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2501 Garrett Point Road

FOR MORE INFO IMMEDIATELY, TEXT 1115 to 502-265-3108

Timeless, Brick Exterior with Lush Outdoor Space
in the Sycamore Run Community



Visual Tour Online:
www.2501GarrettPointRoad.com

Welcome home to 2501 Garrett Point Road! This nearly 3400 sq ft all brick ranch with a fully finished walk out lower level, situated on an acre lot, and located in Oldham County is the home you've been searching for! The covered front porch greets you upon entry. The Foyer unfolds into the Great Room which features a vaulted ceiling, a calming neutral color palette, and a stunning corner wood burning stunning backsplash, stainless steel appliances, the breakfast peninsula it offers for additional seating, plus its eat-in breakfast space! The main level master boasts a tray ceiling and provides en suite access to the Master Bath. A luxurious haven is the outcome of this beautiful master bath renovation - complete with custom vanity with dual sink, a modern and sleek design with shelving, lighting, and mirrors, subway tile floor, plus a custom tiled walk-in shower with glass wall and door! The two additional bedrooms on the main level are serviced by a full hall bath. The home also is designed with a main level laundry room (with ceramic tile flooring)! The beautiful staircase (aesthetically finished with wood stair treads and wrought iron spindles) leads you to the finished walkout lower level is complete with high ceilings, wide open spaces, a wet bar (great for entertaining!), plus an additional fourth bedroom, and a third full bath! The home offers ample opportunities for outdoor living as well- from the main level custom (and new as of 2018!) deck complete with a shade-providing pergola and built in bench seating, plus a lower level covered patio, all which overlooks the spacious, level, and private rear yard! The lot backs up to wooded space, offering serenity and privacy! This home has been meticulously maintained (the roof, heating/cooling systems just 12 years old!). Seller is providing a one year home warranty for the new buyer!

Features:

4 Bedrooms
3 Full Baths

Nearly 3,400
Total Square Feet

Roof, Heating/
Cooling Systems -
12 Years Old!

kw LOUISVILLE
EAST
KELLER WILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

www.ChooseThePriceGroup.com

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

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

2501 Garrett Point Road, *Special Features*

4 Bedrooms | 3 Full Baths | Nearly 3,400 Total Finished Square Feet | 1.17 Acres

All Brick Ranch with Fully Finished Walk-Out Lower Level

Seller is Providing a 1 Year Home Warranty for the New Buyer

Timeless, Brick Exterior with Lush Outdoor Space and Attached Two-Car Garage

Property Features

- Located in the Sycamore Run community, this all brick home offers 4 bedrooms, 3 full baths, a finished walk-out lower level, and a two-car garage!
- Beautiful curb appeal, coupled with mature trees, accents this well-landscaped yard
- The roof, heating/cooling systems are just 12 years old!

Foyer

- The spacious floor plan (nearly 3400 finished square feet!) unfolds before you with a Formal Dining Room, a Family Room (with fireplace), plus a roomy Eat-in Kitchen
- Spacious Foyer welcomes you into the home

Family Room

- The Family Room presents new carpet flooring, vaulted ceilings and a wood-burning fireplace
- Family Room has been painted in a calming, neutral color palette – a perfect canvas for new home owners!
- Stairs leading to the Finished Lower Level feature updated wood treads and new wrought-iron spindles
- French doors lead to the outdoor space and new back deck (2018)

Dining Room

- Adjacent to the Foyer is an incredibly spacious Dining Room – plenty of room for all your dining furniture
- The Dining Room features exquisite tray ceilings with accent lighting for dramatic effect
- Large windows add dimension to the room and an abundance of natural light

Kitchen

- The Kitchen is spacious and provides ample, white cabinetry, stainless steel appliances, peninsula with seating and view of the back yard
- Kitchen offers new granite countertops
- All Kitchen appliances convey for your move-in ready convenience
- A convenient pantry completes the Kitchen, adding additional storage space
- The Kitchen provides easy access to Dining Room and Family Room
- The Eat-in Kitchen area provides a convenient breakfast area

Laundry Room

- The Laundry Room shelving for sorting and storage as well as new ceramic tile

Master Suite

- The Master Suite is well lit with 2 large windows and, an overhead light fixture with fan
- Spacious Master has plenty of room for your bedroom furniture suite
- Bedroom is detailed with crisp, white trim and baseboards – a tray ceiling elevates the space
- En Suite Master Bath was recently remodeled, featuring new vanity, walk-in shower, tile, fixtures and flooring – Wow!
- The walk-in Master closet has ample storage space

Two Additional Bedrooms and Full Bath

- The First Bedroom features white trim and baseboards and a neutral color palette
- The Bedroom is serviced by a large closet
- The Second Bedroom features a window, a calming color palette and neutral carpet
- The Full Bath features a tub/shower combination and new ceramic tile flooring

Finished Lower Level (Fourth Bedroom and Full Bath)

- Finished lower level and wet bar
- The finished lower level provides yet another Family Room that is expansive in size - plenty of room to serve as a theatre room, entertaining space, play room, home gym and more!
- The lower level is well lit from multiple windows and recessed lighting
- The wet bar hosts cabinetry, sink, refrigerator and bar top seating with pendant lighting
- French doors lead to the Fourth Bedroom, complete with a double-door closet and Full Bath
- The Full Bath features ceramic tile flooring, a tub/shower combination, vanity and linen closet

Outdoor Living

- The back yard offers a picturesque, custom wood deck and gazebo (2018) - a beautiful outdoor haven!
- The back yard is secluded and private – mature trees create for beautiful, peaceful views
- Conveniently step from the Family Room to the outdoor space with a generous-sized deck to enjoy the outdoors – note the built-in seating!
- The deck is spacious enough to easily accommodate your outdoor furniture and grill - the warm evenings await!
- The walkout-lower level offers a spacious patio area
- Your eyes will be drawn to the front porch as you approach the walkway and brick staircase front entrance, accented with a charming, blue front door
- The driveway approaches the roomy two-car garage and offers space for additional parking

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1535396
Address: 2501 Garrett Point Rd, La Grange, KY 40031
Area: 20-Oldham County N171
Sub Area: A
Total Living Area: 3,392
Basement: Finished; Walkout Finished
Total # Bedrooms: 4
Disclosure: Yes
Style: Ranch

Status: Active
School District: Oldham
Above Grade
Finished: 1,696
Total Baths: 3
Sqft - Total Unfin: 0
Nonconform SqFt
Fin: 0
Nonconform SqFt UF: 0

County: Oldham
Subdivision: SYCAMORE RUN
Baths - Full: 3
Baths - 1/2: 0
Age: 13
Year Built: 2006
Stories: 1



Directions: Hwy 42 North toward Bedford. Pass Hwy 53 and neighborhood will be on the left. Turn in and follow straight through Sycamore run to Garrett Point Rd. Turn Right and House will be on Left.

Welcome home to 2501 Garrett Point Road! This nearly 3400 sq ft all brick ranch with a fully finished walk out lower level, situated on an acre lot, and located in Oldham County is the home you've been searching for! The covered front porch greets you upon entry. The Foyer unfolds into the Great Room which features a vaulted ceiling, a calming neutral color palette, and a stunning corner wood burning fireplace with a brick hearth and custom mantle. The Great Room provides access directly to the expansive rear deck. The Formal Dining Room (complete with tray ceiling) is situated off of the Kitchen, overlooking the greens cape of the front lawn. You'll fall in love with the Kitchen due to its custom lighting, granite counters, stunning backsplash, stainless steel appliances (cont).

Room Name Room Level Width Length Room Remarks

Family Room	1st Floor	19'0	16'0	
Kitchen	1st Floor	10'7	10'10	
Dining Area	1st Floor	10'7	7'4	
Formal Dining	1st Floor	9'11	9'0	
Laundry	1st Floor	9'2	6'5	
Master Bedroom	1st Floor	13'5	15'7	
Master Bath	1st Floor	8'1	8'9	
Bedroom	1st Floor	11'0	11'3	
Full Bath	1st Floor	7'0	5'0	
Bedroom	1st Floor	14'0	10'11	
Family Room	Basement	18'10	30'1	
Full Bath	Basement	13'4	5'0	
Bedroom	Basement	13'3	14'11	
Game Room	Basement	13'3	11'7	
Other	Basement	12'8	9'0	Wet Bar/Entertainment Area

Basement: Finished; Walkout Finished
Construction: Brick; Frame - Wood
Exterior: Deck; Porch
Foundation: Poured Concrete
Heating/Cooling: Central Air; Electric Heat; Forced Air Heat
Monthly Maintenance: No
Lot Description: Cleared; DeadEnd; Level
Garage/Parking: 2 Car Garage; Attached
Roof: Shingle
Utilities: Electric; Public Water; Septic System
M Struct Flood Plain: No

	(Fin)	(UF)
AG	1,696	0
BG	1,696	0
NC	0	0
Total	3,392	0
SqFtSrc:	List Agent	

First Floor MBR: Yes **First Floor Laundry:** Yes **Laundry Level:** 1st

Total # of Rooms: 8

Closets Level 1: 5 Basement: 2

Fireplaces Level 1: 1

Lot SF Source: PVA

Acres: 1.17

Assumable: No

Sold As-Is: No

HOA Y/N: Yes **HOA Fee:** \$100

Condo Features:

Farm Features:

City Tax: Of Record **County Tax:** Of Record **Deed Bk:** 994 **Pg #:** 089 **Block:** Sec 1B **Lot:** 47 **Sub-Lot:** 0000

Welcome home to 2501 Garrett Point Road! This nearly 3400 sq ft all brick ranch with a fully finished walk out lower level, situated on an acre lot, and located in Oldham County is the home you've been searching for! The covered front porch greets you upon entry. The Foyer unfolds into the Great Room which features a vaulted ceiling, a calming neutral color palette, and a stunning corner wood burning stunning backsplash, stainless steel appliances, the breakfast peninsula it offers for additional seating, plus its eat-in breakfast space! The main level master boasts a tray ceiling and provides en suite access to the Master Bath. A luxurious haven is the outcome of this beautiful master bath renovation - complete with custom vanity with dual sink, a modern and sleek design with shelving, lighting, and mirrors, subway tile floor, plus a custom tiled walk-in shower with glass wall and door! The two additional bedrooms on the main level are serviced by a full hall bath. The home also is designed with a main level laundry room (with ceramic tile flooring)! The beautiful staircase (aesthetically finished with wood stair treads and wrought iron spindles) leads you to the finished walkout lower level is complete with high ceilings, wide open spaces, a wet bar (great for entertaining!), plus an additional fourth bedroom, and a third full bath! The home offers ample opportunities for outdoor living as well- from the main level custom (and new as of 2018!) deck complete with a shade-providing pergola and built in bench seating, plus a lower level covered patio, all which overlooks the spacious, level, and private rear yard! The lot backs up to wooded space, offering serenity and privacy! This home has been meticulously maintained (the roof, heating/cooling systems just 12 years old!). The swing set conveys for your move-in ready convenience. The seller is providing a one year home warranty for the new buyer!

Welcome Home!

Located in the Sycamore Run community, this all brick home offers 4 bedrooms, 3 full baths, a finished walk-out lower level, and a two-car garage!

Two-Car Garage

All Brick Ranch with Fully Finished Walk-Out Lower Level

Front Entry

The roof, heating/cooling systems are just 12 years old!

Front Porch

Seller is Providing a 1 Year Home Warranty for the New Buyer

Foyer

The spacious floor plan (nearly 3400 finished square feet!) unfolds before you with a Formal Dining Room, a Family Room (with fireplace), plus a roomy Eat-in Kitchen

Dining Room

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

Kitchen

Kitchen offers new granite countertops

Kitchen

All Kitchen appliances convey for your move-in ready convenience

Kitchen

The Kitchen provides easy access to Dining Room and Family Room

Kitchen

The Kitchen is spacious and provides ample, white cabinetry, stainless steel appliances, peninsula with seating and view of the back yard

Kitchen

The Eat-in Kitchen area provides a convenient breakfast area

Family Room

Family Room has been painted in a calming, neutral color palette – a perfect canvas for new home owners!

Family Room

The Family Room presents new carpet flooring, vaulted ceilings and a wood-burning fireplace

Family Room

Stairs leading to the Finished Lower Level feature updated wood treads and new wrought-iron spindles

Family Room

French doors lead to the outdoor space and new back deck (2018)

Family Room

Family Room has been painted in a calming, neutral color palette – a perfect canvas for new home owners!

Master Suite

The Master Suite is well lit with 2 large windows and, an overhead light fixture with fan

Master Suite

Spacious Master has plenty of room for your bedroom furniture suite

En Suite Master Bath

En Suite Master Bath was recently remodeled, featuring new vanity, walk-in shower, tile, fixtures and flooring – Wow!

En Suite Master Bath

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En Suite Master Bath was recently remodeled, featuring new vanity, walk-in shower, tile, fixtures and flooring – Wow!

First Bedroom

The First Bedroom features white trim and baseboards and a neutral color palette

First Bedroom

The Bedroom is serviced by a large closet

Second Bedroom

The Second Bedroom features a window, a calming color palette and neutral carpet

Second Bedroom

The Second Bedroom features a window, a calming color palette and neutral carpet

Full Bath

The Full Bath features a tub/shower combination and new ceramic tile flooring

Laundry Room

The Laundry Room shelving for sorting and storage as well as new ceramic tile

Finished Lower Level

The finished lower level provides yet another Family Room that is expansive in size - plenty of room to serve as a theatre room, entertaining space, play room, home gym and more!

Finished Lower Level

The lower level is well lit from multiple windows and recessed lighting

Kitchenette

The wet bar hosts cabinetry, sink, refrigerator and bar top seating with pendant lighting

Finished Lower Level

All Brick Ranch with Fully Finished Walk-Out Lower Level

Lower Level Third Bedroom

French doors lead to the Fourth Bedroom, complete with a double-door closet and Full Bath

Lower Level Full Bath

The Full Bath features ceramic tile flooring, a tub/shower combination, vanity and linen closet

Outdoor Living

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

Outdoor Living

Conveniently step from the Family Room to the outdoor space with a generous-sized deck to enjoy the outdoors – note the built-in seating!

Outdoor Living

Conveniently step from the Family Room to the outdoor space with a generous-sized deck to enjoy the outdoors – note the built-in seating!

Walkout Lower Level

The walkout-lower level offers a spacious patio area

Aerial View of Property

1.17 Acres

Foyer

Spacious Foyer welcomes you into the home

Outdoor Living

All Brick Ranch with Fully Finished Walk-Out Lower Level

Welcome Home!

Beautiful curb appeal, coupled with mature trees, accents this well landscaped yard

Foyer

The Dining Room features exquisite tray ceilings with accent lighting for dramatic effect

Kitchen

The Kitchen is spacious and provides ample, white cabinetry, stainless steel appliances, peninsula with seating and view of the back yard

Kitchen

A convenient pantry completes the Kitchen, adding additional storage space

Kitchen

The Kitchen is spacious and provides ample, white cabinetry, stainless steel appliances, peninsula with seating and view of the back yard

Kitchen

The Eat-in Kitchen area provides a convenient breakfast area

Family Room

The Family Room presents new carpet flooring, vaulted ceilings and a wood-burning fireplace

Family Room

Stairs leading to the Finished Lower Level feature updated wood treads and new wrought-iron spindles

Master Suite

Bedroom is detailed with crisp, white trim and baseboards – a tray ceiling elevates the space

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Bedroom is detailed with crisp, white trim and baseboards – a tray ceiling elevates the space

En Suite Master Bath

En Suite Master Bath was recently remodeled, featuring new vanity, walk-in shower, tile, fixtures and flooring – Wow!

En Suite Master Bath

The walk-in Master closet has ample storage space

Hallway

The spacious floor plan (nearly 3400 finished square feet!) unfolds before you with a Formal Dining Room, a Family Room (with fireplace), plus a roomy Eat-in Kitchen

First Bedroom

The First Bedroom features white trim and baseboards and a neutral color palette

Second Bedroom

The Bedroom is serviced by a large closet

Full Bath

The Full Bath features a tub/shower combination and new ceramic tile flooring

Finished Lower Level

The lower level is well lit from multiple windows and recessed lighting

Finished Lower Level

Finished lower level and wet bar

Finished Lower Level

The finished lower level provides yet another Family Room that is expansive in size - plenty of room to serve as a theatre room, entertaining space, play room, home gym and more!

Finished Lower Level

Finished lower level and wet bar

Finished Lower Level

The lower level is well lit from multiple windows and recessed lighting

Lower Level Full Bath

The Full Bath features ceramic tile flooring, a tub/shower combination, vanity and linen closet

Outdoor Living

The back yard offers a picturesque, custom wood deck and gazebo (2018) - a beautiful outdoor haven!

Outdoor Living

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

Walkout Lower Level

The walkout-lower level offers a spacious patio area

Rear Exterior of Home

Located in the Sycamore Run community, this all brick home offers 4 bedrooms, 3 full baths, a finished walk-out lower level, and a two-car garage!

No Direct Neighbors!

Beautiful curb appeal, coupled with mature trees, accents this well landscaped yard

Spacious, Private Lot

Timeless, Brick Exterior with Lush Outdoor Space and Attached Two-Car Garage

Aerial View of Property

Seller is Providing a 1 Year Home Warranty for the New Buyer

PROPERTY ADDRESS: 2501 Garrett Point Rd., LaGrange, NY 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 2-15-2011, and ending on 6-6-2019.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 2501 Garrett Point Rd., LaGrange, NY 40031

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 checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

Initials (Seller)

Date/Time 6/6/19 9:15am

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

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PROPERTY ADDRESS: 2501 Garrett Point Rd, LaBrange, KY 40931

(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? 12 yrs.

(b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....

☐ ☐ ☒ ☐

2. When was the last time the roof leaked? _____

(c) 1. Have you ever had any repairs done to the roof?

☐ ☐ ☒ ☐

2. If you have ever had the roof repaired, when was the repair performed? _____

(d) 1. Have you ever had the roof replaced?.....

☐ ☐ ☒ ☐

2. If you have had the roof replaced, when was the replacement performed? _____

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?

☐ ☒ ☐

2. If yes, when was the repair performed? _____

Explain: _____

4. **LAND/DRAINAGE** N/A YES NO UNKNOWN

(a) Any soil stability problems?.....

☐ ☐ ☒ ☐

(b) Has the property ever had a drainage, flooding, or grading problem?.....

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

If yes, what is the flood zone? _____

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

☐ ☐ ☒ ☐

Explain: _____

5. **BOUNDARIES** N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property?.....

☐ ☐ ☒ ☐

2. Are the boundaries marked in any way?.....

☐ ☒ ☐ ☐

3. Do you know the boundaries? If yes, provide description below.....

☐ ☒ ☐ ☐

Explain: _____

(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 Oldham County Water District

☐ ☐ ☒ ☐

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): 4-13-2015 Date last cleaned (septic) 4-13-2015

(c) Are you aware of any problems with the sewer system?.....

☐ ☐ ☒ ☐

Explain: _____

Initials (Seller) _____

Date/Time 6/6/2019 9:15am

Initials (Buyer) _____

Date/Time _____

Form M105 revised 3/2016

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PROPERTY ADDRESS: 2501 Garrett Point Rd., LaGrange, KY 40031

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

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>\$ 100</u>				
	3. Homeowner's Association Name: <u>Sycamore Run HOA</u>				
	HOA Primary Contact Name: <u>Clay Jones w/ The Jones Group</u>				
	HOA Primary Contact Phone No. <u>(502) 241-9922</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Results, if tested <u>Radon Mitigation System Present</u>				
(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.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If yes, please explain: _____				
(p)	Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(q)	Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If yes, Explain <u>1 cat & 1 dog</u>				
(r)	Is the property in a historic district?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: 250 Garrett Point Rd., LaGrange, NY 40031

SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Seller: [Signature] Date: 6/6/2019

Seller: [Signature] Date: 6/6/2019

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: [Signature] Date: _____

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

Seller: [Signature] Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: [Signature] Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer: [Signature] Date: _____

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Utility Providers and 12 Month History

Trash Pick Up Company:	Republic
Days of Week for Trash Pick Up:	Mondays (weekly)
Recycling Pick Up Company:	Republic Republic
Days of Week for Recycling Pick Up:	Friday (Bi-weekly)

Cable Provider:	AT&T
Internet Provider:	AT&T
Phone Provider:	N/A

Water Company:	Oldham County Water District
Sewer or Septic?	Septic

Gas/Electric Company:	LB&E
If all electric, is gas available?	All Electric / N/A
If you have a fireplace, is it gas or wood burning?	Wood Burning

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. June 2018	\$	\$ 155.81	\$ 25.49
2. July 2018	\$	\$ 138.65	\$ 24.73
3. August 2018	\$	\$ 142.20	\$ 24.35
4. September 2018	\$	\$ 124.05	\$ 22.82
5. October 2018	\$	\$ 105.63	\$ 21.30
6. November 2018	\$	\$ 142.06	\$ 21.68
7. December 2018	\$	\$ 330.32	\$ 23.59
8. January 2019	\$	\$ 282.00	\$ 22.44
9. February 2019	\$	\$ 328.20	\$ 23.59
10. March 2019	\$	\$ 282.81	\$ 21.30
11. April 2019	\$	\$ 164.18	\$ 22.94
12. May 2019	\$	\$ 113.53	\$ 21.68

Initials:

Date: 6/5/19