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7904 Barbour Manor Drive

FOR MORE INFO IMMEDIATELY, TEXT 31926 TO 46835

**Charming Tudor-Style Home on a
Spacious Corner Lot with Fenced Yard**



Visual Tour Online:

www.7904BarbourManorDrive.com

Welcome home to this must-see 4 bed, 3 bath home! Just minutes from Bardstown Rd, you'll be 5-15 min from nearly everything in Louisville to include shopping, restaurants, parks, hospitals...to name just a few. The exterior of the home is inviting - curb appeal the new owners will be proud of. There is a spacious sun porch off the family room. Lots of open living that includes a large living room, open kitchen with updated appliances. The family room with a wood burning fireplace is located on the 1st floor. Upper level houses the master bedroom, master bath, 2 additional bedrooms and second bathroom.

Basement features lots of open seating or play area and a large wet bar. This home features a 2 car attached garage with storage. Don't hesitate in bringing your clients out to see this beautiful home. Use Show Time to schedule your private showing today.

Please reach out to the listing agent with any questions.

Features:

4 Bedrooms
3 Baths

2800+ Finished
Square Feet

2 Car Garage with
Storage

Screened Sun Room

kw LOUISVILLE
EAST
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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7904 Barbour Manor Drive, *Special Features*

4 Bedrooms | 3 Baths | 2800+ Total Finished Square Feet | 2 Car Garage

Convenient Location – Minutes Away from Shopping and Dining on Bardstown Road

Charming Tudor-Style Home on a Spacious Corner Lot with Fenced Yard

Property Features

- Curb appeal abounds! The brick façade is highlighted by decorative half-timber siding and black shutters
- The oversized driveway approaches the two-car garage and offers additional parking space to accommodate guests
- The front door 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

Foyer and Formal Living Room

- The wood front door, framed by dual sidelights, creates an elegant entry into the Foyer
- Spacious Foyer with tile flooring is a true gathering space while welcoming friends and family into your home
- As you enter, note the open floorplan and flow from room to room
- Foyer provides direct access to the Kitchen and be sectioned off by privacy double-doors
- Foyer opens to the Formal Living Room through oversized doorway
- White molding and trim compliment the neutral color palette of the space
- Two windows offer views of the front yard
- The Living Room provides access to the dining room
- Foyer is serviced by a convenient coat closet

Dining Room

- The dining area offers plenty of space for a generous table and dining furniture – complete with an oversized window and chandelier!
- Dining room flows naturally from the formal living space and provides access to the Kitchen – the privacy door is perfect for separating the spaces while hosting
- 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 features ample oak cabinetry and neutral countertops with coordinating backsplash
- Kitchen is well lit from overhead recessed lighting and encompassed by the bay window
- Plenty of storage and counter space available – perfect for someone who loves to cook!
- Convenient breakfast area hosts a bay window with space for a table and overhead fan fixture

Family Room

- Step down from the Kitchen into the quaint Family Room
- As you enter the Family Room take note of the exposed ceiling beams and wood-burning brick fireplace
- The brick fireplace is accented with dark-stained wood mantle
- Wall paneling and neutral carpet create the perfect canvas for your new home!
- French doors provide plenty of natural light as well as access to the Sunroom
- Built-ins offer additional storage space for everyday items or display

Sunroom

- Access the Sunroom through French doors off of the Family Room
- The sunroom is encompassed with windows – each window is equipped with a sliding door and screen
- Exposed wood beams and neutral color palette keep the light and airy – Natural light abounds!

Master Suite and En Suite Master Bath

- The master suite is spacious enough to accommodate a king size bed
- Generous size walk-in closet with ample storage space
- En suite master bath features a neutral color palette, white tile flooring coordinates with the spacious vanity
- Linen closet provides additional storage

First Floor Bedroom and Full Bath

- The first floor bedroom hosts a window, neutral color palette and closet – plenty of storage space!
- White window trim and baseboards create a crisp, clean look
- The full bath is located on the first floor and offers a vanity with storage and a tub/shower

Second Level, Two Additional Bedrooms and Full Bath

- The second level of the home provides two additional bedrooms and a hallway full bath
- The second and third additional bedrooms offer a window, white trim and baseboards and a closet
- Second floor full bath features tile flooring, white vanity and tub/shower combination

Lower Level

- 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
- Designated bar area is perfect for someone who enjoys entertaining!
- Oversized doorways lead to the additional entertainment space – featuring tile floors and wood paneling

Outdoor Living

- The back yard is secluded and private – a true nature scape full of mature trees
- The home is surrounded by an enormous rear and front yard for expansive greenspace and unlimited outdoor living
- Home is positioned on a spacious corner lot with fully fenced backyard

Residential - Single Family Residence

For Current Pricing
Call 502.554.9749



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List Number: 1492442
Address: 7904 Barbour Manor Dr,
Louisville, KY 40241
Area: 09-Anchrg/Glnvw/Lyndn/Prospect
Sub Area: A
Total Living Area: 2,890
Basement: Finished
Total # Bedrooms: 4
Disclosure: Yes
Style: Tri-Level

Status: Active
School District:
Jefferson
Above Grade
Finished: 2,165
Total Baths: 3
Sqft - Total Unfin: 0
Nonconform SqFt
Fin: 0
Nonconform SqFt UF:
0

County: Jefferson
Subdivision: BARBOUR
MANOR
Baths - Full: 3
Baths - 1/2: 0
Age: 45
Year Built: 1972
Stories: 3



Open House Info:

Directions: I-264 to Brownsboro Rd. Turn onto Barbour Manor Dr.

Welcome home to this must-see 4 bed, 3 bath home! Just minutes from Bardstown Rd, you'll be 5-15 min from nearly everything in Louisville to include shopping, restaurants, parks, hospitals...to name just a few. The exterior of the home is inviting - curb appeal the new owners will be proud of. There is a spacious sun porch off the family room. Lots of open living that includes a large living room, open kitchen with updated appliances. The family room with a wood burning fireplace is located on the 1st floor. Upper level houses the master bedroom, master bath, 2 additional bedrooms and second bathroom. Basement features lots of open seating or play area and a large wet bar. This home features a 2 car attached garage with storage.

Room Name	Room Level	Width	Length	Room Remarks
Living Room	2nd Floor	13'7	17'5	Ideal for gatherings
Dining Area	2nd Floor	10'11	13'5	Perfectly positioned right off the kitchen
Family Room	1st Floor	13'6	22'10	Very spacious leading to sun porch
Florida Room	1st Floor	16'	12'	Love your private sun porch
Bedroom	1st Floor	10'	10'	Great 1st floor room or office
Laundry	1st Floor	5'	12'	Conveniently located on the 1st floor
Great Room	Basement	27'	24'	Huge great room located in the basement.
Master Bedroom	3rd Floor	13'	11'	Also has a huge master bathroom
Bedroom	3rd Floor	11'	11'	New carpet
Bedroom	3rd Floor	11'	12'	Nice size room across from hallway bath

	(Fin)	(UF)
AG	2,165	0
BG	725	0
NC	0	0
Total	2,890	0
SqFtSrc:	PVA	

Basement: Finished
Construction: Brick; Frame - Wood
Exterior: Screened in Porch
Foundation: Poured Concrete
Fencing: Chain Link
Heating/Cooling: Central Air; Forced Air Heat; Gas Heat
Lot Description: Corner; Sidewalk
Garage/Parking: 2 Car Garage; Attached
Roof: Shingle
Utilities: Electric; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 9 **First Floor MBR:** No **# Closets** Level 1: 1 Level 2: 2 Level 3: 1 Basement: 3 **# Fireplaces** Level 1: 1

Lot SF Source: PVA **Acres:** 0.29 **Sold As-Is:** No

HOA Y/N: Yes **HOA Fee:** \$150

Condo Features:

Farm Features:

City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 4925 **Pg #:** 0378 **Block:** 1606 **Lot:** 0067 **Sub-Lot:** 0000

Don't hesitate in bringing your clients out to see this beautiful home. Use Show Time to schedule your private showing today. Please reach out to the listing agent with any questions.

Welcome Home!

Curb appeal abounds! The brick façade is highlighted by decorative half-timber siding and black shutters

Front of Home

The front door greets you upon entry and is finished with updated lantern scone lighting

Front of Home

Meticulously manicured landscape throughout all perimeters of home

Foyer

The wood front door, framed by dual sidelights, creates an elegant entry into the Foyer

Foyer

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

Living Room

Two windows offer views of the front yard

Living Room

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

Living Room

Foyer opens to the Formal Living Room through oversized doorway

Living Room

As you enter, note the open floorplan and flow from room to room

Dining Room

The dining area 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 formal living space and provides access to the Kitchen – the privacy door is perfect for separating the spaces while hosting

Kitchen

Kitchen features ample oak cabinetry and neutral countertops with coordinating backsplash

Kitchen



Plenty of storage and counter space available – perfect for someone who loves to cook!

Kitchen



Kitchen is well lit from overhead recessed lighting and encompassed by the bay window

Kitchen



Convenient breakfast area hosts a bay window with space for a table and overhead fan fixture

Kitchen



Step down from the Kitchen into the quaint Family Room

Family Room



As you enter the Family Room take note of the exposed ceiling beams and wood-burning brick fireplace

Family Room



Wall paneling and neutral carpet create the perfect canvas for your new home!

Family Room

French doors provide plenty of natural light as well as access to the Sunroom

First Bedroom

The first floor bedroom hosts a window, neutral color palette and closet – plenty of storage space!

First Floor Full Bath

The full bath is located on the first floor and offers a vanity with storage and a tub/shower

Second Bedroom

The second and third additional bedrooms offer a window, white trim and baseboards and a closet

Second Floor Full Bath

Second floor full bath features tile flooring, white vanity and tub/shower combination

Third Bedroom

The second and third additional bedrooms offer a window, white trim and baseboards and a closet

Master Suite

The master suite is spacious enough to accommodate a king size bed

En Suite Master Bath

En suite master bath features a neutral color palette, white tile flooring coordinates with the spacious vanity

Lower Level Living

The finished lower level provides a desirable space for additional storage

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

Designated bar area is perfect for someone who enjoys entertaining!

Lower Level Living

Oversized doorways lead to the additional entertainment space – featuring tile floors and wood paneling

Lower Level Living

The finished lower level provides a desirable space for additional storage

Sunroom

Access the Sunroom through French doors off of the Family Room

Sunroom

The sunroom is encompassed with windows – each window is equipped with a sliding door and screen

Outdoor Living

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

Outdoor Living

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

Front of Home

Home is positioned on a spacious corner lot with fully fenced backyard

Front of Home

Curb appeal abounds! The brick façade is highlighted by decorative half-timber siding and black shutters

Front of Home

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

Front Entry

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

Foyer

Foyer provides direct access to the Kitchen and is sectioned off by privacy double-doors

Living Room

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

Dining Room

The Dining room is finished with crown molding and chair rail

Kitchen

Convenient breakfast area hosts a bay window with space for a table and overhead fan fixture

Family Room

Wall paneling and neutral carpet create the perfect canvas for your new home!

Family Room

French doors provide plenty of natural light as well as access to the Sunroom

First Bedroom

The first floor bedroom hosts a window, neutral color palette and closet – plenty of storage space!

First Bedroom

White window trim and baseboards create a crisp, clean look

Second Bedroom

The second level of the home provides two additional bedrooms and a hallway full bath

Third Bedroom

The second and third additional bedrooms offer a window, white trim and baseboards and a closet

Master Suite

Generous size walk-in closet with ample storage 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

Oversized doorways lead to the additional entertainment space – featuring tile floors and wood paneling

Lower Level Living

The finished lower level provides a desirable space for additional storage

Two-Car Garage

Outdoor Living



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

Two-Car Garage



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

PROPERTY ADDRESS: _____

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 _____, and ending on _____.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 2904 Barber Manor Dr

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 <u>Sink fixed, Diver's leak up fixed, hot water</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 <u>Closed chimney made house safe</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age <u>9 yrs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain: _____				
(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? _____				
(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? _____				

Explain: _____

Initials (Seller) _____

Date/Time 10/12/2017

Initials (Buyer) _____

Date/Time _____

Form M105 revised 3/2016

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3105 P.M.

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____

(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? _____				
(b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. When was the last time the roof leaked? _____				
(c) 1. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. If you have ever had the roof repaired, when was the repair performed? _____				
(d) 1. Have you ever had the roof replaced?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. If you have had the roof replaced, when was the replacement performed? _____				
(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____				
(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If yes, when was the repair performed? _____				
Explain: <u>yes known</u>				

4. LAND/DRAINAGE	N/A	YES	NO	UNKNOWN
(a) Any soil stability problems?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding, or grading problem?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____				

5. BOUNDARIES	N/A	YES	NO	UNKNOWN
(a) 1. Have you ever received a staked or pinned survey of the property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are the boundaries marked in any way?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Do you know the boundaries? If yes, provide description below.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain: _____				

6. WATER	N/A	YES	NO	UNKNOWN
(a) 1. Source of water supply <u>low water in</u>				
2. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there a water purification system or softener remaining with the house?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has your water ever been tested? If yes, provide results below.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
2. Category II. Private Treatment Facility.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Category III. Subdivision Package Plant.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
7. Category VII. No Treatment/Unknown.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Name of Servicer (if known): <u>yes</u>				
(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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain: _____				

PROPERTY ADDRESS: _____

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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, what is the yearly assessment? \$ <u>150.00</u> | | | | |
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) 1. Has the house or other improvements ever been treated for wood infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? <u>House is sprayed each month for any bugs</u> | | | | |
| (i) Are you aware of any existing or threatened legal action affecting this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are you aware of any other conditions that are defective with regard to this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are there any warranties to be passed on?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: <u>1974 tornado damage</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (p) Are you aware of the existence of mold or other fungi on the property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Has this house ever had pets living in it? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, Explain _____ | | | | |
| (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 12/12/17 3:20

Initials (Buyer) _____

Date/Time _____

Form M105 revised 3/2016

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PROPERTY ADDRESS: _____

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	<div></div>	Date <u>10/12/17</u>	Seller	<div></div>	Date
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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:	<div></div>	Date	<div></div>
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THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller:	<div></div>	Seller:	<div></div>
Date:	<div></div>	Date:	<div></div>

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

Broker/Real estate agent:	<div></div>	Date:	<div></div>
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THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

<div></div>	Date	<div></div>	Date
Buyer		Buyer	

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.



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.
ATTACHMENT TO RESIDENTIAL SALES CONTRACT



(Seller) and _____

(Buyer)

for Property at 7004 Barbara Manor Dr.

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below)

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint in the housing.

Buyer's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

(e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

01/11/18
10:09AM EST

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.

Seller _____ Date / / Buyer _____ Date / /

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge that the information they have provided is true and accurate.

Seller _____ Date 10/30/17 Buyer _____ Date / /

Seller _____ Date / / Buyer _____ Date / /

Agent _____ Date / / Agent _____ Date / /

dotloop verified
01/11/18 10:09AM EST
9HYJ-VCLN-EVKE-F17W