFtSrc:	List Agent	

**Basement:** Finished; Walkout Finished; Walkout Part Fin  
**Construction:** Brick; Frame - Wood  
**Exterior:** Deck; Porch  
**Foundation:** Poured Concrete  
**Heating/Cooling:** Central Air; Electric Heat; Forced Air Heat; Heat Pump  
**Lot Description:** Wooded  
**Garage/Parking:** 2 1/2 Car Garage; Attached; Entry Side  
**Roof:** Shingle  
**Utilities:** Electric; Fuel:Natural; Public Water; Septic System  
**M Struct Flood Plain:** No

**Total # of Rooms:** 10    **First Floor MBR:** No    **Laundry Level:** Basement    **# Closets** Level 1: 5 Level 2: 7 Basement: 1    **# Fireplaces** Level 1: 1

**Lot SF Source:** PVA

**Acres:** 1.91

**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:** 170    **Pg #:** 021    **Block:** SEC 5    **Lot:** 90    **Sub-Lot:** 0000

(cont) the foyer head straight into the kitchen. Updated with granite countertops, tile back-splash, an abundance cabinetry, and a serene view of acreage from the back door - Wow, what a peaceful retreat to enjoy with family and friends! The kitchen accesses the living room, centrally located large half-bath, and private office space in the rear of the home. Head into the living room. Your eyes will be drawn to the cozy hearth area! The living room flows seamlessly into the formal dining area and back to the foyer. Before heading upstairs take a peak into the vibrantly lit formal living/sitting area. Upstairs you'll find 3 large bedrooms and Owner's Suite. The bedrooms offer plenty of closet space w/ custom built-in's and quick access to the centrally located full bathroom and large linen closet. The owner's suite is spacious and also offers an abundance of closet space w/ shelves and cubbies. The en suite bathroom is bright and boasts an elegant vanity and large linen closets. Lets head to the finished walk-out basement. The family/living area runs nearly the entire length of the home with a separate bonus room for either another bedroom or additional office/playroom. Note the laundry room and additional kitchen - that's right...a 2nd kitchen, perfect for entertaining family and friends! Head out onto the back patio and enjoy the peaceful acreage. The back yard is accessible from both the lower level and main level COVERED decks. There's no doubt the new owners will enjoy the nearly 2 acres each morning and evening from the deck. The main floor heating and cooling units were replaced in 2010. The water heater and roof replaced in 2002. This really is a rare opportunity so call the list agent today with any question or to schedule a private viewing.

7704Briarwood (24 of 25)



**Welcome Home!**

Welcome Home!

Curb appeal abounds! The brick façade is highlighted by navy shutters and stately white columns

7704Briarwood (8 of 25)



**Exterior of Home**

Exterior of Home

Your eyes will be drawn to the front porch as you approach the brick walkway and wide brick staircase front entrance

**2.5 Car Garage**



The extra-wide driveway approaches the roomy two-car garage and offers space for additional guest parking

**Family Room**



Family Room features a neutral color palette and gleaming hardwood flooring

**Family Room**



©2018 Listing Broker

French doors off the Dining Room lead the Family Room

**Family Room**



©2018 Listing Broker

Family Room provides access to the two-car Garage

**Family Room**



©2018 Listing Broker

Wood-burning fireplace with beautiful mantle and brick hearth creates a stunning focal point for the room

**Kitchen**



©2018 Listing Broker

Bar-top provides a convenient additional seating options

**Kitchen**



©2018 Listing Broker

Kitchen has been updated, including granite countertops with coordinating tile backsplash and stunning wood cabinetry

**Kitchen**



©2018 Listing Broker

Hardwood floors flow from the Kitchen into the Breakfast Area and compliment the natural wood cabinetry

**Kitchen**



Convenient Breakfast Area hosts a double-window with space for a small table and chairs

**Kitchen**



Breakfast Area overlooks the back deck and scenic backyard

**First Floor Half Bath**



Convenient Half Bath is located off of the Kitchen and features tile flooring, medicine cabinet for storage and pedestal sink

**First Floor Office**



The office space could serve as a bonus room and features neutral walls and carpet with oversized windows

**Living Room**



The Living Room presents hardwood flooring and large windows overlooking the front yard

**Living Room**



White molding and trim compliment the neutral color palette of the space

**Dining Room**



The Dining Room offers plenty of space for a generous table and dining furniture – complete with an oversized window and chandelier!

**Foyer**



Spacious Foyer with quarry tile entry welcomes you into the home

**Upstairs Landing**



The upstairs landing features sconce lighting and provides access to the upstairs bedrooms

**Second Floor Bedroom 1**



The First Bedroom features white window trim and baseboards for a crisp, clean look

**Second Floor Bedroom 2**



The Second Bedroom features two windows with white window trim and baseboards for a crisp, clean look

**Second Floor Full Bath**



The full bath features a tub/shower combination, white hexagon tile flooring and white pedestal sink with medicine cabinet for storage

**Second Floor Bedroom 3**



The Third Bedroom features neutral color palette and carpet

**Second Floor Master Suite**



The Master Suite is well lit with oversized windows and overhead lighting

**Second Floor Master Suite**



Spacious Master has plenty of room for your bedroom furniture suite

**En Suite Master Bath**



En Suite features white hexagon tile flooring and dark wood vanity with storage underneath

**Lower Level Family Room**



The finished lower level provides a desirable space for additional living and storage

**Lower Level Family Room**



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

**Lower Level Bonus Room**



Additional space in the lower level of the home is the perfect space for a hobby room

**Lower Level Kitchen**



Bonus space in the lower level could serve as a Second Kitchen and features washer and dryer hook ups and ample cabinetry and counter space

**Outdoor Living**



Conveniently step from the Breakfast Area to the covered back deck with a generous sized space to enjoy the outdoors

**Outdoor Living**



The deck features a porch swing and is spacious enough to easily accommodate your outdoor furniture and grill

**Walkout Basement**



The home features a walk-out basement with two covered back decks for unlimited outdoor living

**Outdoor Living**



The back yard is secluded and private – mature trees create for beautiful, peaceful views

**Welcome Home!**



Timeless, Brick Exterior with Lush Outdoor Landscaping and Attached Two-Car Garage

**Front of Home**



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

**Front of Home**



Your eyes will be drawn to the front porch as you approach the brick walkway and wide brick staircase front entrance

**Front of Home**



Colonial Style Home in a Great Neighborhood

**Front of Home**



Timeless, Brick Exterior with Lush Outdoor Landscaping and Attached Two-Car Garage

**Foyer**



Foyer provides direct access to the Living Room and Dining Room and can be sectioned off by pocket doors for privacy

**Foyer**



Decorative molding and exquisite wood trim of staircase accentuates the space

**Foyer**



Double-door entry creates an elegant entry into the Foyer

**Living Room**



The Living Room presents hardwood flooring and large windows overlooking the front yard

**Living Room**



Foyer provides direct access to the Living Room and Dining Room and can be sectioned off by pocket doors for privacy

**Living Room**



White molding and trim compliment the neutral color palette of the space

**Dining Room**



The Dining Room offers plenty of space for a generous table and dining furniture – complete with an oversized window and chandelier!

**Dining Room**



Dining Room flows naturally from the Foyer and into the Kitchen – Pocket doors provide privacy while entertaining

**Dining Room**



Dining Room flows naturally from the Foyer and into the Kitchen – Pocket doors provide privacy while entertaining

**Dining Room**



The Dining Room is finished with crown molding and chair rail

**Dining Room**



This gathering space offers plenty of room for a generous table and dining furniture

**Family Room**



Family Room features a neutral color palette and gleaming hardwood flooring

**Family Room**



Wood-burning fireplace with beautiful mantle and brick hearth creates a stunning focal point for the room

**Kitchen**



©2018 Listing Broker  
Convenient double Pantry offers additional storage space

**Kitchen**



©2018 Listing Broker  
Kitchen has been updated, including granite countertops with coordinating tile backsplash and stunning wood cabinetry

**First Floor Office**



©2018 Listing Broker  
The office space could serve as a bonus room and features neutral walls and carpet with oversized windows

**Bedroom 1**



©2018 Listing Broker  
The First Bedroom features white window trim and baseboards for a crisp, clean look

**Bedroom 1**



©2018 Listing Broker  
The bedroom is serviced by a large closet

**Bedroom 2**



©2018 Listing Broker  
The Second Bedroom features two windows with white window trim and baseboards for a crisp, clean look

**Bedroom 2**



The bedroom is serviced by a large double-door closet

**Bedroom 3**



? The Third Bedroom features white window trim and baseboards for a crisp, clean look

**Bedroom 3**



The bedroom is serviced by a large double-door closet

**Master Suite**



The Master Suite is well lit with oversized windows and overhead lighting

**Master Suite**



Adjacent to the landing space, the Master Bedroom offer a nice flow from the main living area as it is privately positioned at the end of the hallway

**En Suite Master Bath**



Additional storage available in the linen closet

**En Suite Master Bath**



En Suite features white hexagon tile flooring and dark wood vanity with storage underneath

**Walk-in Master Closet**



Large walk-in closet features built-in shelving

**Lower Level Family Room**



The finished lower level provides a desirable space for additional living and storage

**Lower Level Family Room**



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

**Lower Level Bonus Room**



Space features neutral color palette and double-windows

**Lower Level Kitchen**



Bonus space in the lower level could serve as a Second Kitchen and features washer and dryer hook ups and ample cabinetry and counter space

**Lower Level Kitchen**



Bonus space in the lower level could serve as a Second Kitchen and features washer and dryer hook ups and ample cabinetry and counter space

**Lower Level Kitchen**



Bonus space in the lower level could serve as a Second Kitchen and features washer and dryer hook ups and ample cabinetry and counter space

**Lower Level Storage Space**



Additional storage space available in the lower level

**Outdoor Living**



Conveniently step from the Breakfast Area to the covered back deck with a generous sized space to enjoy the outdoors

**Two-Car Garage**



The extra-wide driveway approaches the roomy two-car garage and offers space for additional guest parking

**Outdoor Living**



Back deck is quaintly lit with exterior lighting and also features a ceiling fan to keep you cool and comfortable? Back deck is quaintly lit with exterior lighting and features a ceiling fan to keep you cool and comfortable

**Outdoor Living**



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

**Outdoor Living**



The home backs up to 1.9 wooded acres

**Outdoor Living**



The back yard is secluded and private – mature trees create for beautiful, peaceful views

**Outdoor Living**



Colonial Style Home in a Great Neighborhood

**Exterior of Home**



Timeless, Brick Exterior with Lush Outdoor Landscaping and Attached Two-Car Garage

**Exterior of Home**



Curb appeal abounds! The brick façade is highlighted by navy shutters and stately white columns

**1.9 Acres**



Home quietly backs up to 1.9 wooded acres

**1.9 Acres**



The home features a walk-out basement with two covered back decks for unlimited outdoor living

**7704 Briarwood Property**



Outline of Acreage - approximate perspective, may not be actual measurements and recommend verification by survey.

\* PROPERTY ADDRESS: 7704 Briarwood Dr. Crestwood, KY 40014

**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 Nov. 1978, and ending on Jan. 5, 2018.  
(Date of purchase) (Date of this form)

\* PROPERTY ADDRESS: 7704 Briarwood Drive Crestwood KY 40014

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

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

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

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

**1. HOUSE SYSTEMS**

	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances <u>Refrigerator, Ice Maker, unhooked, Dryer - Temporarily</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 <u>Master Bath window - crack, Basement windows stick</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump <u>replaced Jan. 2017</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating <u>Main Floor age 7 yrs 2nd floor Attic 99 yrs</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning <u>Main Floor age 7 yrs 2nd floor 18 yrs</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Water heater <u>replaced age 15 yrs</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? <u>see attached</u>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>Crack in brick - repaired by United Dynamics w/ guarantee in life of home</u>				
(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>2012</u>				
(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? <u>2013</u>				
Explain: <u>Leak on front outer wall, repaired w/ guarantee</u>				

\* PROPERTY ADDRESS: 7704 Briarwood, Dr. Crestwood, KY 40014

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Does not leak
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?

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

- (a) Age of the roof covering? 15 year (approximate)
- (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? 1997 - leak around chimney flashing - repaired
- (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? approx 2002
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Does not leak
- (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?     prior to 1978
- (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? At bottom of hill, end of property, creek not      
 Explain: on our property

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: Painted stakes on property line
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?      
 Explain: \_\_\_\_\_

6. **WATER** N/A YES NO UNKNOWN

- (a) 1. Source of water supply Louisville Water Co  
 2. Are you aware of below normal water supply or water pressure?
- (b) Is there a water purification system or softener remaining with the house?
- (c) Has your water ever been tested? If yes, provide results below      
 Explain: \_\_\_\_\_

7. **SEWER SYSTEM** N/A YES NO UNKNOWN

- (a) Property is serviced by:
- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 1. Category I. Public Municipal Treatment Facility  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Category II. Private Treatment Facility  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Category III. Subdivision Package Plant  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Category VII. No Treatment/Unknown   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- 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): 1990 Date last cleaned (septic): 1990
- (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 type="checkbox"/> | <input checked="" type="checkbox"/> |
- Explain: Finished 1/2 basement - some electrical work required  
Covered deck & added light & fan + outlets
- 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? \$  |                          |                                     |                          |                          |
| 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?.....  YES  NO  UNKNOWN
- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....  YES  NO  UNKNOWN
- Explain: \_\_\_\_\_
- 10. MISCELLANEOUS**
- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
|  | N/A                      | YES                      | NO                                  | UNKNOWN                             |
| (a) Was this house built before 1978? <u>Was built in 1978</u>   | <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 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 checked="" 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.)?.....  YES  NO  UNKNOWN
- (g) Are you aware of any damage due to wood infestation?.....  YES  NO  UNKNOWN
- (h) 1. Has the house or other improvements ever been treated for wood infestation?  YES  NO  UNKNOWN
2. If yes, when, by whom, and any warranties? \_\_\_\_\_
- (i) Are you aware of any existing or threatened legal action affecting this property?.....  YES  NO  UNKNOWN
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....  YES  NO  UNKNOWN
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....  YES  NO  UNKNOWN
- (l) Are you aware of any other conditions that are defective with regard to this property?.....  YES  NO  UNKNOWN
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?.....  YES  NO  UNKNOWN
- (n) Are there any warranties to be passed on? United Dynamics.....  YES  NO  UNKNOWN
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?  YES  NO  UNKNOWN
- If yes, please explain: \_\_\_\_\_
- (p) Are you aware of the existence of mold or other fungi on the property?.....  YES  NO  UNKNOWN
- (q) Has this house ever had pets living in it?.....  YES  NO  UNKNOWN
- If yes, Explain Dog - briefly 1979; cat 1978 - 2005
- (r) Is the property in a historic district?.....  YES  NO  UNKNOWN

\* PROPERTY ADDRESS: 7704 Briarwood Dr. Crestwood, KY 40014

**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  01/05/18 Date Seller  1/5/2018 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.