



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

518 Talbott Blvd

FOR MORE INFO IMMEDIATELY, TEXT 3707 TO 46835

**Spacious Back Deck- Perfect for Entertaining!
Convenient Location with Updates Throughout**



Visual Tour Online:
www.518TalbottBoulevard.com

Don't miss this amazing opportunity! Just minutes from I-71, the shops and restaurants in Lagrange, KY and perfectly situated in the award-winning Oldham Co school district. Your new home offers 4 beds and 3 full baths by a quiet cul de sac in Falcon Ridge. The home welcomes all with ornate detail - the front door is outfitted with sidelights and an arched transom window. Hard wood flooring spans over the threshold and continues throughout the main floor. The kitchen opens seamlessly into the dining area and offers an abundance of cabinetry, with updates as recent as 2017. The family room is cozy and accented by a fireplace with custom trim. The main floor bedrooms are brightly lit and offer plenty of closet space. The back deck spans the rear width of the home and can be accessed through both the living area and master bedroom. The master hosts an en suite master bath, walk-in closet, and is accented by crown molding in the tray ceiling. The lower level 4th bedroom is expansive and can double as an office. The lower level family room is flanked by the 3rd full bath and would be perfect for a play room or media room.

Features:

4 Bedrooms
3 Baths

2600+ Finished
Square Feet

Two-Car Garage

Finished Lower Level!

kw LOUISVILLE
EAST
KELLER WILLIAMS

(502) 554-9749 • (502) 554-9429 (fax)

www.ChooseThePriceGroup.com

info@kwPriceGroup.com
9911 Shelbyville Road #100
Louisville, KY 40223

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518 Talbott Blvd, *Special Features*

4 Bedrooms | 3 Baths | 2600+ Total Finished Square Feet | 2.5 Car Garage

Spacious Back Deck – Perfect for Entertaining!

Convenient Location with Updates Inside and Out!

Property Features

- This charming home features a brick exterior with neutral siding, highlighted by blue shutters and coordinating front door
- The driveway approaches the roomy two-and-a-half car garage and offers space for additional guest parking
- Curb appeal abounds-Meticulously landscaped exterior with flowerbeds encompassing the front porch!
- The front entry is a true gathering space while welcoming family and friends into your home
- Home features a large front yard, flower bed encasing the front steps and a fenced backyard with spacious back deck; a great space for entertaining!

Foyer

- As you enter the home note the sophisticated blue door accented with sunburst window and framed by sidelights
- Wood flooring in the Foyer is easy to clean and maintain
- The Foyer leads to both levels of the home

Family Room

- Hardwood floors, tray ceiling and a neutral color palette - the perfect canvas for your new home!
- Two windows with white trim provide plenty of natural light
- White trim and baseboards throughout give the home a crisp, clean look
- The fireplace is the focal point of the space; framed by custom white mantle and tile surround
- The living room provides direct access to the back deck

Kitchen and Breakfast Area

- The Kitchen features custom oak cabinetry, neutral countertops, a spacious center island and black appliances
- Neutral countertops accented with tile backsplash, provide plenty of counter space - perfect for someone who loves to cook!
- Double-bowl, stainless steel sink overlooks the living area through a wall cut-out
- Wall cut-out creates a conversational atmosphere between the two spaces
- Kitchen is serviced by a large pantry cabinet
- Kitchen is well lit from updated light fixtures, and is equipped with recessed lighting for additional illumination
- Convenient center island provides additional seating
- Kitchen is open to the dining space – perfect for entertaining guests!
- Eat-in Kitchen area provides convenient seating for a small table and breakfast area
- The eat-in Kitchen hosts a large, double-window overlooking the front yard

Master Suite and En Suite Full Bath

- The Master Suite is truly stunning; rich wall color and tray ceiling compliment the space
- Suite hosts private access to the back deck
- Bedroom is detailed with crisp, white trim and baseboards – and finished with neutral flooring
- The bedroom is serviced by a walk-in closet
- En Suite full bath hosts a dual vanity, jacuzzi, garden tub and an enclosed shower area with sliding glass doors
- White tile and fixtures with neutral color palette keep the space light and airy – natural light abounds from the window above the garden tub

Additional Bedrooms and Full Bath

- The first bedroom features a window, double-door closet, neutral carpet flooring and an overhead light fixture
- The second bedroom features a double-window, double-door closet, neutral carpet flooring and an overhead light fixture
- The hallway full bath offers vanity with sitting area, neutral tile and tub/shower combination

Lower Level Living

- Carpeted steps and white, wood railing leads to the lower level living area
- Large living area boasts three windows to keep the space well lit, as well as updated recessed lighting
- Decorative ledge and neutral color palette create a cozy and welcoming feel
- Lower level offers accessibility to the Laundry room and additional full bath
- Additional bedroom located in the lower level offers two windows, tray ceiling and ledges for display, storage and sitting
- The additional bedroom is serviced by a double-door closet
- Large Laundry Room space is equipped with washer and dryer hook ups and shelving for hanging items and storage
- Lower level full bath features a vanity with storage, tile flooring and tub/shower combination with sliding glass door
- Storage space available in the large closet as well as additional storage underneath the stairs

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
- Home is surrounded by a spacious front and rear yard for expansive greenspace and unlimited outdoor living
- The extra wide driveway with large parking pad allows for additional guest parking
- Step from the Kitchen to the spacious back deck; can easily accommodate your outdoor furniture and grill!
- Deck features underneath storage space, as well as built-in outdoor lighting and a wide stairway leading to the backyard

Residential - Single Family Residence

For Current Pricing
Call 502.554.9749



List Number: 1499787

Address: 518 Talbott Blvd, La Grange, KY 40031

Area: 20-Oldham County N171

Sub Area: A

Total Living Area: 2,600

Basement: Finished

Total # Bedrooms: 4

Disclosure: Yes

Style: Bi-Level

Status: Active

School District: Oldham

Above Grade Finished: 1,800

Total Baths: 3

Sqft - Total Unfin: 1,000

Nonconform SqFt Fin: 0

Nonconform SqFt UF: 0

County: Oldham

Subdivision: FALCON RIDGE

Baths - Full: 3

Baths - 1/2: 0

Age: 12

Year Built: 2006

Stories: 1



Open House Info: 04/15/2018 2:00 PM to 4:00 PM

Directions: Take I-71 to Hwy 53. Follow North toward LaGrange and Left at Hwy 146. Follow to 4th St and turn right. Follow to Falcon Ridge and turn right on Talbott Blvd. Follow to home - on left.

Don't miss this amazing opportunity! Just minutes from I-71, the shops and restaurants in Lagrange, KY and perfectly situated in the award-winning Oldham Co school district. Your new home offers 4 beds and 3 full baths by a quiet cul de sac in Falcon Ridge. As you approach the home you'll note no expense was spared in meticulously landscaping the home. The home welcomes all with ornate detail - the front door is outfitted with sidelights and an arched transom window. Hard wood flooring spans over the threshold and continues throughout the main floor. The kitchen opens seamlessly into the dining area and offers an abundance of cabinetry, with updates as recent as 2017. The family room is cozy and accented by a fireplace with custom trim. The main floor bedrooms are brightly lit and (cont)

Room Name **Room Level** **Width** **Length** **Room Remarks**

Kitchen	1st Floor	11'7	12'7	Abundance of Cabinetry
Dining Area	1st Floor	11'7	9'6	Seamless Transition to Kitchen
Living Room	1st Floor	20'1	15'5	Cozy Space if Tray Ceiling
Laundry	1st Floor	9'5	6'0	Convenient Location
Full Bath	1st Floor	7'10	5'0	Central to Home and Easily Accessible
Master Bedroom	1st Floor	14'1	15'4	Privacy and Great Closet Space
Master Bath	1st Floor	9'4	9'0	En Suite
Bedroom	1st Floor	11'4	11'7	Plenty of Closet Space
Bedroom	1st Floor	12'10	13'5	Brightly Lit Throughout
Bedroom	Basement	11'7	18'9	Large Bedroom/Double as Office
Family Room	Basement	22'4	15'4	Huge Family Area or Game Area
Full Bath	Basement	8'6	5'0	3 Full Baths!!

	(Fin)	(UF)
AG	1,800	0
BG	800	1,000
NC	0	0
Total	2,600	1,000
SgFtSrc:	PVA	

Basement: Finished

Construction: Brk/Ven; Frame - Wood; Vinyl

Exterior: Deck; Patio

Foundation: Poured Concrete

Heating/Cooling: Central Air; Forced Air Heat; Gas Heat

Lot Description: Cleared; Level; Sidewalk

Garage/Parking: 2 1/2 Car Garage; Attached; Entry Front; Lower Level

Roof: Shingle

Utilities: Electric; Fuel:Natural; Public Sewer; Public Water

M Struct Flood No

Plain:

Total # of Rooms: 8 **First Floor MBR:** Yes **Laundry Level:** 1st **# Closets** Level 1: 5 Basement: 1 **# Fireplaces** Level 1: 1

Lot SF Source: PVA

Acres: 0.28

Sold As-Is: No

HOA Y/N: Yes

HOA Fee: \$144

Condo Features:

Farm Features:

City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 1167 **Pg #:** 171 **Block:** Sec 1 **Lot:** 29 **Sub-Lot:** 0000

(Cont) offer plenty of closet space. The back deck spans the rear width of the home and can be accessed through both the living area and master bedroom. The master hosts an en suite master bath, walk-in closet, and is accented by crown molding in the tray ceiling. A neutral paint palate graces the majority of the home and helps guide the way to the large finished basement. The lower level 4th bedroom is expansive and can double as an office. The lower level family room is flanked by the 3rd full bath and would be perfect for a play room or media room. Another amazing highlight is the huge 2.5 car garage. So much room for cars, working space, lawn/outdoor equipment, etc. Don't miss your opportunity to own a great slice of Oldham Co. Contact the list agent today for more information (ask about the security system) or to schedule a private viewing.

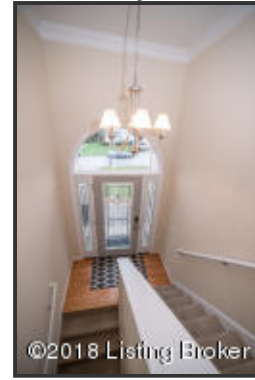
Welcome Home!



©2018 Listing Broker

This charming home features a brick exterior with neutral siding, highlighted by blue shutters and coordinating front door

Foyer



©2018 Listing Broker

As you enter the home note the sophisticated blue door accented with sunburst window and framed by sidelights

Kitchen



©2018 Listing Broker

The Kitchen features custom oak cabinetry, neutral countertops, a spacious center island and black appliances

Kitchen



©2018 Listing Broker

Neutral countertops accented with tile backsplash, provide plenty of counter space - perfect for someone who loves to cook!

Kitchen



©2018 Listing Broker

Double-bowl, stainless steel sink overlooks the living area through a wall cut-out

Kitchen



©2018 Listing Broker

Convenient center island provides additional seating

Breakfast Nook

Kitchen is open to the dining space – perfect for entertaining guests!

Breakfast Nook

Eat-in Kitchen area provides convenient seating for a small table and breakfast area

Breakfast Nook

The eat-in Kitchen hosts a large, double-window overlooking the front yard

Family Room

Hardwood floors, tray ceiling and a neutral color palette - the perfect canvas for your new home!

Family Room

The family room provides direct access to the back deck

Family Room

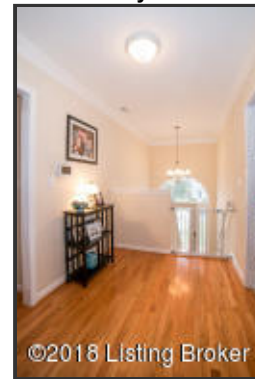
The fireplace is the focal point of the space; framed by custom white mantle and tile surround

Family Room



Wall cut-out creates a conversational atmosphere between the two spaces

Foyer



The Foyer leads to both levels of the home

Master Suite



The Master Suite is truly stunning; rich wall color and tray ceiling compliment the space

Master Suite



Bedroom is detailed with crisp, white trim and baseboards – and finished with neutral flooring

Master Suite



The bedroom is serviced by a walk-in closet

En Suite Master Bath



En Suite full bath hosts a dual vanity, jacuzzi, garden tub and an enclosed shower area with sliding glass doors

En Suite Master Bath



White tile and fixtures with neutral color palette keep the space light and airy – natural light abounds from the window above the garden tub

Bedroom 1



The first bedroom features a window, double-door closet, neutral carpet flooring and an overhead light fixture

Bedroom 1



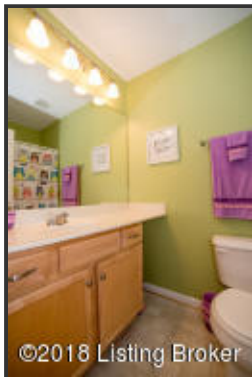
The first bedroom features a window, double-door closet, neutral carpet flooring and an overhead light fixture

Bedroom 1



The first bedroom features a window, double-door closet, neutral carpet flooring and an overhead light fixture

Full Bath



The hallway full bath offers vanity with sitting area, neutral tile and tub/shower combination

Bedroom 2



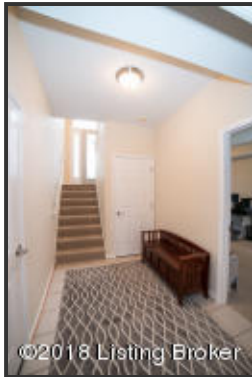
The second bedroom features a double-window, double-door closet, neutral carpet flooring and an overhead light fixture

Bedroom 2

The second bedroom features a double-window, double-door closet, neutral carpet flooring and an overhead light fixture

Bedroom 2

The second bedroom features a double-window, double-door closet, neutral carpet flooring and an overhead light fixture

Mudroom

Carpeted steps and white, wood railing leads to the lower level living area

Lower Level Living

Large living area boasts three windows to keep the space well lit, as well as updated recessed lighting

Lower Level Living

Decorative ledge and neutral color palette create a cozy and welcoming feel

Lower Level Living

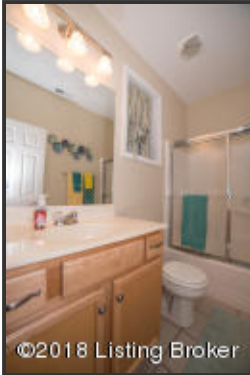
Lower level offers accessibility to the Laundry room and additional full bath

Lower Level Bedroom 3

Additional bedroom located in the lower level offers two windows, tray ceiling and ledges for display, storage and sitting

Lower Level Bedroom 3

The additional bedroom is serviced by a double-door closet

Lower Level Full Bath

Lower level full bath features a vanity with storage, tile flooring and tub/shower combination with sliding glass door

Outdoor Living

Home is surrounded by a spacious front and rear yard for expansive greenspace and unlimited outdoor living

Back Deck

• 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

Back Deck

Step from the Kitchen to the spacious back deck; can easily accommodate your outdoor furniture and grill!

Outdoor Living



The extra wide driveway with large parking pad allows for additional guest parking Deck features underneath storage space, as well as built-in outdoor lighting and a wide stairway leading to the backyard

Outdoor Living



Laundry Room



Large Laundry Room space is equipped with washer and dryer hook ups and shelving for hanging items and storage

PROPERTY ADDRESS: 518 Talbot Blvd La Grange KY 40031

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 7/20/2017, and ending on 3/29/18.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 518 Talbot Blvd La Grange

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

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

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

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

1. HOUSE SYSTEMS

Any past or current problems affecting:

- | | N/A | YES | NO | UNKNOWN |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Electrical system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Appliances | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Floors and walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Doors and windows | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Ceiling and attic fans | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Security system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Chimneys, fireplaces, inserts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Pool, hot tub, sauna | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (k) Sprinkler system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Water heater | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain:

2. FOUNDATION/STRUCTURE/BASEMENT

- | | 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"/> |

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have you ever had any repairs done to the basement? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) If you have had basement leaks repaired, when was the repair performed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain:

* Initials (Seller) [Signature] Date/Time _____

Initials (Buyer) [Signature] Date/Time _____

PROPERTY ADDRESS: 570 Lakewood Blvd LaGrange KY 40031

(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? 11

(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? _____

(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? _____

(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? _____

☐ ☒ ☐

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? _____

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

If yes, what is the flood zone? _____

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

☐ ☐ ☒ ☐

Explain: _____

5. BOUNDARIES

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: See front fence back

(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 _____

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 _____

☐ ☒ ☐ ☐

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 _____

Initials (Buyer) _____

Date/Time _____

PROPERTY ADDRESS: 510 Lakewood Blvd LaGrange KY 40031

8. CONSTRUCTION/REMODELING

- | | N/A | YES | NO | UNKNOWN |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Have there been any additions, structural modifications, or other alterations made? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Were all necessary permits and government approvals obtained?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- Explain: _____

9. HOMEOWNER'S ASSOCIATION

- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... | <input type="checkbox"/> | <input 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?..... | <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 _____ | | | | |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

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

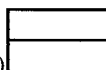
- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) 1. Has the house or other improvements ever been treated for wood infestation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? _____ | | | | |
| (i) Are you aware of any existing or threatened legal action affecting this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are you aware of any other conditions that are defective with regard to this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are there any warranties to be passed on?..... | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, Explain _____ | | | | |
| (r) Is the property in a historic district?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Initials (Seller)



Date/Time _____

Initials (Buyer)



Date/Time _____

Form M105 revised 3/2016

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PROPERTY ADDRESS: 510 Faircloth Blvd LaGrange KY 40031

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:

dotloop verified
03/29/18 2:02PM EDT
TGM9-UEAK-638J-PRXS

 Date:

Seller: Date: 3/29/18

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.

Utility Providers and 12 Month History

Trash Pick Up Company:	ID
Days of Week for Trash Pick Up:	Monday
Recycling Pick Up Company:	ID
Days of Week for Recycling Pick Up:	Friday

Cable Provider:	Spectrum
Internet Provider:	" "
Phone Provider:	" "

Water Company:	Lagrange Utilities
Sewer or Septic?	Sewer

Gas/Electric Company:	Elec = Ku Gas - LG&E
If all electric, is gas available?	
If you have a fireplace, is it gas or wood burning?	gas

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1.	\$ 120.00	\$ 160.00	\$ 85.00
2.	\$	\$	\$
3.	\$	\$	\$
4.	\$	\$	\$
5.	\$	\$	\$
6.	\$	\$	\$
7.	\$	\$	\$
8.	\$	\$	\$
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$

Initials:

Date: ____/____/____