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2504 Holly Lane

FOR MORE INFO IMMEDIATELY, TEXT 4909 TO 46835

**Flat lot on over an acre with
fully finished, walk-out Lower Level**



Visual Tour Online:
www.2504HollyLane.com

Welcome home to the property you've been searching for...Award winning Oldham County Schools, approx. 1.1 acre yard, backyard oasis, impeccably well maintained! The home greets you as the Foyer unfolds into the spacious Living Room to your left and into the newly remodeled Kitchen straight ahead! The wood-burning, stone fireplace has been resurfaced and features gas light. The Dining space boasts an overhead chandelier while the hardwood flooring continues into this space as well! You'll love the recently remodeled kitchen where no detail has been overlooked - granite counters, beautiful backsplash, dark hardwood flooring, white shaker-style cabinetry and smartly designed with ample storage space. On the upper level of the home, you'll find two additional bedrooms plus a spacious full bath and Master Bedroom with en suite, remodeled with a custom vanity and granite counters. The home's finished lower level provides a wealth of opportunity for a second living area, office or play area. Walk-out to a spacious patio with access to the deck, 2.5 car garage and fenced backyard. The backyard offers a true vacation setting at home! The vast, level, fenced back yard is the perfect place to entertain and enjoy the outdoors. Meticulously landscaped, perennial gardens plus more outdoor living space via a new exterior deck continue to add to the bliss that is this back yard! Do not wait! Come tour your new home today!

Features:

4 Bedrooms
3 Baths

1800+ Finished
Square Feet

2.5 Car Detached
Garage

New Hardwood Floors

kw LOUISVILLE
EAST
KELLERWILLIAMS.

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2504 Holly Lane, *Special Features*

4 bedrooms | 3 baths | 1800+ Total Finished Square Feet | 2.5 Car Detached Garage

Home has been recently renovated with updates throughout!

Quietly tucked away on a cul-de-sac

Flat lot on over an acre with fully finished, walk-out Lower Level

Property Features

- This conveniently located home features a neutral exterior color palette with updates throughout, including renovated kitchen and baths!
- This charming, split-level features a large front yard, newly landscaped flower beds encasing the front steps and a fully fenced backyard with spacious wood deck; a great space for entertaining!
- The driveway approaches the oversized two-and-a-half car, detached garage and offers space for additional parking
- Curb appeal abounds! Meticulously landscaped exterior with flowerbeds encompassing the front porch

Living Room

- As you enter the home note the sophisticated green front door, hardwood flooring and neutral color palette
- New dark, hardwood flooring flows from the Living Room and into the Kitchen and Dining space
- Both levels of the home are easily accessible from the front entrance; Stairs lead to the upper and lower living areas
- Green front door with sunburst window accent creates an elegant entrance to the home
- Neutral color palette provides the perfect canvas for your new home!
- Large picture window overlooks the front yard and provides plenty of natural light
- White, painted trim and tall baseboards throughout give the home a crisp, clean look
- Living room is open to the dining area and provides access to the Kitchen
- The wood burning, stone fireplace has been resurfaced and features gas light

Kitchen and Dining

- The gourmet Kitchen features ceiling-height white cabinetry, stainless steel appliances and gorgeous countertops with custom tile backsplash
- Plenty of counter space, perfect for someone who loves to cook!
- Shaker style cabinet doors dressed in attractive hardware provide ample storage space - Take note of the pantry and additional cabinetry around the refrigerator!
- The efficient layout of the Kitchen is an appropriate use of space for such a large area
- Kitchen window provides views of the backyard as well as natural light
- Kitchen provides access to the new spacious back deck and backyard
- The Dining area off the Kitchen offers plenty of room for a generous size table and dining furniture
- Dining area is accented with a chandelier
- White trim and baseboards give a polished look to the space
- Open concept creates a nice flow from the living room to the dining and Kitchen areas

Master Suite and En Suite Full Bath

- The second level master suite is spacious enough to accommodate a king size bed and hosts dual, double door closets and two windows - Plenty of natural light!
- The Master Suite is spacious enough to accommodate your king size furniture suite
- Dual closets provide ample storage space
- The luxurious en suite has been fully updated with new flooring, vanity and shower area

Two Additional Bedrooms and 2 Full Baths

- Second Level bedrooms feature new carpet
- The first additional bedroom features two windows, closet, neutral carpet and an overhead fan fixture to keep you cool and comfortable
- The shared full bath hosts a spacious vanity with underneath storage and updated light fixtures
- Custom tile work in a neutral color palette is a perfect complement to the tile flooring
- The second bedroom hosts a single window, neutral carpet and gray walls
- Updated fan fixture to keep you cool and comfortable

Lower Level Living

- Finished lower level provides a wealth of opportunity for a second living area, office or play area
- The lower level is well lit with overhead lighting as well as several windows
- Neutral color scheme provides a clean slate for new home owners
- Updated full bath hosts custom tile shower area and glass door
- Modern vanity with square sink basin is well lit from a window
- Lower level laundry is equipped with washer and dryer hook-ups
- Lower level additional bedroom is quietly tucked away from the other bedrooms of the home for additional privacy
- Double-door closet provides ample additional storage space
- Unfinished space is perfect for additional storage; Built-ins and peg board help with organization!
- Unfinished laundry space hosts shelving and racks for sorting and organizing
- Walk-out lower level leads to a spacious patio area with access to the fenced backyard and new back deck

Outdoor Living

- Spacious back deck is accessible from the Kitchen - Can easily accommodate your outdoor patio furniture and grill!
- This charming, split-level features a large front yard as well as a fenced-in backyard; The level yard is a great space for entertaining!
- Home is surrounded by an enormous rear and front yard for expansive greenspace and unlimited outdoor living
- The extra wide driveway with large parking pad allows for additional guest parking
- Mature trees in the backyard give the space a park-like feel
- Detached garage offers a well-organized space, with built-in shelving and plenty of room for storage
- The walk-out deck is the perfect space to host and entertain during the warm, summer evenings!

Residential - Single Family Residence

For Current Pricing
Call 502.554.9749



List Number: 1508703
Address: 2504 Holly Ln, La Grange, KY 40031
Area: 21-Oldham County S-171
Sub Area: A
Total Living Area: 1,838
Basement: Unfinished
Total # Bedrooms: 4
Disclosure: Yes
Style: Tri-Level

Status: Active
School District: Oldham
Above Grade Finished: 1,838
Total Baths: 3
Sqft - Total Unfin: 515
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Oldham
Subdivision: BOROWICK FARMS
Baths - Full: 3
Baths - 1/2: 0
Age: 31
Year Built: 1987
Stories: 2



Open House Info:

Directions: 71 to exit 18. Right on 393, left on Elder Park, left on Pin Oak, right on Holly Ln.

Welcome home to the property you've been searching for...Award winning Oldham County Schools, approx. 1.1 acre yard, backyard oasis, impeccably well maintained! The home greets you as the Foyer unfolds into the spacious Living Room to your left and into the newly remodeled Kitchen straight ahead! Tall baseboards compliment the entrance to the Living Room which features new hardwood flooring that flows throughout the main level of the home. The wood-burning, stone fireplace has been resurfaced and features gas light. The Dining space boasts an overhead chandelier while the hardwood flooring continues into this space as well! You'll love the recently remodeled kitchen where no detail has been overlooked – granite counters, beautiful backsplash, dark hardwood flooring, white (cont.)

Room Name	Room Level	Width	Length	Room Remarks
Living Room	2nd Floor	19'10'	12'	
Kitchen	2nd Floor	11'6"	11'1"	
Dining Area	2nd Floor	8'	11'6"	
Bedroom	3rd Floor	10'9"	9'3"	
Full Bath	3rd Floor	10'8"	5'	
Master Bedroom	3rd Floor	13'2"	13'	
Master Bath	3rd Floor	10'8"	4'1"	
Bedroom	3rd Floor	10'10"	12'8"	
Bedroom	1st Floor	13'8"	10'3"	
Full Bath	1st Floor	10'	7'11"	
Family Room	1st Floor	24'3"	12'10"	

	(Fin)	(UF)
AG	1,838	0
BG	0	515
NC	0	0
Total	1,838	515
SgFtSrc:	PVA	

Basement: Unfinished
Construction: Brick; Vinyl
Exterior: Deck
Foundation: Poured Concrete
Fencing: Chain Link
Heating/Cooling: Central Air; Gas Heat
Monthly Maintenance: No
Lot Description: Level
Garage/Parking: 2 1/2 Car Garage; Detached
Roof: Shingle
Utilities: Septic System
M Struct Flood Plain: No

Total # of Rooms: 8 **First Floor MBR:** No **# Closets** Level 1: 1 Level 2: 0 Level 3: 5 **# Fireplaces** Level 2: 1
Lot SF Source: PVA **Acres:** 1 **Sold As-Is:** No

HOA Y/N: No **HOA Fee:** \$0

Condo Features:

Farm Features:

City Tax: of record **County Tax:** of record **Deed Bk:** 0 **Pg #:** 0 **Block:** Sec 6 **Lot:** 459 **Sub-Lot:** 0

(cont.) shaker-style cabinetry and smartly designed with ample storage space. The Kitchen overlooks the backyard oasis featuring a new wood deck! On the upper level of the home, you'll find two additional bedrooms plus a spacious full bath and Master Bedroom with en suite, remodeled with a custom vanity and granite counters. The home's finished lower level provides a wealth of opportunity for a second living area, office or play area. The fourth bedroom is quietly tucked away from the other bedrooms of the home for additional privacy. The lower level also hosts a full bath with an updated, modern vanity and walk-in shower with custom tile work and glass door. Walk-out to a spacious patio with access to the deck, 2.5 car garage and fenced backyard. The backyard offers a true vacation setting at home! The vast, level, fenced back yard is the perfect place to entertain and enjoy the outdoors. Meticulously landscaped, perennial gardens plus more outdoor living space via a new exterior deck continue to add to the bliss that is this back yard! Do not wait! Come tour your new home today!

Welcome Home!



This conveniently located home features a neutral exterior color palette with updates throughout, including renovated kitchen and baths!

Outdoor Living



Flat lot on over an acre with fully finished, walk-out Lower Level

Front Exterior



Home has been recently renovated with updates throughout!

Front Exterior



This charming, bi-level features a large front yard, newly landscaped flower beds encasing the front steps and a fully fenced backyard with spacious wood deck; a great space for entertaining!

Front Entry



Curb appeal abounds! Meticulously landscaped exterior with flowerbeds encompassing the front porch

Side of Home



The driveway approaches the oversized two-and-a-half car, detached garage and offers space for additional parking

Living Room



©2018 Listing Broker

New dark, hardwood flooring flows from the Living Room and into the Kitchen and Dining space

Living Room



©2018 Listing Broker

As you enter the home note the sophisticated green front door, hardwood flooring and neutral color palette

Living Room



©2018 Listing Broker

Large picture window overlooks the front yard and provides plenty of natural light

Living Room



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White, painted trim and tall baseboards throughout give the home a crisp, clean look

Living Room



©2018 Listing Broker

Green front door with sunburst window accent creates an elegant entrance to the home

Living Room



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The wood burning, stone fireplace has been resurfaced and features gas light

Living Room



Dining Space



The Dining area off the Kitchen offers plenty of room for a generous size table and dining furniture

Dining Space



Dining area is accented with a chandelier

Kitchen



The gourmet Kitchen features ceiling-height white cabinetry, stainless steel appliances and gorgeous countertops with custom tile backsplash

Kitchen



Plenty of counter space, perfect for someone who loves to cook!

Kitchen



Both levels of the home are easily accessible from the front entrance; Stairs lead to the upper and lower living areas

Kitchen



Shaker style cabinet doors dressed in attractive hardware provide ample storage space – Take note of the pantry and additional cabinetry around the refrigerator!

Kitchen



The efficient layout of the Kitchen is an appropriate use of space for such a large area

Kitchen



Kitchen window provides views of the backyard as well as natural light

Master Suite



The second level master suite is spacious enough to accommodate a king size bed and hosts dual, double door closets and two windows - Plenty of natural light!

Master Suite



The Master Suite is spacious enough to accommodate your king size furniture suite

Master Suite



Dual closets provide ample storage space

En Suite Master Bath



The luxurious en suite has been fully updated with new flooring, vanity and shower area

Bedroom 2



The first additional bedroom features two windows, closet, neutral carpet and an overhead fan fixture to keep you cool and comfortable

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Bedroom 2



The first additional bedroom features two windows, closet, neutral carpet and an overhead fan fixture to keep you cool and comfortable

Second Level Full Bath



The shared full bath hosts a spacious vanity with underneath storage and updated light fixtures

Second Level Full Bath



Custom tile work in a neutral color palette is a perfect complement to the tile flooring

Bedroom 3



The second bedroom hosts a single window, neutral carpet and gray walls

Bedroom 3



Second Level bedrooms feature new carpet

Bedroom 3



The second bedroom hosts a single window, neutral carpet and gray walls

Bedroom 3



The second bedroom hosts a single window, neutral carpet and gray walls

Lower Level Living



Finished lower level provides a wealth of opportunity for a second living area, office or play area

Lower Level Living



The lower level is well lit with overhead lighting as well as several windows

Lower Level Living



Neutral color scheme provides a clean slate for new home owners

Lower Level Living



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Lower Level Living



The lower level is well lit with overhead lighting as well as several windows

Lower Level Living



Walk-out lower level leads to a spacious patio area with access to the fenced backyard and new back deck

Lower Level Living



Neutral color scheme provides a clean slate for new home owners

Lower Level Full Bath



Updated full bath hosts custom tile shower area and glass door

Lower Level Full Bath



Modern vanity with square sink basin is well lit from a window

Lower Level Full Bath



Updated full bath hosts custom tile shower area and glass door

Bedroom 4



Lower level additional bedroom is quietly tucked away from the other bedrooms of the home for additional privacy

Bedroom 4



Lower level additional bedroom is quietly tucked away from the other bedrooms of the home for additional privacy

Bedroom 4



Double-door closet provides ample additional storage space

Unfinished Space



Unfinished space is perfect for additional storage; Built-ins and peg board help with organization!

Unfinished Space



Unfinished laundry space hosts shelving and racks for sorting and organizing

Unfinished Space



Lower level laundry is equipped with washer and dryer hook-ups

Outdoor Living



Walk-out lower level leads to a spacious patio area with access to the fenced backyard and new back deck

Outdoor Living



The extra wide driveway with large parking pad allows for additional guest parking

Outdoor Living



Spacious back deck is accessible from the Kitchen – Can easily accommodate your outdoor patio furniture and grill!

Outdoor Living



The walk-out deck is the perfect space to host and entertain during the warm, summer evenings!

Outdoor Living



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

Outdoor Living



Mature trees in the backyard give the space a park-like feel

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Front Exterior



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Mature trees in the backyard give the space a park-like feel

PROPERTY ADDRESS: 2504 Holly Lane LaGrange, 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 Aug 22 2003, and ending on _____, (Date of purchase) (Date of this form)

PROPERTY ADDRESS: 2504 Holly Lane LaGrange Ky

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

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

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

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

1. HOUSE SYSTEMS	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age <u>15+</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age <u>15+</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age <u>5</u>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <u>basement was repaired due to leaks by previous owner. price to go believe this was in 1998 or 1999</u>				
(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>Before we owned it</u>				
(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?				

Explain: _____

(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? 8 years

(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? 2010

(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: Pinned - Plat is included

(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 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): 2/26/14
 Date of last inspection (septic): 2/26/14 Date last cleaned (septic): 2/26/14

(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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) 1. Are you aware of any testing for radon gas?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Results, if tested _____				
(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....	<input type="checkbox"/>	<input type="checkbox"/>	<input 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? <u>House was treated prior to our purchase, garage was treated approx 2010, termite inspection annually through 2016</u>				
(i) Are you aware of any existing or threatened legal action affecting this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are you aware of any other conditions that are defective with regard to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any warranties to be passed on?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: _____	<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? If yes, Explain <u>Dogs + Cats</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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 6/14/18
5:30pm

Initials (Buyer) Date/Time _____



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



(Seller) and

(Buyer)

for Property at 2504 Holly Lane La Grange KY

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

Sellers Disclosure (initial)

Form with checkboxes for lead-based paint disclosure, including options for presence of hazards, knowledge of hazards, and records available.

Buyer's Acknowledgment (initial)

Form with checkboxes for buyer acknowledgment, including receipt of information and opportunity for lead assessment.

Agent's Acknowledgment (initial)

Form with checkbox for agent acknowledgment of seller's obligations under 42 U.S.C. 4852 d.

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

Seller _____ Date / / Buyer _____ Date / /

Certification of Accuracy

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

Signature lines for Seller, Buyer, and Agent.

Utility Providers and 12 Month History

Trash Pick Up Company:	Republic
Days of Week for Trash Pick Up:	Friday
Recycling Pick Up Company:	Republic Republic Jr
Days of Week for Recycling Pick Up:	Friday (every other)

Cable Provider:	Direct TV
Internet Provider:	AT&T
Phone Provider:	AT&T

Water Company:	Oldham County Water
Sewer or Septic?	Septic

Gas/Electric Company:	LG&E
If all electric, is gas available?	NA
If you have a fireplace, is it gas or wood burning?	woodburning w/gas light

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. May 2018	\$ 210	\$ → Budget plan.	\$ 19.01 19.01	JR
2. April 2018	\$ 201	\$ → "	\$ 22.44 22.44	JR
3. March 2018	\$ 201	\$ → "	\$ 21.68 21.68	JR
4. Feb 2018	\$ 201	\$ → "	\$ 28.16 28.16	JR
5. January 2018	\$ 182.33	\$ → "	\$ 22.82 22.82	JR
6. Dec 2017	\$ -18.67	\$ → "	\$ 19.39 19.39	JR
7. Nov. 2017	\$ 146	\$ → "	\$ 30.45 30.45	JR
8. Oct 2017	\$ 146	\$ → "	\$ 21.68 21.68	JR
9. Sept 2017	\$ 146	\$ → "	\$ 23.97 23.97	JR
10. Aug 2017	\$ 241	\$ → "	\$ 24.35 24.35	JR
11. July 2017	\$ 241	\$ → "	\$ 29.30 29.30	JR
12. June 2017	\$ 241	\$ → "	\$ 23.21 23.21	JR

Initials: _____ Date: 6 / 14