



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

15 Harrods Landing Drive

FOR MORE INFO IMMEDIATELY, TEXT 1111 TO 502.265.3108

Spacious, Contemporary Condo in a Great Neighborhood



Visual Tour Online:
www.15HarrodsLandingDrive.com

This may be the steal of the year! Walking distance from the marina by Harrods Creek, trails near Putney's Pond, and Prospect Village, this 4 bed, 2.5 bath accesses all the amenities of Prospect KY at an incredible price point. What Prospect amenities? This spacious contemporary style condo is walking distance to grocery shopping, restaurants, and banking to name a few. Not to mention easy access to the I-265 and I-71. Less than 5 minutes to the new East End Bridge to Indiana. Oh...and it has a new roof, new siding, and new HVAC! Your first step through the front door you'll note the vaulted great room with a large stone fireplace and picture window - this end unit offers an incredible amount of natural light! With a large formal dining area adjacent, both of these rooms access the back deck with a great view of Harrods Creek. The kitchen has an abundance of cabinetry and counter space with separate breakfast nook. Head upstairs and you'll love the large bedrooms, open concept with a large full bath. The master suite is privately located, creek facing, and has a private loft for an office, reading nook, or additional storage. The en suite bath has plenty of counter space. The lower level could be a private suite with a family room and additional bedroom. It walks out to the lower deck and access to the 1-car garage. This is an amazing opportunity for someone to enjoy Prospect living at a fraction of the price point. Don't miss out and contact the list agent today for more information or to schedule a private viewing!

Features:

4 Bedrooms
2.5 Baths

3000+ Finished
Square Feet

Garage

New Roof
New HVAC
New Siding

kw LOUISVILLE
EAST
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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15 Harrods Landing Drive, *Special Features*

4 Bedrooms | 2.5 Baths | 3,000+ Total Finished Square Feet | Garage

Spacious, Contemporary Condo in a Great Neighborhood

Conveniently Located Near the Gene Snyder, I71 and the East End Bridge

Brand New Roof!

Great Room

- The great room presents an open flow to the dining room and offers access to the back deck
- Large windows allow natural light to pour into the space – note the skylight!
- Great room presents an open concept with vaulted ceiling and views of the second level
- The fireplace features river rock stone with wood mantle, a focal point of the room

Dining Room

- Adjacent to the family room is an incredibly spacious dining room – plenty of room for all your dining furniture
- Many design details within the dining room, including chair rail, and chandelier – plus sliding glass door access to the back deck

Kitchen

- The kitchen provides ample cabinetry, black appliances, granite countertops and eat-in kitchen with room for a small table
- All kitchen appliances convey for your move-in ready convenience
- The eat-in kitchen area provides convenient seating for a small table and breakfast area and is complete with a triple window

Master Bedroom and Full Bath

- Spacious Master has plenty of room for your bedroom furniture suite
- Bedroom is detailed with vaulted ceilings accented with wood beams, a triple window and a spiral staircase leading to the private loft
- The private loft is perfect for a sitting area or home office & is only accessible through the master bdm
- En suite master bath hosts an expansive vanity with underneath storage, a wall-to-wall mirror and separate water closet and shower

3 Additional Bedrooms, Full and Half Bath

- The second level of the home is open and bright, and overlooks the main level of the home
- The first bedroom features white window trim surrounding the breathtaking picture window
- The bedroom is serviced by a large closet
- The second bedroom features a vaulted ceiling, triple window and ceiling fan fixture
- The third bedroom features a neutral color palette and carpet, as well as two closets
- The full bath features a tub/shower combination, tile flooring and white vanity
- The half bath is conveniently located on the second level

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!

Outdoor Living

- Conveniently step from the family room to the outdoor space with a generous-sized deck to enjoy the outdoors

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

Residential - Condominium

**For Current Price
Call 502.554.9749**



List Number: 1534365
Address: 15 Harrods Landing Dr, Prospect, KY 40059
Area: 09-Anchrg/Glnvw/Lyndn/Prospect
Sub Area: B
Total Living Area: 3,025
Basement: Walkout Finished
Total # Bedrooms: 4
Disclosure: Yes
Style: Townhouse

Status: Active
Above Grade
Finished: 3,025
Total Baths: 3
Sqft - Total Unfin: 0
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Oldham
Subdivision: HARRODS LANDING
Baths - Full: 2
Baths - 1/2: 1
Age: 37
Year Built: 1982
Stories: 2



Open House Info:

Directions: I-265 to Prospect exit...Head Northeast on Hwy 42. Turn right on Timber Ridge Dr. Take next right. Condo will be on your right.

This may be the steal of the year! Walking distance from the marina by Harrods Creek, trails near Putney's Pond, and Prospect Village, this 4 bed, 2.5 bath accesses all the amenities of Prospect KY at an incredible pricepoint. What Prospect amenities? This spacious contemporary style condo is walking distance to grocery shopping, restaurants, and banking to name a few. Not to mention easy access to the I-265 and I-71. Less than 5 minutes to the new East End Bridge to Indiana. Oh...and it has a new roof, new siding, and new HVAC! Your first step through the front door you'll note the vaulted great room with a large stone fireplace and picture window - this end unit offers an incredible amount of natural light! With a large formal dining area adjacent, both of these rooms (cont)

Room Name	Room Level	Width	Length	Room Remarks
Great Room	1st Floor			Huge Vaulted Ceiling
Eat in Kitchen	1st Floor			Prospect Living
Formal Dining	1st Floor			Great Water View
Half Bath	1st Floor			Conveniently located
Master Bedroom	2nd Floor			Large Vaulted Ceiling with Loft
Master Bath	2nd Floor			En Suite
Bedroom	2nd Floor			Large Closets
Bedroom	2nd Floor			Plenty of Space for Guests
Full Bath	2nd Floor			Centrally Located
Family Room	Basement			Cozy Room for Entertainment
Bedroom	Basement			Great 4th Bed with view of Backyard

	(Fin)	(UF)
AG	3,025	0
BG	0	0
NC	0	0
Total	3,025	0
SgFtSrc:	Other	

Basement: Walkout Finished
Construction: Frame - Wood; Stone
Exterior: Balcony; Creek; Deck
Foundation: Crawl Space
Heating/Cooling: Central Air; Forced Air Heat; Gas Heat
Incl. in Maintenance: Exterior Maint.; Groundskeeping; Mstr Ins; Trash; Water
Garage/Parking: 1 Car Garage; Off-Street Parking; Entry Front; Lower Level
Roof: Shingle
Utilities: Electric; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

First Floor MBR: No

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: 0

Sold As-Is: No

HOA Y/N: Yes

HOA Fee: \$4,379

Condo Features: Location In Building: End Unit

Building #: 15

Maintenance Fee: 304

Building Floors: 2

Condo Units: 51

Farm Features:

City Tax: Of Record

County Tax: Of Record

Deed Bk: 10675

Pg #: 0920

Block: 1757

Lot: 0A15

Sub-Lot: 0000

(cont) access the back deck with a great view of Harrods Creek. The kitchen has an abundance of cabinetry and counter space with separate breakfast nook. Head upstairs and you'll love the large bedrooms, open concept with a large full bath. The master suite is privately located, creek facing, and has a private loft for an office, reading nook, or additional storage. The en suite bath has plenty of counter space. The lower level could be a private suite with a family room and additional bedroom. It walks out to the lower deck and access to the 1-car garage. This is an amazing opportunity for someone to enjoy Prospect living at a fraction of the pricepoint. Don't miss out and contact the list agent today for more information or to schedule a private viewing!

Welcome Home!



Great Room



Great Room



Great Room



Kitchen



Eat-In Kitchen



Dining Room



Master Bedroom



En Suite Master Bath



First Bedroom



Full Bath



Second Bedroom



Loft in Master



Full Bath



Finished Lower Level



Back Deck



Front Exterior



Front Exterior-New Siding!



Great Room



Great Room - Vaulted Ceiling



Kitchen



Kitchen



Master Bedroom



En Suite Master Bath



Second Level



Second Level View



First Bedroom



Second Bedroom



Loft



Back Deck



View Of Harrods Creek Deck



PROPERTY ADDRESS: 15 Harrods Landing Dr Prospect, Ky 40059

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 _____, and ending on 1-1-19.
 (Date of purchase) (Date of this form)

PROPERTY ADDRESS: 15 Harrods Landing Drive Prospect, Ky 40059

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain: WEST WALL - PRIOR WATER DAMAGE/HOA TO BE MAKING REPAIRS

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>WEST WALL WAS IN POOR CONDITION HOA FIXED REPAIRS ON REPAIRS SHOWS IS Ongoing by HOA</u>				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed?				

Explain: _____

PROPERTY ADDRESS: _____

(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? 3 months 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? 5 months 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? 3 months

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

2. If you have had the roof replaced, when was the replacement performed? 3/19

(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: creek behind canoe

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 parents' drinking supplies water

2. Are you aware of below normal water supply or water pressure?

(b) Is there a water purification system or softener remaining with the house?

(c) Has your water ever been tested? If yes, provide results below.

Explain: _____

7. SEWER SYSTEM

N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility.

2. Category II. Private Treatment Facility.

3. Category III. Subdivision Package Plant.

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster

treatment system.

7. Category VII. No Treatment/Unknown.

Name of Servicer (if known): _____

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): _____

Date of last inspection (septic): _____ Date last cleaned (septic): _____

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

Explain: _____

Initials (Seller) Date/Time 6-1-19

Initials (Buyer) Date/Time _____

PROPERTY ADDRESS: _____

- 8. CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN
- (a) Have there been any additions, structural modifications, or other alterations made?
- (b) Were all necessary permits and government approvals obtained?
- 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?
2. If yes, what is the yearly assessment? \$ 4,376.66 - 364.69/month
3. Homeowner's Association Name: Ky Realty Corp
- HOA Primary Contact Name: Bill Aalsy
- HOA Primary Contact Phone No. 502-473-0003
- (b) Are you aware of any condition that may result in an increase in taxes or assessments?
- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?
- Explain: _____

- 10. MISCELLANEOUS** N/A YES NO UNKNOWN
- (a) Was this house built before 1978?
- (b) Are you aware of any use of urca formaldehyde, asbestos materials, or lead based paint in or on this home?
- (c) 1. Are you aware of any testing for radon gas?
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?
- (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)

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.)?
- (g) Are you aware of any damage due to wood infestation?
- (h) 1. Has the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties? _____
- (i) Are you aware of any existing or threatened legal action affecting this property?
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?
- (l) Are you aware of any other conditions that are defective with regard to this property?
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?
- (n) Are there any warranties to be passed on?
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?
- If yes, please explain: _____
- (p) Are you aware of the existence of mold or other fungi on the property?
- (q) Has this house ever had pets living in it?
- If yes, Explain Dog + 1 cat
- (r) Is the property in a historic district?

Initials (Seller) Date/Time 6/1/19

Initials (Buyer) Date/Time _____

PROPERTY ADDRESS: _____

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: _____ Date: 6-1-14

Seller: _____ Date: _____

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

Seller: _____

Date: _____

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

Seller: _____
Date: _____

Seller: _____
Date: _____

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

Broker/Real estate agent: _____

Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

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

Initials (Seller) Date/Time 6-1-14

Initials (Buyer) Date/Time _____

Utility Providers and 12 Month History

Trash Pick Up Company:	Rumpke
Days of Week for Trash Pick Up:	Monday & Thursday
Recycling Pick Up Company:	Rumpke
Days of Week for Recycling Pick Up:	Tuesday

Cable Provider:	DirectTV
Internet Provider:	Spectrum
Phone Provider:	—

Water Company:	
Sewer or Septic?	Sewer

Gas/Electric Company:	LG + E
If all electric, is gas available?	Yes
If you have a fireplace, is it gas or wood burning?	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.	\$	\$	\$
2.	\$	\$	\$
3.	\$	\$	\$
4.	\$	\$	\$
5.	\$	\$	\$
6.	\$	\$	\$
7.	\$	\$	\$
8.	\$	\$	\$
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$

Initials: _____

Date: 6-1-15