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1315 Old Taylor Trail

FOR MORE INFO IMMEDIATELY, TEXT 4791 TO 46835

**Renovated, Cape-Cod Style Home in the
Sought-After Old Taylor Place Neighborhood**



Visual Tour Online:
www.1315OldTaylorTrail.com

'Move-in ready' is an understatement! An incredibly lucky family as this amazing opportunity to own an acre of Kentucky paradise nestled in a unique and well established neighborhood in Goshen, Kentucky. New hardwood flooring has been installed throughout the entire main level, new carpet installed throughout the 2nd level, new neutral paint on every wall. In the kitchen you'll note the gorgeous granite counter-tops with new stainless steel appliances, refinished cabinets and backs-plash and a new custom built-in cubby/coat hook area for organizing kids after school. The current owner has remodeled the basement with new floors, newly updated recessed lighting, new paint, and separate laundry area, more than doubling the finished area of basement. Head out onto the newly expanded back deck and take in the private paradise! The concrete pool deck has been expanded several feet and a sleek black gate installed. This home is located in the highly coveted Old Taylor Place neighborhood which offers not just a place to live, but an authentic Kentucky lifestyle! In addition, Old Taylor Place provides 7+ acres of common area. The community of Old Taylor Place (OTP) is located on the North side of Oldham County, offering the best of both worlds... provides that serene "peace and quiet," "vacation at home" feel you deserve, yet it is only 7 miles from your daily conveniences in Prospect!

Features:

4 Bedrooms
2.5 Baths

3000+ Finished
Square Feet

Home boasts over
\$55,000 of recent
improvements both
inside and out!

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1315 Old Taylor Trail, *Special Features*

4 Bedrooms | 2.5 Baths | 3000+ Total Finished Square Feet | On an Acre

Renovated, Cape-Cod Style Home in the Sought-After Old Taylor Place Neighborhood

Updated Kitchen -Including Granite Countertops, coordinating Backsplash and Stunning Cabinetry

Timeless Exterior with Lush Outdoor Space and In-Ground Pool

Located in the Award-Winning North Oldham School District

Property Features

- Curb appeal abounds - the cape cod style home features a neutral façade with white trim accent the new front door
- Your eyes will be drawn to the front entry as you approach. The entrance is accented with new landscaping and new front door, highlighted by scone lighting
- Home boasts over \$55,000 of recent improvements both inside and out!

Living Room

- Spacious Foyer with new hardwood floors welcomes you into the home
- A stunning view of the staircase cascades in front of you as you enter the home
- Decorative crown molding and exquisite trim accentuates the space
- New hardwood floors flow throughout main level of the home
- Home has been freshly painted with a neutral color palette throughout- a perfect canvas for new homeowners!
- Windows throughout the home are dressed in new treatments
- The Living Room presents hardwood flooring and large windows

Dining Room

- A wide doorway provides seamless transition from Living Room to Dining Room
- Adjacent to Living Room is an incredibly spacious Dining Room
- The Dining Room is anointed with a well-lit oil-rubbed bronze chandelier
- Many design details within the Dining Room, including hardwood flooring and chair rail– plus large windows which add an abundance of natural light
- Pocket door leads from the dining space to the updated Kitchen for additional privacy

Kitchen

- Kitchen updates include granite countertops, coordinating backsplash and an abundance of cabinetry – a bright modern color pallet!
- No detail has been overlooked – hardwood floors accenting the painted cabinets, adorned with new hardware, plus additional cabinetry framing the refrigerator
- Kitchen is well lit and features recessed lighting and under-cabinet task lighting
- Enjoy the view of the back yard while at the double-sink
- New stainless-steel Kitchen appliances to remain, including; refrigerator, dishwasher, range and microwave
- Peninsula allows for additional seating
- The Kitchen provides easy access to the outdoor patio
- The Eat-in Kitchen area provides convenient seating for a small table and breakfast area
- Ceiling fan in Eat-in Kitchen to keep you cool and comfortable
- Sliding glass doors lead to the back deck – your outdoor oasis awaits!
- The perfect place to enjoy a cup of coffee! Sunny and Bright!
- Built-ins are located off the Kitchen and Foyer with plenty of cubby space and coat hooks
- The main floor half bath hosts a pedestal sink and custom floor tile

Family Room

- A stone fireplace with a beautiful mantle and hearth creates for a stunning focal point of the room
- Step down from the Kitchen and into the Family Room – An intimate space with custom built-ins framing the sliding glass doors to the outdoor space
- A perfect space for hosting and entertaining, the Family Room features custom built-ins complete with shelving and storage cabinetry
- Plenty of natural light radiates from the oversized glass doors, as well as the updated ceiling fan fixture

Master Suite

- The Master Suite is well lit with 3 large windows and overhead light fixture with fan
- Spacious Master has plenty of room and easily accommodates a king sized bed
- Bedroom is detailed with crisp, white trim and baseboards - and finished with a ceiling fan
- This spa-like bathroom features upgrades throughout including dual vanity, glass enclosed walk-in shower and jetted garden bathtub
- Double vanity is detailed with tall, dark-stained cabinetry and accented with contrasting countertop and expansive vanity mirror
- The space is light and airy with a tranquil color palette and is brightened with a window – letting natural light pour in
- The walk-in master closet has been extended and provides plenty of room

Three Additional Bedrooms and Full Bath

- New ceiling fan fixtures in all bedrooms
- New carpet in all bedrooms
- The Bedrooms feature white window trim, large double-door closet, and wide baseboards - crisp!
- Double-windows provide ample natural light
- Closet provides plenty of storage space
- Full bath features wood vanity, tile flooring and calming color palette
- Bath features a pedestal sink and window
- Sliding glass door walk-in shower

Finished Lower Level

- New sliding barn door leads to the lower level of the home
- New plumbing added to sump pump and gravel bed installed
- Lower level - completely updated and doubled in size with neutral paint, recessed lighting, and new flooring installed in 2018
- The finished lower level is open and provides plenty of options for the new owner, including; home gym, office, play room, hobby/craft space and second family room
- The separate washer and dryer area provides a private space for the new owner and leads to mechanical room

Outdoor Living

- The back yard is secluded and private – mature trees create for beautiful, peaceful views
- The patio is spacious enough to easily accommodate your outdoor furniture and grill
- Charming stone walkway adds character to the backyard and leads to the in-ground pool
- In-ground pool features new concrete surround for additional sitting and deck space
- Pool boasts updated, black rod-iron fence to separate the space and add additional privacy
- The outdoor shed at the rear of the property allows for additional storage and conveys
- The home is surrounded by an enormous rear and front yard for unlimited outdoor living
- Backyard is quaintly lit with exterior lighting
- The extra-wide driveway approaches the roomy two-car rear entry garage and offers space for additional parking

- Two-car garage is fitted with built-in shelving – storage abounds!

Residential - Single Family Residence

For Current Pricing
Call 502.554.9749



List Number: 1524187
Address: 1315 Old Taylor Trail,
Goshen, KY 40026
Area: 20-Oldham County N171
Sub Area: A
Total Living Area: 3,135
Basement: Partially Finished
Total # Bedrooms: 4
Disclosure: Yes
Style: 2 Story

Status: Active
School District: Oldham
Above Grade
Finished: 2,400
Total Baths: 3
Sqft - Total Unfin: 244
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0
County: Oldham
Subdivision: OLD TAYLOR PLACE
Baths - Full: 2
Baths - 1/2: 1
Age: 41
Year Built: 1977
Stories: 2



Open House Info: 02/10/2019 2:00 PM to 4:00 PM

Directions: I-265 to Highway 42. Take right onto Hwy 42 and follow to Old Taylor Tr. Turn Left and follow to house - on right.

Seller has requested first showings to begin Sunday at 2:00pm - House will be Held Open 2-4pm on 2/10/2019. "Move-in ready" is an understatement! An incredibly lucky new owner has an amazing opportunity to own over an acre of Kentucky paradise nestled in a unique and well established neighborhood in Goshen, Kentucky. To start, new hardwood flooring has been installed throughout the entire main level, new carpet installed throughout the 2nd level, new neutral paint on every wall...step into the kitchen and you'll note the gorgeous granite counter-tops with new stainless steel appliances, refinished cabinets, backsplash and a new custom built-in cubby/coat hook area for organizing outside gear. Stop and Head out onto the newly expanded back deck - take in the private paradise! (cont)

Room Name Room Level WidthLengthRoom Remarks

Foyer	1st Floor	5'0	15'6	New Hardwood Flooring on 1st Floor
Living Room	1st Floor	13'11	17'5	Brightly Lit
Formal Dining	1st Floor	12'0	13'6	Crisp Finishes!
Eat in Kitchen	1st Floor	21'0	13'6	New Appliances and Refinished Cabinets
Family Room	1st Floor	19'1	13'6	Secluded and Great View of the Pool
Half Bath	1st Floor	4'4	5'0	Centrally Located
Bedroom	2nd Floor	14'0	12'11	Plenty of Closet Space
Full Bath	2nd Floor	5'3	10'0	Conveniently Accessible by Each Bedroom
Bedroom	2nd Floor	12'11	9'11	Perfect 4 bed Family Home
Bedroom	2nd Floor	12'0	13'6	New Carpet Throughout 2nd Floor
Master Bedroom	2nd Floor	18'2	11'6	Large Walk-in Closet and
Master Bath	2nd Floor	11'0	11'6	En Suite with Double Vanity

Basement: Partially Finished
Construction: Frame - Wood
Exterior: Deck; Pool - In Ground
Foundation: Poured Concrete
Fencing: Partial Fence
Heating/Cooling: Central Air; Electric Heat; Forced Air Heat; Heat Pump
Lot Description: Cleared; Corner; Level
Garage/Parking: 2 Car Garage; Attached; Entry Rear
Roof: Shingle
Sub/Condo Amenities: Clubhouse; Other - See Remarks; Playground
Utilities: Electric; Public Water; Septic System
M Struct Flood Plain: No

	(Fin)	(UF)
AG	2,400	0
BG	735	244
NC	0	0
Total	3,135	244
SqFtSrc:	List Agent	

First Floor MBR: No **First**

Total # of Rooms: 7

Floor Laundry:
No

Closets Level 1: 2 Level 2: 4 **Basement:** 1 **# Fireplaces** Level 1: 1

Lot SF Source: PVA

Acres: 1.01

Sold As-Is: No

HOA Y/N: Yes

HOA Fee: \$300

Condo Features:

Farm Features:

City Tax: Of Record

County Tax: Of Record

Deed Bk: 1171

Pg #: 459

Block: 0000

Lot: 35

Sub-Lot: 0000

(cont) The concrete pool deck has been expanded several feet and a sleek black fence installed. A salt water unit has been added to the pool to help create an almost maintenance free summer of fun. Meticulous landscaping has been added around the entire home to give bits a vibrant color and clean crisp lines. The net effect is a roomy, welcoming oasis to entertain friends and/or family every season of the year...or you could just enjoy the parklike setting for yourself every evening after work or school. Let's head back in and up to the 2nd level with a miraculous newly finished staircase. You'll note the large bedrooms and updated light/fan fixtures throughout. The master is spacious and walk-in closet extended for more space to the owners. All rooms are brightly lit and provide a private getaway from the main living areas. Let's head to the basement with access through the new sliding barn door. The current owner has remodeled the basement with new floors, newly updated recessed lighting, new paint, and separate laundry area, more than doubling the finished area of basement. For the more functionally curious, check out the Carrier HVAC unit and newly installed sump pump. This home is located in the highly coveted Old Taylor Place neighborhood which offers not just a place to live, but an authentic Kentucky lifestyle! It's a horse lover's paradise to board your horse very cost effectively in the community barn which is only a couple min walk! This neighborhood was designed with egress for horse trails throughout! In addition, Old Taylor Place provides 7+ acres of common area. OTP residents can board their horses the neighborhood horse barn, for a nominal monthly fee. The common area also includes a pavilion with indoor and outdoor space that residents can rent for \$25/day, neighborhood catch/release fishing pond, playground, and basketball area! The community of Old Taylor Place (OTP) is located on the North side of Oldham County, offering the best of both worlds... provides that serene "peace and quiet," "vacation at home" feel you deserve, yet it is only 7 miles from your daily conveniences in Prospect! Don't miss this opportunity, call the list agent today for more information or to schedule a private viewing.

Welcome Home!

Curb appeal abounds - the cape cod style home features a neutral façade with white trim accent and new front door

Outdoor Living

Located in the Award-Winning North Oldham School District

Outdoor Living

Renovated, Cape-Cod Style Home in the Sought-After Old Taylor Place Neighborhood

Front Entry

Home boasts over \$55,000 of recent improvements both inside and out!

Front Entry

Your eyes will be drawn to the front entry as you approach. The entrance is accented with updated landscaping and new front door highlighted by sconce lighting

Living Room

The Living Room presents Hardwood flooring and large windows

Living Room

Windows throughout the home are dressed in new treatments

Living Room

Home has been freshly painted with a neutral color palette throughout- a perfect canvas for new home owners!

Dining Room

A wide doorway leads from the Living Room into the Dining Room

Dining Room

Many design details within the Dining Room, including hardwood flooring and chair rail- plus large windows which add dimension to the room and an abundance of natural light

Dining Room

Adjacent to Living Room an incredibly spacious Dining Room – plenty of room for all your dining furniture

Dining Room

Many design details within the Dining Room, including hardwood flooring and chair rail- plus large windows which add dimension to the room and an abundance of natural light

Dining Room

The Dining Room is anointed with a well-lit oil-rubbed bronze chandelier

Kitchen

Pocket door leads from the dining space to the updated Kitchen for additional privacy

Kitchen

Kitchen updates include granite countertops, coordinating backsplash and an abundance of cabinetry - a bright modern color pallet!

Kitchen

No detail has been overlooked – hardwood floors accenting the painted cabinets, adorned with new hardware, plus additional pantry and cabinetry framing the refrigerator

Kitchen

Kitchen is well lit and features recessed lighting and under-cabinet task lighting

Kitchen

New stainless-steel Kitchen appliances to remain, including; refrigerator, dishwasher, range and microwave

Kitchen

Enjoy the view of the back yard while at the double sink

Kitchen

Peninsula allows for additional seating

Kitchen

Kitchen is well lit and features recessed lighting and under-cabinet task lighting

Kitchen

The Kitchen provides easy access to the outdoor patio

Kitchen

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

Kitchen

The perfect place to enjoy a cup of coffee! Sunny and Bright!

Kitchen

Built-ins are located off the Kitchen and Foyer with plenty of cubby space and coat hooks

Family Room

A stone fireplace with a beautiful mantle and hearth creates for a stunning focal point of the room

Family Room

Step down from the Kitchen and into the Family Room – An intimate space with custom built-ins framing the sliding glass doors to the outdoor space

Family Room

A perfect space for hosting and entertaining, the Family Room features custom built-ins complete with shelving and storage cabinetry

Family Room

A stone fireplace with a beautiful mantle and hearth creates for a stunning focal point of the room

Family Room

Plenty of natural light radiates from the oversized glass doors, as well as the updated ceiling fan fixture

Family Room

Plenty of natural light radiates from the oversized glass doors, as well as the updated ceiling fan fixture

Half Bath

The main floor half bath hosts a pedestal sink and custom floor tile

Master Suite

The Master Suite is well lit with 3 large windows and overhead light fixture with fan

Master Suite

Spacious Master has plenty of room and easily accommodates a king sized bed

Master Suite

Bedroom is detailed with crisp, white trim and baseboards - and finished with a ceiling fan

Master Suite

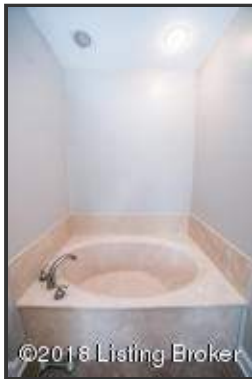
Bedroom is detailed with crisp, white trim and baseboards - and finished with a ceiling fan

En Suite Master Bath

Double Vanity is detailed with tall, dark-stained cabinetry and accented with contrasting countertop and expansive vanity mirror

En Suite Master Bath

The space is light and airy with a tranquil color palette and is brightened with a window – letting natural light pour in

En Suite Master Bath

This spa-like bathroom features upgrades throughout including dual vanity, glass enclosed walk-in shower and garden bathtub

En Suite Master Bath

The walk-in master closet has been extended and provides plenty of room

Bedroom 2

The Bedroom features white window trim and wide baseboards for a crisp, clean look

Bedroom 2

The Bedroom is serviced by a large double-door closet

Bedroom 3

The Bedroom features white window trim and wide baseboards for a crisp, clean look

Bedroom 3

Double-windows provide ample natural light

Bedroom 4

New ceiling fan fixtures in all bedrooms

Bedroom 4

New carpet in all bedrooms

Bedroom 4

Closet provides plenty of storage space

Upstairs Full Bath

Full bath features wood vanity, tile flooring and calming color palette

Upstairs Full Bath

Bath features a pedestal sink and window

Upstairs Full Bath

Sliding glass door walk-in shower

Lower Level

New sliding barn door leads to the lower level of the home

Finished Lower Level

Lower level has been finished out and painted with new flooring installed in 2018

Finished Lower Level

The lower level has an open concept and provides for a desirable space for additional storage

Finished Lower Level

The finished lower level is open and provides plenty of options for the new owner, including; home gym, office, play room, hobby/craft space and second family room

Lower Level Laundry

©2019 Listing Broker

The separate washer and dryer area provides a private space for the new owner and leads to mechanical room

Lower Level

©2018 Listing Broker

New plumbing added to sump pump and gravel bed installed

Garage

©2018 Listing Broker

Two-car garage is fitted with built-in shelving – storage abounds!

Garage

©2018 Listing Broker

Two-car garage is fitted with built-in shelving – storage abounds!

Outdoor Living

©2018 Listing Broker

The extra-wide driveway approaches the roomy two-car garage and offers space for additional parking

Outdoor Living

©2018 Listing Broker

The outdoor shed at the rear of the property allows for additional storage and conveys

Outdoor Living

Conveniently step from Kitchen and Family Room to the outdoor space with a generous-sized patio to enjoy the outdoors

Outdoor Living

The back yard is secluded and private – mature trees create for beautiful, peaceful views

Outdoor Living

The extra-wide driveway approaches the roomy two-car garage and offers space for additional parking

Outdoor Living

The patio is spacious enough to easily accommodate your outdoor furniture and grill- the warm evenings await!

Outdoor Living

Conveniently step from Kitchen and Family Room to the outdoor space with a generous-sized patio to enjoy the outdoors

Outdoor Living

Charming stone walkway adds character to the backyard and leads to the in-ground pool

Outdoor Living

In-ground pool features new concrete surround for additional sitting and deck space

Outdoor Living

Pool boasts updated, black rod-iron fence to separate the space and add additional privacy

Outdoor Living

In-ground pool features new concrete surround for additional sitting and deck space

Outdoor Living

The back yard is secluded and private – mature trees create for beautiful, peaceful views

Outdoor Living

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 09/17/2017, and ending on 02/04/2019.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 1315 Old Taylor Tr, Goshen, KY 40026

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input 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: Sump Pump Failed. Replaced by United Plumbing.

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

Explain: Basement finished. Waterproof coating applied before drywall installed

Initials (Seller)

Date/Time

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

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PROPERTY ADDRESS: 1315 Old Taylor Tr, Goshen, KY 40026

- (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? 7 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? _____
- (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: Water in the front yard where tree removed. Added dirt to correct.

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: Tree line and road
- (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): 05/02/2018 Date last cleaned (septic): 02/04/2019
- (c) Are you aware of any problems with the sewer system?..... ☐ ☐ ☒ ☐
Explain: _____

Initials (Seller) _____

Date/Time _____

Initials (Buyer) _____

Date/Time _____

Form M105 revised 3/2016

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

9.	HOMEOWNER'S ASSOCIATION	N/A	YES	NO	UNKNOWN
(a)	1. Is the property subject to rules or regulations of a homeowner's association?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. If yes, what is the yearly assessment? \$ 300				
	3. Homeowner's Association Name: Old Taylor Place				
	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 Negative				
(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? If yes, Explain Toy Dog _____	<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"/>

PROPERTY ADDRESS: 1315 Old Taylor Tr, Goshen, KY 40026

SPACE FOR ADDITIONAL INFORMATION

- Sump pump failed in fall of 2017. Pump replaced and plumbing re-routed due to previous owner directing sump pump into septic. Sump pump dumping into septic saturated the lateral field so re-routed to gravel bed and out of septic system. Charlie Ward from Oldham Co Health Dept helped us determine problem and make necessary repairs.

- Pool Motor was replaced Spring of 2018 by Sundtime Pools.

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
02/04/19 5:20 PM EST
RTGG-D3LD-8XOF-O9TR
Date

Seller dotloop verified
02/05/19 6:35 AM EST
HD4L-LBNC-MWEN-WHWN
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: 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.