



**THE PRICE GROUP**

SELL • BUY • BUILD • INVEST • CAREER

# 6004 John Moser Way

FOR MORE INFO IMMEDIATELY, TEXT 2724 TO 46835

## Private Lot in Highly Sought-after Moser Farms Neighborhood



Visual Tour Online:  
[www.6004JohnMoserWay.com](http://www.6004JohnMoserWay.com)

Welcome home to 6004 John Moser Way! This five bedroom (four on the main level!), four full bath ranch with finished walkout lower level is the home you've been looking for! A beautifully designed floorplan offering nearly 4200 finished square, with soaring 14-20 ft ceilings on the main level, feet awaits you! This home is located in the highly sought after Moser Farms community in Oldham County, districted for North Oldham Schools, near restaurants and shopping, very close access to the community YMCA, and conveniently accessible to major interstates. The neighborhood offers a new playset and the option of access to the neighboring Glen Oaks pool! The school bus even picks up right at the front yard, what a plus if school bus transportation is needed by the lucky new homeowner! The washer and dryer remain for the buyer's convenience. The home is equipped with a security system. Call today for to schedule your showing for this lovely home!

### Features:

5 Bedrooms  
4 Baths

4180+ Finished  
Square Feet

Two-Car Garage

2 Covered  
Back Decks

**kW** LOUISVILLE  
EAST  
KELLER WILLIAMS.

(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

Download your Free MLS Search App Now!  
[www.LouisvilleRealEstateApp.com](http://www.LouisvilleRealEstateApp.com)

# 6004 John Moser Way, *Special Features*

5 Bedrooms | 4 Baths | 4180+ Total Finished Square Feet | 2 Car Garage

Private Lot in Highly Sought-after Moser Farms Neighborhood

Award Winning North Oldham County School District

## Property Features

- Moser Farms community features a pavilion, playground and nature preserve
- Proximity to Glen Oaks fishing pond and optional Gen Oaks Country Club
- Located near Norton Commons, YMCA and Summit Shopping
- Curb appeal abounds- the neutral façade is accented with natural stone and mature landscaping
- Your eyes will be drawn to the covered front porch as you approach, the entrance is accented with decorative columns, elongated windows and front door framed by sidelights to greet you upon entry
- The covered front porch is a great place to welcome guests
- Manicured landscaping plans reflect the architectural style of the home
- The elongated driveway approaches the roomy two-car side-entry garage and offers extra space for turning around and additional parking pad
- Windows of the home are dressed in custom, wood plantation shutters
- Home is equipped with a security system as well as an invisible fence

## Foyer

- Elongated windows create an elegant entrance into the home
- Spacious Foyer with hardwood flooring is designed with sprawling width – a true gathering space while welcoming family and friends into your home
- Neutral color palette is accented with white crown molding and trim and highlights the soaring ceiling height
- Gleaming refinished hardwood flooring flows throughout the first level of the home
- The Foyer hosts a convenient coat closet

## Family Room

- The Family Room is well lit from two windows framing the fireplace, recessed lighting and overhead chandelier
- Gas fireplace is accented by a white mantle and creates a dramatic focal point, highlighted by a window on either side
- White trim and crown molding highlight the space and give the room a polished look

## Dining Room

- This gathering space offers plenty of room for a generous size table and furniture suite
- The dining space is finished with tall ceiling, triple window, decorative chair rail and white trim, highlighting the chandelier – a stunning focal point!
- Dining Room is light and airy from the open concept and flow into the main living area

## Kitchen and Breakfast Area

- The updated Kitchen is designed with custom maple cabinetry, new granite countertops (2018) and hardwood flooring
- Kitchen island boasts white granite countertops, raised seating and view of the Hearth Room while at the double-bowl stainless-steel sink
- Black appliances to convey; including refrigerator, oven, range, microwave and dishwasher
- Ample storage space available in the gorgeous, custom maple cabinetry – glass front cabinets are perfect for decoration or display items!
- Spacious, custom island provides ample seating area around all three sides – perfect for a breakfast area or additional seating while entertaining!

- Island seating transitions the Kitchen into the Hearth Room and creates a conversational atmosphere between the two spaces
- Eat-in Kitchen comfortably accommodates a full-sized table and is lit with overhead chandelier
- Triple window provides views of the spacious outdoor deck – glass door leads to the outdoor space

### Hearth Room

- The Hearth Room is the heartbeat of the home with vaulted ceiling, oversized windows overlooking the outdoor space and refinished hardwood floors to accentuate the space
- The wood-burning fireplace is accented with natural stone hearth – creating a dramatic focal point, highlighted by windows on either side
- The space boasts an open concept and is well lit with natural light from large windows as well as overhead recessed and pendant lighting
- A fantastic flow opportunity – the family room is open to the Eat-in Kitchen

### Master Suite and En Suite Bath

- Master suite is truly stunning, detailed with double-tray ceiling, refinished hardwood floors and a double-sided fireplace shared by the outdoor screened porch
- Gas fireplace is dressed with a white mantle and tile surround
- 14' ceilings, dual windows, recessed lighting and overhead chandelier give the space ample lighting and ambiance
- Spacious Master Suite with plenty of room for your bedroom furniture suite
- Master Suite provides direct access to the screened back porch
- The neutral color palette is highlighted by crisp, white trim and crown molding
- En suite master bath hosts a dual vanity, spacious jacuzzi tub, walk-in shower with glass door and separate water closet for additional privacy
- The jacuzzi tub is highlighted by a skylight – allowing for plenty of natural light
- Master hosts a generous walk-in closet with ample, custom shelving, drawers and shoe storage

### Three Additional Bedrooms and Two Full Baths

- First additional bedroom hosts two windows, neutral color palette and overhead fan fixture
- Large double-door closet for ample storage space
- Jack and Jill full bath is shared by the first and second bedrooms and features a dual vanity, linen closet and separate shower and water closet for additional privacy in a shared space
- Second additional bedroom hosts a double-window and large closet
- Third additional bedroom is located at the front of the home and features a neutral color palette, two windows and shares access to the Jack and Jill bath located near the Foyer
- Full bath is accessible by the Foyer and third bedroom and features vanity with underneath storage and tub/shower combination

### Walkout Lower Level

- The finished lower level is incredibly spacious and presents a wealth of opportunities for space, including; Home Gym, Office, Play Room, Hobby/Craft Space and Second Family Room
- The finished lower level is designed with a large open flow, fifth bedroom and fourth full bathroom
- Lower level offers a bedroom and full bathroom, a large living space and bar area
- Spacious living area hosts recessed and overhead fan fixture for a well-lit space
- Quaint bar area features a large wooden bar with seating and foot rest, as well as a chalkboard accent wall
- Three large unfinished storage spaces and additional storage located under the stairs

- Enter the lower level bedroom through French doors – note the neutral color palette and spacious double-door closet
- Full bath provides a shower/tub combination, pedestal sink and stamped concrete flooring

### Laundry

- The Laundry Room is equipped with washer and dryer hook-ups as well as built-in shelving for sorting and storage

### Outdoor Living

- Your outdoor retreat awaits! A spacious back deck spans much of the rear of the home and can easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture
- The screened back deck is the perfect place to relax and socialize – the warm evenings await!
- Back deck has been sanded and refinished!
- Outdoor curtains provide additional privacy to the outdoor space
- See-through gas fireplace is shared with the Master Suite and adds to the ambient outdoor atmosphere
- Outdoor ceiling fans to keep you cool and comfortable
- The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living
- Plenty of space to enjoy the outdoors; The yard is flat and useable
- A deep lot provides plenty of room to play, entertain and enjoy the beauty of the outdoors
- Conveniently step from the Eat-in Kitchen to the outdoor space with a generous size deck to enjoy the outdoors
- Upper deck is equipped with outdoor solar lighting
- Walk down from upper deck to the covered lower level patio, complete with hot tub and solar lighting
- Outdoor patio is wired and plumbed for a hot tub
- Custom split-level vegetable garden is framed with pavers, hosting beautiful perennials the bloom throughout the spring season



# Residential - Single Family Residence

For Current Pricing  
Call 502.554.9749



**List Number:** 1497494  
**Address:** 6004 John Moser Way,  
Prospect, KY 40059  
**Area:** 20-Oldham County N171  
**Sub Area:** A  
**Total Living Area:** 4,183  
**Basement:** Walkout Finished  
**Total # Bedrooms:** 5  
**Disclosure:** Yes  
**Style:** 1 Story

**School District:**  
Oldham  
**Above Grade**  
**Finished:** 2,361  
**Total Baths:** 4  
**Sqft - Total Unfin:** 539  
**Nonconform SqFt Fin:**  
0  
**Nonconform SqFt UF:**  
0

**County:** Oldham  
**Subdivision:** MOSER  
FARMS  
**Baths - Full:** 4  
**Baths - 1/2:** 0  
**Age:** 19  
**Year Built:** 1999  
**Stories:** 1



## Open House Info:

**Directions:** From Brownsboro Road, turn onto Worthington Lane. Turn right onto Moser Farm Rd. Turn left onto John Moser Way. House is on the left.

Welcome home to 6004 John Moser Way! This five bedroom (four on the main level!), four full bath ranch with finished walkout lower level is the home you've been looking for! A beautifully designed floorplan offering nearly 4200 finished square, with soaring 14-20 ft ceilings on the main level, feet awaits you! This home is located in the highly sought after Moser Farms community in Oldham County, districted for North Oldham Schools, near restaurants and shopping, very close access to the community YMCA, and conveniently accessible to major interstates. The neighborhood offers a new playset and the option of access to the neighboring Glen Oaks pool! The school bus even picks up right at the front yard, what a plus if school bus transportation is needed by the lucky new homeowner!(cont)

## Room Name Room Level WidthLengthRoom Remarks

Great Room	1st Floor	15'3	17'6	Vaulted Ceiling!
Dining Area	1st Floor	11'7	14'4	Open Floor Plan
Foyer	1st Floor	6'10	14'4	Brightly Lit Entry
Bedroom	1st Floor	11'2	11'3	Large Closets
Full Bath	1st Floor	8'0	5'0	Large Vanity
Master Bedroom	1st Floor	14'6	17'1	Walk-in Closets - Custom Shelving
Master Bath	1st Floor	9'9	10'11	En Suite
Kitchen	1st Floor	12'0	13'6	Custom Cabinetry and Granite Counters
Dining Area	1st Floor	13'3	11'0	Great Backyard
Family Room	1st Floor	11'0	12'9	Privately Located
Bedroom	1st Floor	12'2	10'10	Plenty of Room
Full Bath	1st Floor	5'0	7'6	Jack and Jill
Bedroom	1st Floor	11'1	10'10	Spacious
Laundry	1st Floor	6'3	5'6	Convenient Location
Family Room	Basement	31'9	31'2	Walkout Basement!!
Other	Basement	14'1	18'4	Entertainment Area
Full Bath	Basement	5'0	8'9	Easily Accessible
Bedroom	Basement	16'10	22'2	Expansive

**Basement:** Walkout Finished  
**Construction:** Brick; Frame - Wood; Stone; Vinyl  
**Foundation:** Poured Concrete  
**Heating/Cooling:** Central Air; Forced Air Heat; Gas Heat  
**Garage/Parking:** 2 Car Garage; Attached; Entry Side  
**Roof:** Shingle  
**Utilities:** Electric; Fuel:Natural; Public Sewer; Public Water  
**M Struct Flood Plain:** No

	(Fin)	(UF)
AG	2,361	0
BG	1,822	539
NC	0	0
Total	4,183	539
SgFtSrc:	List Agent	

**Total # of Rooms:** 10

**First Floor MBR:** Yes

**# Closets** Level 1: 7 Basement: 2

**# Fireplaces** Level 1: 3

**Lot SF Source:** PVA

**Acres:** 0.35

**Sold As-Is:** No

**HOA Y/N:** Yes

**HOA Fee:** \$300

**Condo Features:**

**Farm Features:**

**City Tax:** Of Record

**County Tax:** Of Record

**Deed Bk:** 1092

**Pg #:** 032

**Block:** Sec 1

**Lot:** 03

**Sub-Lot:** 0000

The main level of the home boasts plantation shutters throughout. Through much of the first level, newly refinished hardwood flooring (2017) accentuates the space! Brand new (Feb 2018) granite counter tops are a lovely feature of the kitchen. The floor plan provides for an open flow between the Family Room and the Formal Dining Area! The kitchen is expansive and comfortable â€“ truly feels like home! â€“ with the large amount of counter and cabinet space, the spacious island which offers additional barstool seating space, the roomy breakfast area (large enough for a full sized table!), plus open to a cozy hearth room!

The master suite is a luxurious space complete with a fireplace and double trey ceiling; the master bath offers a jetted tub plus a spacious closet with custom designed storage solutions! The main level of the home offers three additional bedrooms, each with bathroom access. One additional bedroom is en suite to a full bath that also offers access to the foyer (serving as a guest powder room!). The other two main level guest bedrooms are serviced by a shared Jack and Jill bath. The finished walkout lower level offers more recreational/entertaining space, plus a full bath, plus an additional bedroom! The lower level provides three storage rooms! This home offers so many unique features, including the double sided fireplace that gives charismatic ambience, especially to the screened-in porch! Additionally, this property is equipped with numerous outdoor living features including a two-tiered rear deck (recently refinished) and patio area which is outfitted with a gas hook-up for your grill. The yard is stunningly landscaped with eye-catching perennials that bloom strategically throughout the season plus additional gardening beds for your enjoyment! The yard is equipped with an invisible fence â€“ perfect for pets! Note: additional outdoor features such as stand alone propane heater on porch, outdoor playset and hot tub can potentially be purchased from seller but are not included in the list price. The rear yard is perfectly suited for this home â€“ it offers a large amount of level yard â€“ a great place to enjoy the outdoors and entertain! Please note: Stand alone propane heater on porch/outdoor playset/hot tub/pool table/basement bar are negotiable, but not included in the list price. The kitchen and basement refrigerator convey for your move-in ready convenience! The washer and dryer remain for the buyer's convenience. The home is equipped with a security system. Call today for to schedule your showing for this lovely home!



PROPERTY ADDRESS: 6004 John Moser Way Prospect KY 40059

### 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 9/26/14 (Date of purchase), and ending on 2/07/18 (Date of this form)

PROPERTY ADDRESS: 6004 John Moser Way Prospect KY 40059

**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 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 .....             | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| (i) Chimneys, fireplaces, inserts ..... | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Pool, hot tub, sauna .....          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Sprinkler system .....              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| (l) Heating .....                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Cooling/air conditioning .....      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (n) Water heater .....                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: old dishwasher leaked - replaced dishwasher + floor boards (under area)  
A/C unit needed coil recharged - work completed no other issues

#### 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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>N/A</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? <u>N/A</u> ..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain:

Initials (Seller)

Date/Time 2/7/18

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

Page 1 of 4



PROPERTY ADDRESS: 6004 John Moser Way Prospect KY 40059

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

(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? N/A

(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? N/A

(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? N/A

(d) 1. Have you ever had the roof replaced? ☐ ☐ ☒ ☐

2. If you have had the roof replaced, when was the replacement performed? N/A

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

(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? N/A

Explain: \_\_\_\_\_

### 4. LAND/DRAINAGE

(a) Any soil stability problems? ☐ ☐ ☒ ☐

(b) Has the property ever had a drainage, flooding, or grading problem? ☐ ☐ ☒ ☐

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? ☐ ☐ ☒ ☐

If yes, what is the flood zone? N/A

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? ☐ ☐ ☒ ☐

Explain: N/A

### 5. BOUNDARIES

(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: street in front, fence on side and back

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? ☐ ☐ ☒ ☐

Explain: N/A

### 6. WATER

(a) 1. Source of water supply Louisville Water

2. Are you aware of below normal water supply or water pressure? ☐ ☐ ☒ ☐

(b) Is there a water purification system or softener remaining with the house? ☐ ☐ ☒ ☐

(c) Has your water ever been tested? If yes, provide results below ☐ ☐ ☒ ☐

Explain: N/A

### 7. SEWER SYSTEM

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility ☐ ☒ ☐ ☐

2. Category II. Private Treatment Facility ☐ ☐ ☒ ☐

3. Category III. Subdivision Package Plant ☐ ☐ ☒ ☐

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") ☐ ☐ ☒ ☐

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal ☐ ☐ ☒ ☐

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system ☐ ☐ ☒ ☐

7. Category VII. No Treatment/Unknown ☐ ☐ ☒ ☐

Name of Servicer (if known): \_\_\_\_\_

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): \_\_\_\_\_

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

2/07/18

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

Page 2 of 4



PROPERTY ADDRESS: 6004 John Moser Way Prospect K-1 40059

**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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, what is the yearly assessment? <u>\$ 300</u>                                   |                          |                                     |                          |                          |

3. Homeowner's Association Name: MOSEY Farms HOA

HOA Primary Contact Name: Stephen Gibson

HOA Primary Contact Phone No. (502) 836-6522

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (b) Are you aware of any condition that may result in an increase in taxes or assessments?.....                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: \_\_\_\_\_

**10. MISCELLANEOUS**

- |  | N/A                      | YES                                 | NO                                  | UNKNOWN                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) Was this house built before 1978? .....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2. Results, if tested <u>Radon mitigation added in 2014</u>  |                          |                                     |                                     |                          |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

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

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?.....                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation?.....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) 1. Has the house or other improvements ever been treated for wood infestation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? Continuous Termite Warranty with Bright Pest Control with annual checks and treatments |                          |                                     |                                     |                          |
| (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 checked="" type="checkbox"/> | <input 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: _____            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (p) Are you aware of the existence of mold or other fungi on the property?.....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Has this house ever had pets living in it? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes, Explain <u>dog, cat (now deceased), Frog</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

2/07/18

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

Page 3 of 4



PROPERTY ADDRESS: 6004 John Moser Way Prospect KY 40059

**SPACE FOR ADDITIONAL INFORMATION**

Spring of 2016 purchased new mulch which contained termite eggs. Noticed presence & call our termite warranty company, who inspected and treated all mulch and interior and exterior of house. Thorough inspection of interior and exterior completed by warranty company with no damage noted. Following treatment no additional termite activity has been noted. Termite warranty and annual inspection has remained in effect since previous owners.

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 2/7/18  
Date

Seller 02/08/18  
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: \_\_\_\_\_

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) 03/04/18 11:52PM EST  
Date/Time

Initials (Buyer) \_\_\_\_\_  
Date/Time