



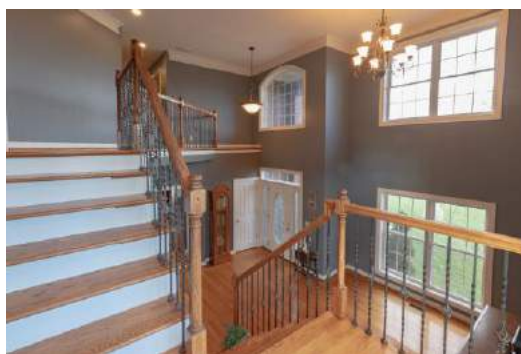
THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

11318 Expedition Way

FOR MORE INFO IMMEDIATELY, TEXT 54152 TO 46835

All Brick Home in Little Spring Farms with Community Features including Tennis Courts and Pool



Visual Tour Online:
www.11318ExpeditionWay.com

Welcome to your new home at 11318 Expedition Way in Little Spring Farm! This impeccably well maintained, all brick, 4 bed, 2.5 bath with an open floor plan on a huge corner lot is the home you have been waiting for. Little Spring Farm offers a gorgeous clubhouse, walking trails, tennis courts, pool, access to a new fitness center, and family friendly activities. You'll notice the formal dining room with soaring ceilings, crown molding, and the beautiful staircase. The kitchen boasts an abundance of cabinetry, stainless steel appliances, pantry, and a breakfast bar. There is hardwood flooring, recessed lighting and crown molding throughout the main level. You'll love the double sided fireplace and large windows that allow for an abundance of light in the great room. Head upstairs where you will find the spacious Master Suite with En Suite featuring a huge walk in closet and adjoining sitting area. The second level offers 3 additional bedrooms, a full bath, and laundry room. The basement has recently been framed with electric and plumbing installed (the shower has already been installed too) and is ready to be finished with flooring and drywall to complete the final touches! A brand new patio has been installed off the back door for the new owner's to enjoy. You'll also love the covered side porch, perfect for a relaxing morning outdoors!

Features:

4 Bedrooms
2.5 Baths

4300+ Total
Square Feet

Basement has been
framed with Electric
and Plumbing
Installed

kw LOUISVILLE
EAST
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

www.ChooseThePriceGroup.com

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

Download your Free MLS Search App Now!
www.LouisvilleRealEstateApp.com

11318 Expedition Way, *Special Features*

4 Bedrooms | 2.5 Baths | 4300+ Total Sq. Ft | .40 Acres

All brick exterior on a corner lot with two-car garage

Home is quietly tucked away in a low-traffic community

Property Features

- Curb appeal abounds- the brick exterior is highlighted by keystone details and mature landscaping
- The entrance is accented with manicured landscaping reflecting the architectural style of the home, elongated windows and beautiful window header detail to greet you upon entry
- The home boasts an open floorplan with hardwood flooring throughout the main level of the home
- Little Spring Farm community offers a clubhouse, walking trails, tennis courts, pool, access to new fitness center and family friendly activities
- Two-car garage and wide driveway provide ample parking and space for guests

Foyer and Dining Room

- The front door, framed by sidelights, creates an elegant entry into the foyer
- Spacious foyer with hardwood flooring is designed with sprawling width – a true gathering space while welcoming family and friends into your home
- Decorative iron spindles complement the wood staircase
- White crown molding and baseboards accentuates the space
- Guest bath is conveniently located off the foyer and features tile floors and sink with storage
- The dining space offers plenty of room for a generous table and dining furniture
- The dining room flows naturally from the foyer and living spaces with soaring ceilings overlooking the beautiful staircase

Kitchen

- The kitchen is designed with an abundance of cabinetry and dressed with attractive hardware – plenty of storage space!
- Kitchen is highlighted by recessed lighting – truly exquisite!
- Stainless steel appliances remain for your move-in ready convenience, including: refrigerator, stove, microwave and dishwasher
- The island provides additional seating – perfect for a breakfast area!
- The kitchen is also equipped with a large pantry closet, providing plenty of extra storage space
- Eat-in kitchen comfortably accommodates a full-sized table

Great Room

- The great room is the heartbeat of the home with large windows, double-sided fireplace, and crisp, white crown molding and trim
- Gas log fireplace is accented by a white mantle and creates a dramatic focal point
- The space boasts an open concept and is well lit with natural lighting from large windows as well as recessed overhead lighting
- A fantastic flow opportunity – The great room is open to the kitchen and dining spaces

Master Bedroom and En Suite

- Spacious master bedroom with plenty of room for a king size bed
- The space is truly stunning with vaulted tray ceiling, sitting area, two oversized windows and neutral color scheme
- Large windows encompass the space and offer plenty of natural light

- The spa-like bathroom features a double vanity, large soaking tub, walk-in shower and separate water closet for privacy
- Double vanity is detailed with wood cabinetry, expansive vanity mirror and ample storage
- Water closet hosts a pocket door for privacy
- Large, soaking tub is complete with custom tile decking and surround
- Master hosts a generous walk-in closet with ample, custom shelving

Second Level, Three Additional Bedrooms and Hallway Full Bath

- The second level offers 3 additional bedrooms, a full bath, and laundry room
- The first additional bedroom offers a generous sized closet, built-in desk area with shelving and attic access
- The full bath includes tile flooring, vanity with storage and tub/shower combination
- The second additional bedroom hosts a closet, large double-window and neutral carpet
- The third additional bedroom hosts a large, double-window with crisp, white trim and ceiling fan

Laundry Room

- The laundry room is equipped with shelving for storage and hanging items
- Laundry room is the perfect space to store everyday items

Lower Level

- The basement has recently been framed with electric and plumbing installed (the shower has already been installed too) and is ready to be finished with flooring and drywall to complete the final touches!
- The lower level is incredibly spacious and presents a wealth of opportunities for space, including; theater room, hobby space, home gym or second family room

Outdoor Living

- A brand new patio will soon be installed off the back door for the new owner's to enjoy
- A spacious side patio could easily accommodate lounge chairs and accent furniture
- The corner lot home is surrounded by greenspace for unlimited outdoor living
- A deep lot provides plenty of room to play, entertain, and enjoy the beauty of the outdoors

Residential - Single Family Residence

**For Current Price
Call 502.554.9749**



List Number: 1532349
Address: 11318 Expedition Way, Louisville, KY 40291
Area: 06-Buchel/Hghvw/okolona/FernCreek
Sub Area: B
Total Living Area: 2,979
Basement: Unfinished
Total # Bedrooms: 4
Disclosure: Yes
Style: 2 Story

Status: Active
School District: Jefferson
Above Grade Finished: 2,979
Total Baths: 3
Sqft - Total Unfin: 1,333
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Jefferson
Subdivision: LITTLE SPRING FARM
Baths - Full: 2
Baths - 1/2: 1
Age: 14
Year Built: 2005
Stories: 2



Open House Info:

Directions: Bardstown Rd South of Gene Snyder approximately 3 miles, take a right onto Little Spring Blvd., left onto Expedition Trail and right onto Expedition Way.

©2019 Listing Broker

Welcome to your new home at 11318 Expedition Way in Little Spring Farm! This impeccably well maintained, all brick, 4 bedroom, 2.5 bath with an open floor plan on a huge corner lot is the home you have been waiting for. Little Spring Farm offers a gorgeous clubhouse, walking trails, tennis courts, pool, access to a new fitness center, and family friendly activities. As you enter the home through the spacious foyer the elegant details begin. You'll notice the formal dining room with soaring ceilings, crown molding, and the beautiful staircase. The floor plan provides an open flow from the kitchen into the great room, perfect for entertaining! The kitchen boasts an abundance of cabinetry, stainless steel appliances, pantry, and a breakfast bar. There is hardwood flooring, recessed....

Room Name	Room Level	Width	Length	Room Remarks
Dining Area	1st Floor	15'8"	19'3"	Soaring Ceiling
Kitchen	1st Floor	12'11"	25'9"	Incredibly Open and Spacious Beautiful Hardwood Flooring
Great Room	1st Floor	15'10"	36'1"	Throughout
Half Bath	1st Floor	4'11"	5'0"	Centrally Located
Master Bedroom	2nd Floor	15'0"	15'0"	Spacious Sitting Area
Master Bath	2nd Floor	9'8"	14'11"	En Suite
Bedroom	2nd Floor	13'5"	11'0"	Large Walk In Closet
Bedroom	2nd Floor	12'1"	10'11"	Brightly Lit
Bedroom	2nd Floor	14'4"	15'7"	Spacious 4th bedroom or Bonus Room
Full Bath	2nd Floor	4'11"	8'3"	Centrally Located
Laundry	2nd Floor	5'1"	7'9"	Conveniently Located

	(Fin)	(UF)
AG	2,979	0
BG	0	1,333
NC	0	0
Total	2,979	1,333
SgFtSrc:	List Agent	

Basement: Unfinished
Construction: Brk/Ven; Frame - Wood
Exterior: Porch
Foundation: Poured Concrete
Fencing: None
Heating/Cooling: Central Air; Gas Heat; Heat Pump
Monthly Maintenance: No
Lot Description: Corner; Cul De Sac; Sidewalk
Garage/Parking: 2 Car Garage; Attached
Roof: Shingle
Sub/Condo Amenities: Clubhouse; Fitness Room; Pool; Tennis Court
Utilities: Public Sewer; Public Water
M Struct Flood Plain: No

First Floor MBR: No **First Floor Laundry:** No **Laundry Level:** 2nd
Total # of Rooms: 7 **# Closets Level 1:** 1 **Level 2:** 5 **# Fireplaces Level 1:** 1

Lot SF Source: PVA **Acres:** 0.4 **Sold As-Is:** No
HOA Y/N: Yes **HOA Fee:** \$850
Condo Features:
Farm Features:
City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 8674 **Pg #:** 0646 **Block:** 3678 **Lot:** 0235 **Sub-Lot:** 0000

lighting and crown molding throughout the main level. You'll love the double sided fireplace and large windows that allow for an abundance of light in the great room. Head upstairs where you will find the spacious Master Suite with En Suite featuring a huge walk in closet and adjoining sitting area. The second level offers 3 additional bedrooms, a full bath, and laundry room. The basement has recently been framed with electric and plumbing installed (the shower has already been installed too). It is ready to be finished with only flooring and drywall to complete the final touches! A brand new patio has been installed off the back door for the new owner's to enjoy. You'll also love the covered side porch, perfect for a relaxing morning outdoors! Call to schedule your showing today!

Welcome Home!



Little Spring Farm community offers a clubhouse, walking trails, tennis courts, pool, access to new fitness center and family friendly activities

Front Exterior



Curb appeal abounds- the brick exterior is highlighted by keystone details and mature landscaping

Front Entry



The entrance is accented with manicured landscaping reflecting the architectural style of the home, elongated windows and beautiful window header detail to greet you upon entry

Two Car Garage



Two-car garage and wide driveway provide ample parking and space for guests

Foyer



Spacious Foyer with hardwood flooring is designed with sprawling width – a true gathering space while welcoming family and friends into your home

Foyer and Second Level



Decorative iron spindles complement the wood staircase

Eat In Kitchen



©2019 Listing Broker

Eat-in Kitchen comfortably accommodates a full-sized table

Kitchen



©2019 Listing Broker

The Kitchen is designed with an abundance of cabinetry and dressed with attractive hardware – plenty of storage space!

Kitchen



©2019 Listing Broker

The island provides additional seating – perfect for a breakfast area!

Kitchen



©2019 Listing Broker

Stainless steel appliances remain for your move-in ready convenience, including: refrigerator, stove, microwave and dishwasher

Kitchen



©2019 Listing Broker

Kitchen is highlighted by recessed lighting – truly exquisite!

Great Room



©2019 Listing Broker

The space boasts an open concept and is well lit with natural lighting from large windows as well as recessed overhead lighting

Two-Way Fireplace



Gas log fireplace is accented by a white mantle and creates a dramatic focal point

Great Room



The Great Room is the heartbeat of the home with large windows, double-sided fireplace, and crisp, white crown molding and trim

First Floor Half Bath



Guest bath is conveniently located off the Foyer and features tile floors and sink with storage

Master Suite



Large windows encompass the space and offer plenty of natural light

Master Suite



Spacious Master Bedroom with plenty of room for a king size bed

Master Suite



The space is truly stunning with vaulted tray ceiling, sitting area, two oversized windows and neutral color scheme

En Suite Master Bath



©2019 Listing Broker

The spa-like bathroom features a double vanity, large soaking tub, walk-in shower and separate water closet for privacy

En Suite Master Suite



©2019 Listing Broker

Double vanity is detailed with wood cabinetry, expansive vanity mirror and ample storage

En Suite Master Bath



©2019 Listing Broker

Large, soaking tub is complete with custom tile decking and surround

En Suite Master Bath



©2019 Listing Broker

Large, soaking tub is complete with custom tile decking and surround

Private Water Closet



©2019 Listing Broker

Water closet hosts a pocket door for privacy

Second Level Landing



©2019 Listing Broker

White crown molding and baseboards accentuates the space

First Bedroom



The first additional bedroom offers a generous sized closet, built-in desk area with shelving and attic access

First Bedroom



The first additional bedroom offers a generous sized closet, built-in desk area with shelving and attic access

First Bedroom



The first additional bedroom offers a generous sized closet, built-in desk area with shelving and attic access

Second Level Hallway



The second floor hallway features hardwood floors

Second Bedroom



The second additional bedroom hosts a closet, large double-window and neutral carpet

Second Bedroom



The second additional bedroom hosts a closet, large double-window and neutral carpet

Second Level Full Bath



The full bath includes tile flooring, vanity with storage and tub/shower combination

Second Level Full Bath



The full bath includes tile flooring, vanity with storage and tub/shower combination

Third Bedroom



The third additional bedroom hosts a large, double-window with crisp, white trim and ceiling fan

Third Bedroom



The third additional bedroom hosts a large, double-window with crisp, white trim and ceiling fan

First Floor Laundry



The Laundry Room is equipped with shelving for storage and hanging items

Lower Level



The basement has recently been framed with electric and plumbing installed (the shower has already been installed too) and is ready to be finished with flooring and drywall to complete the final touches!

Lower Level



The basement has recently been framed with electric and plumbing installed (the shower has already been installed too) and is ready to be finished with flooring and drywall to complete the final touches!

Lower Level



The basement has recently been framed with electric and plumbing installed (the shower has already been installed too) and is ready to be finished with flooring and drywall to complete the final touches!

Lower Level



The basement has recently been framed with electric and plumbing installed (the shower has already been installed too) and is ready to be finished with flooring and drywall to complete the final touches!

Corner Lot



All Brick Exterior on a Corner Lot with Two-Car Garage

Side Patio



A spacious side patio could easily accommodate lounge chairs and accent furniture

Side Patio



A spacious side patio could easily accommodate lounge chairs and accent furniture

Back Patio



©2019 Listing Broker

The new back patio provides additional space for outdoor living

Back Patio



©2019 Listing Broker

Enjoy warm summer evenings on the new back patio

Back Patio



©2019 Listing Broker

The new back patio is spacious enough to host your outdoor furniture and grill

Back Patio



©2019 Listing Broker

Step from the living room to the freshly poured back patio

PROPERTY ADDRESS: 11318 Expedition Way Louisville Ky 40291

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 8/5/2005 and ending on _____
 (Date of purchase) (Date of this form)

PROPERTY ADDRESS: 11318 Expedition Way Louisville Ky 40291

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

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

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

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

1. HOUSE SYSTEMS

Any past or current problems affecting:	N/A	YES	NO	UNKNOWN
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating..... age <u>13 1/2 yrs</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning..... age <u>13 yrs 13 yrs</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Water heater..... age <u>13</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain: unit 13 yrs old upstairs unit 2 yrs old.

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? YES NO UNKNOWN

(d) When was the last time the basement leaked? _____

(e) Have you ever had any repairs done to the basement? YES NO UNKNOWN

(f) If you have had basement leaks repaired, when was the repair performed? _____

Explain: _____

PROPERTY ADDRESS: 11318 Expedition Way Louisville Ky 40291

- (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

- (a) Age of the roof covering? 13yrs old
- (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? 4yrs ago
- (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? 4yrs ago
- (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.) NO leaking after repair
- (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: nails rusted causing leak.

N/A YES NO UNKNOWN

4. LAND/DRAINAGE

- (a) Any soil stability problems?.....
- (b) Has the property ever had a drainage, flooding, or grading problem?.....
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....
If yes, what is the flood zone? _____
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?
- Explain: _____

N/A YES NO UNKNOWN

5. BOUNDARIES

- (a) 1. Have you ever received a staked or pinned survey of the property?.....
2. Are the boundaries marked in any way?.....
3. Do you know the boundaries? If yes, provide description below.....
Explain: pins remain
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
- Explain: _____

N/A YES NO UNKNOWN

6. WATER

- (a) 1. Source of water supply Louisville Water Co
2. Are you aware of below normal water supply or water pressure?
- (b) Is there a water purification system or softener remaining with the house?.....
- (c) Has your water ever been tested? If yes, provide results below.....
Explain: _____

N/A YES NO UNKNOWN

7. SEWER SYSTEM

- (a) Property is serviced by:
 - 1. Category I. Public Municipal Treatment Facility.....
 - 2. Category II. Private Treatment Facility.....
 - 3. Category III. Subdivision Package Plant.....
 - 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant").....
 - 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal.....
 - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system.....
 - 7. Category VII. No Treatment/Unknown.....
 Name of Servicer (if known): _____
- (b) For properties with Category IV, V, or VI systems:
Date of last inspection (sewer): _____
Date of last inspection (septic): _____ Date last cleaned (septic): _____
- (c) Are you aware of any problems with the sewer system?.....
Explain: _____

N/A YES NO UNKNOWN

Initials (Seller) _____ Date/Time 1/7/19 Initials (Buyer) _____ Date/Time _____

PROPERTY ADDRESS:

11318 Expedition Way Louisville Ky 40291

8. CONSTRUCTION/REMODELING

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

Explain: _____

9. HOMEOWNER'S ASSOCIATION

- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, what is the yearly assessment? \$ <u>850.00</u> | | | | |
| 3. Homeowner's Association Name: <u>Mulloy Properties</u> | | | | |
| HOA Primary Contact Name: <u>Chris Norton</u> | | | | |
| HOA Primary Contact Phone No. <u>618-5900</u> | | | | |
| (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 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 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 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>Cats / dog</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 1/7/19

Initials (Buyer) _____

Date/Time _____

PROPERTY ADDRESS: 11318 Expedition Way Louisville Ky 40291

SPACE FOR ADDITIONAL INFORMATION

Areas in basement walls fixed prior to moving in 13+ years ago. basement does not leak
12+ years ago house had possible lightning strike. checked by electrician no damage.
HVAC system in attic had clogged hose and caused the condensation tray to over flow, ceiling in master closet repaired 2018

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: _____ Date: 1/7/19

Seller: _____ Date: 1/7/19

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 1/7/19
1657

Initials (Buyer) MB

Date/Time _____

Utility Providers and 12 Month History

Trash Pick Up Company:	Waste management.
Days of Week for Trash Pick Up:	Fridays
Recycling Pick Up Company:	
Days of Week for Recycling Pick Up:	

Cable Provider:	ATT Direct TV, spectrum
Internet Provider:	ATT
Phone Provider:	n/a

Water Company:	Louisville Water Co.
Sewer or Septic?	

Gas/Electric Company:	LGE
If all electric, is gas available?	-
If you have a fireplace, is it gas or wood burning?	yes/gas

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. 12/18	\$ 92.45	\$ 269.43	\$ 214.66
2. 11/18	\$ 50.91	\$ 162.27	\$
3. 10/18	\$ 32.34	\$ 146.17	\$ 190.49
4. 9/18	\$ 30.06	\$ 241.28	\$
5. 8/18	\$ 32.55	\$ 244.29	\$ 180.10
6.	\$	\$	\$
7.	\$	\$	\$
8.	\$	\$	\$
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$

Initials

Date: 1/7/19 1/7/19