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6649 Ashbrooke Drive

FOR MORE INFO IMMEDIATELY, TEXT 5351 TO 46835

Crestwood home quietly tucked away in a well-established neighborhood



Visual Tour Online:
www.6649AshbrookeDrive.com

Welcome home to this beautiful 3 bed, 1.5 bath ranch home in Oldham County! Located in the Ashbrooke community of Pewee Valley, this home is districted for award winning Oldham County schools including Crestwood Elementary, South Oldham Middle School and South Oldham High School. Situated on a level corner lot, this home offers a fenced backyard plus an attached two car garage! As you enter, the opens generously sized open floor plan welcomes you - complete with a large family room that flows into a spacious eat-in kitchen which offers like-new appliances (oven and dishwasher less than a year old, the above range microwave is less than three years old). The refrigerator conveys for your move-in ready convenience! The main living area boasts beautiful new flooring, less than one year old. The family room's vaulted ceilings, the breakfast bar in the kitchen, and the home's newer windows are just a few of the reasons to fall in love with this property! The master bedroom features a walk-in closet and en suite half bath. The floor plan additionally includes two spacious additional bedrooms, a full bath, and a spacious laundry room. The outdoor space of this property offers plentiful amenities as well, including a large storage shed and a built-in granite fire pit! The play set remains for the new buyer's enjoyment. Don't miss your chance to own this remarkable home - schedule your private showing immediately!

Features:

3 Bedrooms
1.5 Baths

1200+ Finished
Square Feet

2 Car Garage

Outdoor Firepit

kw LOUISVILLE
EAST
KELLERWILLIAMS.

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6649 Ashbrooke Drive, *Special Features*

3 Bedrooms | 1.5 Baths | 1200+ Total Finished Square Feet | 2 Car Garage

Corner lot, ranch home with a privacy fence and large backyard space

Crestwood home quietly tucked away in a well-established neighborhood

Property Features

- Curb appeal abounds- the neutral façade is highlighted by amber shutters and brick accents
- The driveway approaches the two-car, front entry garage and offers extra space for additional parking
- The front steps are lined with black-rod iron railing
- New flooring throughout main living areas, with carpet in bedrooms
- Home quietly backs up to a privacy fence and large backyard space
- Windows open to the interior of the home for easy cleaning

Family Room

- Emerald green front door creates a sophisticated entry into the Family Room
- The home is complete with new flooring and is designed with open concept to Living and Dining areas – a true gathering space as you welcome family and friends into your home
- Decorative spindles separate the foyer and living space
- Large, elongated double windows provide plenty of natural light
- White trim and baseboards give the space a crisp, clean feel
- The open concept is perfect for hosting and entertaining

Dining Space

- This gathering space offers plenty of room for a generous table and dining furniture
- The dining room flows naturally from the living space and Kitchen
- Vaulted ceiling with overhead chandelier accentuates the dining space
- The walls are dressed in wainscoting and compliment the rich flooring

Kitchen

- The Kitchen is designed with wood cabinetry, finished with neutral granite countertops and custom mosaic tile backsplash
- Kitchen boasts updates throughout! Including granite countertops with custom back splash and oven and dishwasher less than a year old
- Convenient bar top seating well-lit by track lighting
- Appliances convey for your move-in ready convenience including the refrigerator, dishwasher, range and microwave (less than 3 years old)
- The tall ceilings and open floorplan keep the space light and airy, giving the space a wonderfully unique feel
- Kitchen overlooks the peaceful green scape of the backyard
- Enjoy a morning cup of coffee or hosting a cookout on the cozy back patio
- The kitchen seating is open to the living room, creating a conversational atmosphere between the spaces
- Door in the kitchen provides access to the outdoor space

Master Suite and En Suite Master Bath

- Master bedroom is spacious enough to host your furniture suite
- Overhead ceiling fan fixture to keep you cool and comfortable
- Master hosts a generous walk-in closet with custom shelving
- Master half-bath features a white vanity and storage shelving

Two Additional Bedrooms and Full Bath

- The first additional bedroom offers a spacious double-door closet
- Full bath includes tile flooring, dual vanity with expansive mirror and tub/shower combination
- The second additional bedroom hosts a large closet, window with white trim and ceiling fan light fixture

Outdoor Living

- Conveniently step from the kitchen to the outdoor space with a generous sized patio to enjoy the outdoors
- The patio is spacious enough to easily accommodate your outdoor furniture and grill
- The home is surrounded by an enormous rear and front yard for expansive greenspace and unlimited outdoor living
- Outdoor shed to remain and provides additional storage
- The built-in granite fire pit is a great spot to sit back and relax – the warm evenings await!
- Wood playset remains!

Residential - Single Family Residence

For Current Pricing
Call 502.554.9749



List Number: 1508238
Address: 6649 Ashbrooke Dr, Pewee Valley, KY 40056
Area: 21-Oldham County S-171
Sub Area: A
Total Living Area: 1,225
Basement: None
Total # Bedrooms: 3
Disclosure: Yes
Style: Ranch

Status: Active
School District: Oldham
Above Grade
Finished: 1,225
Total Baths: 2
Sqft - Total Unfin: 0
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Oldham
Subdivision: ASHBROOKE
Baths - Full: 1
Baths - 1/2: 1
Age: 40
Year Built: 1978
Stories: 1



Open House Info: 07/15/2018 2:00 PM to 4:00 PM

Directions: I-265 to 146. Take 146 North/Northeast. Turn right onto Ash Avenue. Turn left onto Dunnlea Drive. Continue, turn right onto Confederate. Turn right onto Ashebrooke. Follow to the property. (*this is the route until road construction ceases at neighborhood entrance)

Welcome home to this beautiful 3 bedroom, 1.5 bath ranch home in Oldham County! Located in the Ashebrooke community of Pewee Valley, this home is districted for award winning Oldham County schools including Crestwood Elementary, South Oldham Middle School and South Oldham High School. Situated on a level corner lot, this home offers a fenced backyard plus an attached two car garage! As you enter, the opens generously sized open floor plan welcomes you - complete with a large family room that flows into a spacious eat-in kitchen which offers like-new appliances (oven and dishwasher less than a year old, the above range microwave is less than three years old). The refrigerator conveys for your move-in ready convenience! The main living area boasts beautiful new flooring, (cont.)

Room Name	Room Level	Width	Length	Room Remarks
Family Room	1st Floor	17'4"	11'10"	Huge Living Area
Kitchen	1st Floor	9'8"	11'4"	Granite Counters and Plenty of Cabinetry
Dining Area	1st Floor	8'0"	11'4"	Open Flow Through Living Area
Laundry	1st Floor	5'5"	10'0"	Centrally located
Full Bath	1st Floor	4'4"	10'0"	Updated Fixtures
Bedroom	1st Floor	11'10"	9'5"	Bright and Spacious
Bedroom	1st Floor	11'10"	9'5"	Great Location!
Master Bedroom	1st Floor	13'0"	10'0"	Great Closet
Half Bath	1st Floor	5'0"	4'4"	Private

	(Fin)	(UF)
AG	1,225	0
BG	0	0
NC	0	0
Total	1,225	0
SgFtSrc:	PVA	

Basement: None
Construction: Brk/Ven; Frame - Wood; Vinyl
Fencing: Full Fence; Privacy Fence; Wood
Heating/Cooling: Central Air; Electric Heat; Heat Pump
Garage/Parking: 2 Car Garage; Attached; Entry Front
Roof: Shingle
Utilities: Electric; Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 6 **First Floor MBR:** Yes **Laundry Level:** 1st **# Closets Level 1:** 5 **# Fireplaces**

HOA Y/N: No **HOA Fee:** \$0 **Lot SF Source:** PVA **Acres:** 0.26 **Sold As-Is:** No

Condo Features:

Farm Features:

City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 1005 **Pg #:** 0325 **Block:** 0000 **Lot:** 05 **Sub-Lot:** 0000

less than one year old. The family room's vaulted ceilings, the breakfast bar in the kitchen, and the home's newer windows are just a few of the reasons to fall in love with this property! The master bedroom features a walk-in closet and an en suite half bath. The floor plan additionally includes two spacious additional bedrooms, a full bath, and a spacious laundry room. The outdoor space of this property offers plentiful amenities as well, including a large storage shed and a built-in granite fire pit! The play set remains for the new buyer's enjoyment. Don't miss your chance to own this remarkable home - schedule your private showing immediately!

Welcome Home!



Curb appeal abounds- the neutral façade is highlighted by amber shutters and brick accents

Front Exterior



The driveway approaches the two-car, front entry garage and offers extra space for additional parking

Front Exterior



Crestwood home quietly tucked away in a well-established neighborhood

Family Room



The open concept is perfect for hosting and entertaining

Family Room



Emerald green front door creates a sophisticated entry into the Family Room

Family Room



The home is complete with new flooring and is designed with open concept to Living and Dining areas – a true gathering space as you welcome family and friends into your home

Eat-In Kitchen



©2018 Listing Broker

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

Eat-In Kitchen



©2018 Listing Broker

Vaulted ceiling with overhead chandelier accentuates the dining space

Eat-In Kitchen



©2018 Listing Broker

The dining room flows naturally from the living space and Kitchen

Eat-In Kitchen



©2018 Listing Broker

The walls are dressed in wainscoting and compliment the rich flooring

Kitchen



©2018 Listing Broker

The Kitchen is designed with wood cabinetry, finished with neutral granite countertops and custom mosaic tile backsplash

Kitchen



©2018 Listing Broker

Kitchen boasts updates throughout! Including granite countertops with custom back splash and oven and dishwasher less than a year old

Kitchen



The Kitchen is designed with wood cabinetry, finished with neutral granite countertops and custom mosaic tile backsplash

Kitchen



Door in the kitchen provides access to the outdoor space

Kitchen



The kitchen seating is open to the living room, creating a conversational atmosphere between the spaces

Kitchen



The tall ceilings and open floorplan keep the space light and airy, giving the space a wonderfully unique feel

Kitchen



Convenient bar top seating well-lit by track lighting

Master Suite



Master bedroom is spacious enough to host your furniture suite

Master Suite



Overhead ceiling fan fixture to keep you cool and comfortable

Master Suite



Master hosts a generous walk-in closet with custom shelving

En Suite Master Bath



Master half-bath features a white vanity and storage shelving

Bedroom 2



The first additional bedroom offers a spacious double-door closet

Bedroom 2



The first additional bedroom offers a spacious double-door closet

Bedroom 2



The first additional bedroom offers a spacious double-door closet

Full Bath



Full bath includes tile flooring, dual vanity with expansive mirror and tub/shower combination

Full Bath



Full bath includes tile flooring, dual vanity with expansive mirror and tub/shower combination

Bedroom 3



The second additional bedroom hosts a large closet, window with white trim and ceiling fan light fixture

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Fenced Backyard



Wood playset remains!

Fenced Backyard



The built-in granite fire pit is a great spot to sit back and relax – the warm evenings await!

Fenced Backyard



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

Fenced Backyard



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The patio is spacious enough to easily accommodate your outdoor furniture and grill

Fenced Backyard



Outdoor shed to remain and provides additional storage

Fenced Backyard



Conveniently step from the kitchen to the outdoor space with a generous sized patio to enjoy the outdoors

Front Exterior



Corner lot, ranch home with a privacy fence and large backyard space

Front Exterior



The front steps are lined with black-rod iron railing

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 2011, and ending on 7/5/2018.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 6649 Ashbrooke Drive, Pewee Valley, KY 40056

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

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

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

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

1. HOUSE SYSTEMS	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain: Back plumbing pipes occasionally need flushing. About every 2 years or so. One window in master bedroom is fogged.
Heating and cooling system works fine currently, but is aging. Ceiling fan in master bedroom not working.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>One small defect in siding on left side of house in back yard.</u>				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 _____

Initials (Buyer) Date/Time _____

- (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? I'm not sure. Not new in our tenure
- (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: yes. Fenced in.
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
 Explain: _____

6. WATER N/A YES NO UNKNOWN

- (a) 1. Source of water supply Louisville City 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: _____

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: _____

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door lift and lowering mechanism doesn't currently work				
(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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 _____				
we have never had pets in our tenure				
(r) Is the property in a historic district?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.**

7/5/2018
Seller Date

7/5/2018
Seller Date

THE REAL ESTATE AGENT NAMED HERE, _____, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller:

Date _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller:
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) Date/Time 7/5/2018

Initials (Buyer) Date/Time _____

Utility Providers and 12 Month History

<i>Trash Pick Up Company:</i>	Republic Services
<i>Days of Week for Trash Pick Up:</i>	Wednesday mornings
<i>Recycling Pick Up Company:</i>	none
<i>Days of Week for Recycling Pick Up:</i>	N/A

<i>Cable Provider:</i>	DirectTV
<i>Internet Provider:</i>	AT&T
<i>Phone Provider:</i>	AT&T

<i>Water Company:</i>	Louisville Water Company
<i>Sewer or Septic?</i>	Sewer

<i>Gas/Electric Company:</i>	LG&E
<i>If all electric, is gas available?</i>	?
<i>If you have a fireplace, is it gas or wood burning?</i>	No fireplace

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. June 13, 2018	\$ no gas	\$ 89.15	\$ 96.00
2. May 11, 2018	\$	\$ 90.00	\$ 99.76
3. April 11, 2018	\$	\$ 131.43	\$ 101.25
4. March 12, 2018	\$	\$ 119.71	\$ 96.37
5. February 12, 2018	\$	\$ 268.82	\$ 107.42
6. January 12, 2018	\$	\$ 220.32	\$ 107.13
7. December 12, 2017	\$	\$ 177.93	\$ 95.00
8. November 10, 2017	\$	\$ 85.45	\$ 182.47
9. October 12, 2017	\$	\$ 90.49	\$ 151.08
10. September 13, 2017	\$	\$ 107.40	\$ 106.29
11. August 14, 2017	\$	\$ 107.24	\$ 82.40
12. July 17, 2017	\$	\$ 104.21	\$ 76.47

Initials: _____/_____ Date: 7/5/2018