

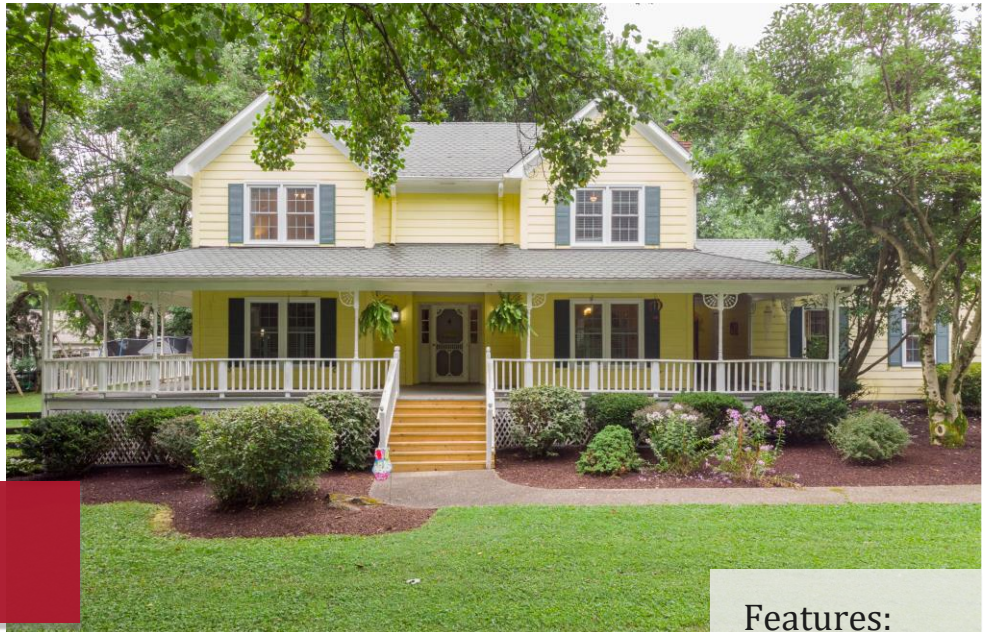
1411 Old Taylor Trail

FOR MORE INFO IMMEDIATELY, TEXT 1133 TO 502.265.3108



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER



Visual Tour Online:
www.1411OldTaylorTrail.com

Nestled amongst miles of horse farms, this charming 4,000 square foot farmhouse in the desired Old Taylor Place neighborhood is just 25 minutes from downtown Louisville. In the award-winning North Oldham school district, this home sits on an acre lot surrounded by mature trees. Walk up to the large covered porch wrapping around three sides of the home and enter into a foyer with an open staircase. This home boasts charming original pinewood flooring throughout the first floor and new oak wide-plank flooring throughout the second floor. The living room has gorgeous custom-made barn doors that lead you into the office with french doors leading back out to the covered porch. The large kitchen with granite counters, travertine backsplash, stainless steel appliances including wine fridge and 4-seat island is open to the dining room and has 2 fireplaces. In addition to the four large bedrooms on the second floor, each with a walk-in closet and ceiling fan, there is a dual vanity full bathroom. The large master bedroom with a sitting area includes a romantic fireplace and a dual vanity full bathroom. Sunlight pours into every room through brand new windows and many windows have plantation shutters. The finished basement offers another large living room, full bathroom and a bonus room currently used as a bedroom. The home features a geothermal heating and cooling system as well as a professionally insulated crawlspace and attic space qualifying the home for the LG&E Energy Star certification. This home also features a 2 car attached garage and 2 car carport for ample covered parking. The neighborhood includes a pavilion, playground, horse barn and paddocks for neighbors to enjoy!

Features:

- 4 Bedrooms
- 3.5 Baths
- 4000+ Finished Sq Ft
- 2 Car Garage
- On an Acre Lot

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!
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1411 Old Taylor Trail, *Special Features*

4 Bedrooms | 3,5 Baths | 4000+ Total Finished Square Feet | 1 Acre Lot

North Oldham School District

Charming Farmhouse with Lush Outdoor Space and Two-Car Garage

Property Features

- Nestled amongst miles of horse farms, this charming 4,000 square foot farmhouse in the desired Old Taylor Place neighborhood is just 25 minutes from downtown Louisville
- In the award-winning North Oldham school district, this home sits on an acre lot surrounded by mature trees
- Curb appeal abounds- the home is highlighted by green shutters and mature landscaping
- Walk up to the large covered porch wrapping around three sides of the home and take note of the new front stairs
- The driveway approaches the roomy two-car garage and offers extra space for turning around and parking, with an additional two-car carport
- The home features a geothermal heating and cooling system as well as a professionally insulated crawlspace and attic space
- In 2017 the home qualified for LG&E Energy Star certification after completing 100% of recommendations from Energy Audit, including 100% LED lighting
- The home boasts brand new windows throughout - only 1 month old and with a lifetime warranty!
- Rooms in the home have been professionally painted; including, trim, ceiling and walls
- Additional updates include replaced electrical switches, receptacles and cover plates, as well as replaced all HVAC registers and receivers

Foyer and Formal Living Room

- As you enter the home you are greeted by an open staircase and Foyer with two convenient coat closets
- The front door is framed by sidelights on either side and well lit from the new light fixture
- This home boasts charming original pinewood flooring throughout the first floor and new oak wide-plank flooring throughout the second floor
- To your left you will enter the Formal Living Room, complete with custom made, sliding barn doors that section the room off for privacy
- The room is encompassed by windows providing plenty of natural light

Office

- The Home Office could also be used as a Formal Dining Space and features french doors leading to the covered wrap around porch
- The room is well lit by the overhead chandelier
- Crisp white trim and chair rail completes the space
- A wide doorway leads from the office and into the Kitchen

Kitchen and Dining Room

- The Kitchen is designed with custom, natural-tone wood cabinetry, dressed with attractive hardware and finished with neutral granite countertops and a coordinating travertine backsplash
- Kitchen boasts hardwood flooring, a spacious island with seating area and storage and a large pantry
- Stainless steel appliances convey for your move-in ready convenience including the refrigerator, dishwasher, stove and beverage refrigerator
- The Kitchen fireplace passes through to the Family Room
- The dining space is finished with a fireplace and wood-burning stove insert
- This gathering space offers plenty of room for a generous table and dining furniture
- Conveniently access the porch and garage - the covered outdoor space is perfect for a "mudroom"

Family Room

- The Family Room is the heartbeat of the home with vaulted ceilings, large sliding windows overlooking the backyard and a fireplace
- The spacious Family Room is perfect for entertaining
- Fireplace features newly installed doors
- Two doors off of the Family Room lead to both the driveway/garage and to the fenced backyard space

Laundry Room

- The Laundry Room is equipped with built-in cabinetry for sorting and storage

Powder Room

- A convenient half bath is located on the main level of the home and features custom tile and new exhaust fan and light

Second Level, Master Suite & En Suite Master Bath

- The large Master Bedroom with a sitting area includes a romantic fireplace and an En Suite Full Bath
- The bedroom hosts several windows with plantation shutters overlooking the back of the home
- The space is truly stunning with new hardwood flooring, sitting area, fireplace and calming color scheme
- Master hosts a generous walk-in closet with custom shelving
- Master bath features new tile flooring, a dual sink vanity, linen closet, separate shower area and walk-in master closet
- Installation of water saving shower head and sink aerators

Second Level, Three Additional Bedrooms & Full Bath

- The second level of the home provides three additional bedrooms and a full bath
- Sunlight pours into every room through brand new windows and many windows have wood blinds
- New oak wide-plank flooring flows throughout the second floor (1 year old!)
- The second floor landing has a skylight installed for additional natural light
- All three bedrooms host a walk-in closet and a ceiling fan
- The First Bedroom features wood blinds, custom built-ins and wall sconces
- The Second Bedroom features a ceiling fan and a double window overlooking the front yard
- The Third Bedroom features a walk-in closet and ceiling fan fixture
- Full Bath with a dual sink vanity, new tile, retrofit led light fixtures and installation of water saving shower head and sink aerators

Finished Lower Level

- The finished lower level is incredibly spacious and presents a wealth of opportunities for space for Home Gym, Play Room, Hobby/Craft Space, and Second Family Room
- The finished lower level is designed with a large open space, fifth bedroom space and full bathroom
- Lower Level Bedroom hosts dual closets for ample storage
- Full Bath provides a shower/tub combination, pedestal sink and tile flooring
- A large, unfinished storage area provides extra space
- Lower level has been professionally insulated including crawl space insulation

Outdoor Living

- Conveniently step from the Office 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 home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living
- White playhouse and shed professionally installed and to remain with the home
- A fenced yard is perfect for kids or pets
- The covered front porch is a great place to welcome your guests
- Manicured landscaping plans reflect the farmhouse style of the home; Professional landscaping including tree trimming, topping and limb removal
- The exterior of the home has been freshly pressure washed
- Mature trees create a park-like feel around the home
- Professional repair of chimney brick, cracked mortar joints, flashing, installation of caps and crowns
- Professional installation of fireplace flue extension and top-mount damper system
- (2017) New flat roof and ridge cap repair

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1538738
Address: 1411 Old Taylor Trail, Goshen, KY 40026
Area: 20-Oldham County N171
Sub Area: A
Total Living Area: 4,016
Basement: Partially Finished; Finished
Total # Bedrooms: 4
Disclosure: No
Style: 2 Story

Status: Active
School District: Oldham
Above Grade Finished: 3,016
Total Baths: 4
Sqft - Total Unfin: 400
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Oldham
Subdivision: OLD TAYLOR PLACE
Baths - Full: 3
Baths - 1/2: 1
Age: 39
Year Built: 1980
Stories: 2



Directions: Hwy 42 to Old Taylor Trail

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Nestled amongst miles of horse farms, this charming 4,400 square foot farmhouse in the desired Old Taylor Place neighborhood is just 25 minutes from downtown Louisville. In the award winning North Oldham school district, this home sits on an acre lot surrounded by mature trees. Walk up to the large covered porch wrapping around three sides of the home and enter into a foyer with open staircase. This home boasts charming original pinewood flooring throughout the first floor and new oak wide-plank flooring throughout the second floor. The living room has gorgeous custom-made barn doors that lead you into the office with french doors leading back out to the covered porch. The large kitchen with granite counters, travertine back splash, stainless steel appliances including wine fridge (cont.)

Room Name	Level	Width Length	Remarks
Kitchen	First		
Dining Area	First		
Office	First		
Living Room	First		
Family Room	First		
Master Bedroom	Second		
Bedroom	Second		
Bedroom	Second		
Bedroom	Second		
Family Room	Basement		
Game Room	Basement		
Laundry	First		
Half Bathroom	First		
Foyer	First		
Full Bathroom	Second		
Master Bathroom	Second		
Full Bathroom	Basement		

	(Fin)	(UF)
AG	3,016	0
BG	1,000	400
NC	0	0
Total	4,016	400
SgFtSrc:	Appraiser	

Basement: Partially Finished; Finished
Construction: Frame - Wood
Exterior: Porch
Foundation: Poured Concrete
Fencing: Wood
Heating/Cooling: Central Air; Forced Air Heat; Geo Heat
Monthly Maintenance: No
Lot Description: Cul De Sac
Garage/Parking: 2 1/2 Car Garage; 2 Car Carport; Attached; Entry Rear
Roof: Shingle
Sub/Condo Amenities: Clubhouse; Playground
Utilities: Electricity Connected; Public Water; Septic System
M Struct Flood Plain: No
Green Features: GeoThermal

First Floor MBR: No First Laundry Level: 1st

Total # of Rooms: 11

Floor Laundry: Yes

Closets Level 1: 4 Level 2: 8 Basement: 4

Fireplaces Level 1: 2 Level 2: 1 Basement: 1

Lot SF: 43,560

Lot SF Source: PVA

Acres: 1

Assumable: No

Sold As-Is: No

HOA Y/N: Yes

HOA Fee: \$300

Condo Features:

Farm Features:

City Tax: Of Record

County Tax: Of Record

Deed Bk: 1130

Pg #: 052

Block: Sec 2

Lot: 41

Sub-Lot: 0000

and 4-seat island is open to the dining room and has 2 fireplaces, one equipped with a wood-burning stove and the other fireplace passing through to the over-sized great room with cathedral ceiling and large slider windows. There is a large pantry and ample laundry room on the first floor.

In addition to the four large bedrooms on the second floor, each with a walk-in closet and ceiling fan, there is a dual vanity full bathroom as well as en suite in the master bedroom. The large master bedroom with sitting area includes a romantic fireplace and a dual vanity full bathroom. Sunlight pours into every room through brand new windows and many windows have plantation shutters. The finished basement offers another large living room, full bathroom and a bonus room currently used as a bedroom. The home features a geothermal heating and cooling system as well as professionally insulated crawlspace and attic space qualifying the home for the LG&E Energy Star certification. The yard includes 2 raised garden beds, a 4 board horse fence and a swing set, playhouse, and shed. This home also features a 2 car attached garage and 2 car carport for ample covered parking. The neighborhood includes a pavilion, playground, horse barn and paddocks for neighbors to enjoy!

Welcome Home!



Nestled amongst miles of horse farms, this charming 4,000 square foot farmhouse in the desired Old Taylor Place neighborhood is just 25 minutes from downtown Louisville

Front Exterior



Curb appeal abounds- the home is highlighted by green shutters and mature landscaping

Front Entry



Walk up to the large covered porch wrapping around three sides of the home and take note of the new front stairs

View from Front Porch



Walk up to the large covered porch wrapping around three sides of the home and take note of the new front stairs

Foyer



As you enter the home you are greeted by an open staircase and Foyer with two convenient coat closets

Foyer



The stairs have been recently refinished

Formal Living Room



©2019 Listing Broker

To your left you will enter the Formal Living Room, complete with custom made, sliding barn doors that section the room off for privacy

Formal Living Room



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Formal Living Room



©2019 Listing Broker

The home boasts brand new windows throughout - only 1 month old and with a lifetime warranty!

Custom Sliding Barn Doors



©2019 Listing Broker

Custom made, sliding barn doors that section the room off for privacy

Home Office/Formal Dining Room



©2019 Listing Broker

Crisp white trim and chair rail completes the space

Home Office/Formal Dining Room



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The Home Office could also be used as a Formal Dining Space and features french doors leading to the covered wrap around porch

Kitchen



©2019 Listing Broker

Kitchen boasts hardwood flooring, a spacious island with seating area and storage and a large pantry

Kitchen



©2019 Listing Broker

Stainless steel appliances convey for your move-in ready convenience including the refrigerator, dishwasher, stove and beverage refrigerator

Kitchen



©2019 Listing Broker

The Kitchen is designed with custom, natural-tone wood cabinetry, dressed with attractive hardware and finished with neutral granite countertops and a coordinating travertine backsplash

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©2019 Listing Broker

Kitchen boasts hardwood flooring, a spacious island with seating area and storage and a large pantry

Dining Space



©2019 Listing Broker

The Kitchen is open to a Dining Space

Dining Space



©2019 Listing Broker

This gathering space offers plenty of room for a generous table and dining furniture

Wood Burning Stove



©2019 Listing Broker

The dining space is finished with a fireplace and wood-burning stove insert

Kitchen Fireplace



©2019 Listing Broker

The Kitchen fireplace passes through to the Family Room

Family Room



©2019 Listing Broker

The Family Room is the heartbeat of the home with vaulted ceilings, large sliding windows overlooking the backyard and a fireplace

Family Room



©2019 Listing Broker

Two doors off of the Family Room lead to both the driveway/garage and to the fenced backyard space

Second Level Landing



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The second floor landing has a skylight installed for additional natural light

Master Bedroom



The large Master Bedroom with a sitting area includes a romantic fireplace and an En Suite Full Bath

Master Bedroom



The bedroom hosts several windows with plantation shutters overlooking the back of the home

Master Bedroom



The large Master Bedroom with a sitting area includes a romantic fireplace and an En Suite Full Bath

Master Bedroom



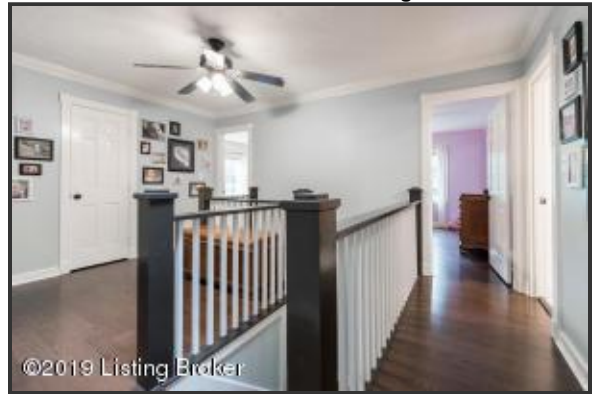
The bedroom hosts several windows with plantation shutters overlooking the back of the home

En Suite Master Bath



Master bath features new tile flooring, a dual sink vanity, linen closet, separate shower area and walk-in master closet

Second Level Landing



New oak wide-plank flooring flows throughout the second floor (1 year old!)

First Bedroom



The First Bedroom features wood blinds, custom built-ins and wall sconces

Second Bedroom



The Second Bedroom features a ceiling fan and a double window overlooking the front yard

Third Bedroom



The Third Bedroom features a walk-in closet and ceiling fan fixture

Full Bath



Full Bath with a dual sink vanity, new tile, retrofit led light fixtures and installation of water saving shower head and sink aerators

Finished Lower Level



The finished lower level is designed with a large open space, fifth bedroom space and full bathroom

Lower Level Bedroom Space



Lower Level Bedroom hosts dual closets for ample storage

Lower Level Full Bath



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Full Bath provides a shower/tub combination, pedestal sink and tile flooring

Rear Entrance



©2019 Listing Broker

The exterior of the home has been freshly pressure washed

Aerial View of Property



©2019 Listing Broker

In 2017 the home qualified for LG&E Energy Star certification after completing 100% of recommendations from Energy Audit, including 100% LED lighting

Aerial View of Property



©2019 Listing Broker

Mature trees create a park-like feel around the home

Outdoor Living



©2019 Listing Broker

Manicured landscaping plans reflect the farmhouse style of the home; Professional landscaping including tree trimming, topping and limb removal

Outdoor Living



©2019 Listing Broker

The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living

Outdoor Living



Conveniently step from the Office to the outdoor space with a generous sized deck to enjoy the outdoors

North Oldham School District



In the award-winning North Oldham school district, this home sits on an acre lot surrounded by mature trees

LG&E Energy Star Certified



In 2017 the home qualified for LG&E Energy Star certification after completing 100% of recommendations from Energy Audit, including 100% LED lighting

Property Features



The home features a geothermal heating and cooling system as well as a professionally insulated crawlspace and attic space

Curb Appeal!



Curb appeal abounds- the home is highlighted by green shutters and mature landscaping

New Windows!



The home boasts brand new windows throughout - only 1 month old and with a lifetime warranty!

Wrap Around Porch



©2019 Listing Broker

Curb appeal abounds- the home is highlighted by green shutters and mature landscaping

Covered Front Entry



©2019 Listing Broker

The front door is framed by sidelights on either side

Covered Porch



©2019 Listing Broker

The covered outdoor space is perfect for a "mudroom"

Wrap Around Porch



©2019 Listing Broker

The home boasts brand new windows throughout - only 1 month old and with a lifetime warranty!

Covered Porch



©2019 Listing Broker

The covered outdoor space is perfect for a "mudroom"

Foyer



©2019 Listing Broker

The front door is framed by sidelights on either side and well lit from the new light fixture

Foyer



©2019 Listing Broker

This home boasts charming original pinewood flooring throughout the first floor and new oak wide-plank flooring throughout the second floor

Formal Living Room



©2019 Listing Broker

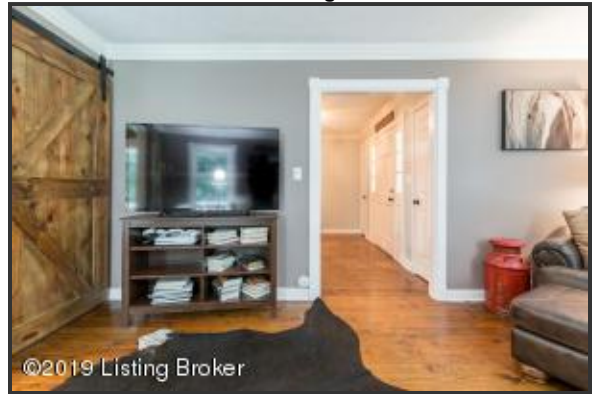
The room is encompassed by windows providing plenty of natural light

Formal Living Room



©2019 Listing Broker

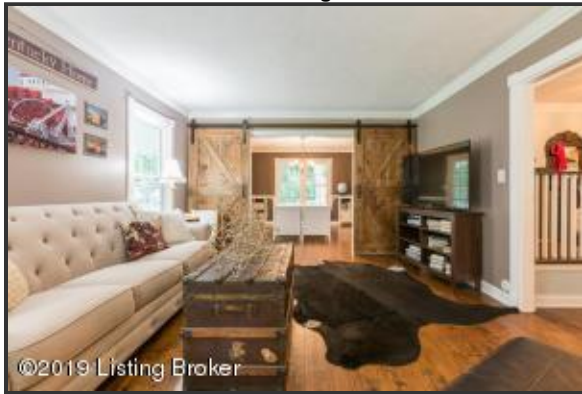
Formal Living Room



©2019 Listing Broker

Rooms in the home have been professionally painted; including, trim, ceiling and walls

Formal Living Room



©2019 Listing Broker

Additional updates include replaced electrical switches, receptacles and cover plates, as well as replaced all HVAC registers and receivers

Home Office/Formal Dining Room



©2019 Listing Broker

The room is well lit by the overhead chandelier

Home Office/Formal Dining Room



The Home Office could also be used as a Formal Dining Space and features french doors leading to the covered wrap around porch

Home Office/Formal Dining Room



A wide doorway leads from the office and into the Kitchen

Home Office/Formal Dining Room



The room is well lit by the overhead chandelier

Home Office/Formal Dining Room



Crisp white trim and chair rail completes the space

Home Office/Formal Dining Room



A wide doorway leads from the office and into the Kitchen

Powder Room



A convenient half bath is located on the main level of the home and features custom tile and new exhaust fan and light

Kitchen



©2019 Listing Broker

Kitchen boasts hardwood flooring, a spacious island with seating area and storage and a large pantry

Kitchen



©2019 Listing Broker

Stainless steel appliances convey for your move-in ready convenience including the refrigerator, dishwasher, stove and beverage refrigerator

Kitchen



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Kitchen boasts hardwood flooring, a spacious island with seating area and storage and a large pantry

Kitchen



©2019 Listing Broker

Kitchen boasts hardwood flooring, a spacious island with seating area and storage and a large pantry

Kitchen Fireplace



©2019 Listing Broker

The Kitchen fireplace passes through to the Family Room

Dining Space



Conveniently access the porch and garage - the covered outdoor space is perfect for a "mudroom"

Dining Space



The dining space features shiplap walls

Dining Space



This gathering space offers plenty of room for a generous table and dining furniture

Dining Space



The dining space features shiplap walls

Wood Burning Stove



The dining space is finished with a fireplace and wood-burning stove insert

Dining Space



This gathering space offers plenty of room for a generous table and dining furniture

Family Room



©2019 Listing Broker

The spacious Family Room is perfect for entertaining

Family Room



©2019 Listing Broker

Two doors off of the Family Room lead to both the driveway/garage and to the fenced backyard space

Family Room



©2019 Listing Broker

The spacious Family Room is perfect for entertaining

Family Room



©2019 Listing Broker

Fireplace features newly installed doors

Second Level Landing



©2019 Listing Broker

The second level of the home provides three additional bedrooms and a full bath

Second Level Landing



©2019 Listing Broker

New oak wide-plank flooring flows throughout the second floor (1 year old!)

Master Bedroom



The space is truly stunning with new hardwood flooring, sitting area, fireplace and calming color scheme

Master Bedroom



The space is truly stunning with new hardwood flooring, sitting area, fireplace and calming color scheme

Master Bedroom



The space is truly stunning with new hardwood flooring, sitting area, fireplace and calming color scheme

Master Bedroom



The bedroom hosts several windows with plantation shutters overlooking the back of the home

En Suite Master Bath



Master hosts a generous walk-in closet with custom shelving

En Suite Master Bath



Installation of water saving shower head and sink aerators

En Suite Master Bath



Installation of water saving shower head and sink aerators

First Bedroom



The First Bedroom features wood blinds, custom built-ins and wall sconces

First Bedroom



Sunlight pours into every room through brand new windows and many windows have wood blinds

Second Bedroom



The Second Bedroom features a ceiling fan and a double window overlooking the front yard

Second Bedroom



New oak wide-plank flooring flows throughout the second floor (1 year old!)

Third Bedroom



The Third Bedroom features a walk-in closet and ceiling fan fixture

Third Bedroom



The Third Bedroom features a walk-in closet and ceiling fan fixture

Full Bath



Full Bath with a dual sink vanity, new tile, retrofit led light fixtures and installation of water saving shower head and sink aerators

Full Bath



Full Bath with a dual sink vanity, new tile, retrofit led light fixtures and installation of water saving shower head and sink aerators

Finished Lower Level



The finished lower level is incredibly spacious and presents a wealth of opportunities for space for Home Gym, Play Room, Hobby/Craft Space, and Second Family Room

Finished Lower Level



The finished lower level is incredibly spacious and presents a wealth of opportunities for space for Home Gym, Play Room, Hobby/Craft Space, and Second Family Room

Lower Level Bedroom Space



The finished lower level is designed with a large open space, fifth bedroom space and full bathroom

Lower Level Bedroom Space



Lower level has been professionally insulated including crawl space insulation

Outdoor Living



The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living

Outdoor Living



The deck is spacious enough to easily accommodate your outdoor furniture and grill

Outdoor Living



Mature trees create a park-like feel around the home

Outdoor Living



White playhouse and shed professionally installed and to remain with the home

Two-Car Garage



The driveway approaches the roomy two-car garage and offers extra space for turning around and parking, with an additional two-car carport

Rear Exterior



Front of Home



Professional repair of chimney brick, cracked mortar joints, flashing, installation of caps and crowns

Professional installation of fireplace flue extension and top-mount damper system

Front of Home



(2017) New flat roof and ridge cap repair

Front Exterior



The exterior of the home has been freshly pressure washed

Driveway



The driveway approaches the roomy two-car garage and offers extra space for turning around and parking, with an additional two-car carport

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 04/01/2016, and ending on 07/15/2019.
PROPERTY ADDRESS: 1411 Old Taylor Trail, Goshen, KY 40026

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

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

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

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

1. HOUSE SYSTEMS N/A YES NO UNKNOWN
Any past or current problems affecting:
(a) Plumbing [] [] [x] []
(b) Electrical system [] [] [x] []
(c) Appliances [] [] [x] []
(d) Floors and walls [] [] [x] []
(e) Doors and windows [] [] [x] []
(f) Ceiling and attic fans [] [] [x] []
(g) Security system [x] [] [] []
(h) Sump pump [] [] [x] []
(i) Chimneys, fireplaces, inserts [] [] [x] []
(j) Pool, hot tub, sauna [x] [] [] []
(k) Sprinkler system [x] [] [] []
(l) Heating age 4 [] [] [x] []
(m) Cooling/air conditioning age 4 [] [] [x] []
(n) Water heater age 12 [] [] [x] []
Explain: _____

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

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

3. ROOF N/A YES NO UNKNOWN

- (a) Age of the roof covering? 2004
- (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? 2018, Heavy storm created a small spot leak. Repaired
- (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? 2018
- (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? Flat roof replaced in 2017
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: Generally just beyond fence, bush line, neighbors fence line
- (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
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): March 2016 Date last cleaned (septic) March 2016
- (c) Are you aware of any problems with the sewer system?.....
Explain: _____

8. CONSTRUCTION/REMODELING N/A YES NO UNKNOWN

- (a) Have there been any additions, structural modifications, or other alterations made? N/A YES NO UNKNOWN
 - (b) Were all necessary permits and government approvals obtained?..... N/A YES NO UNKNOWN
- 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?..... N/A YES NO UNKNOWN
 - 2. If yes, what is the yearly assessment? \$300 per year
 - 3. Homeowner's Association Name: OTP HOA
 HOA Primary Contact Name: Gary Duechle
 HOA Primary Contact Phone No. 5026454603
 - (b) Are you aware of any condition that may result in an increase in taxes or assessments?..... N/A YES NO UNKNOWN
 - (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?..... N/A YES NO UNKNOWN
- Explain: _____

10. MISCELLANEOUS N/A YES NO UNKNOWN

- (a) Was this house built before 1978? N/A YES NO UNKNOWN
- (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?..... N/A YES NO UNKNOWN
- (c) 1. Are you aware of any testing for radon gas?..... N/A YES NO UNKNOWN
- 2. Results, if tested 1.5 pCi/L
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... N/A YES NO UNKNOWN
- (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... N/A YES NO UNKNOWN

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.)?..... N/A YES NO UNKNOWN
- (g) Are you aware of any damage due to wood infestation?..... N/A YES NO UNKNOWN
- (h) 1. Has the house or other improvements ever been treated for wood infestation? N/A YES NO UNKNOWN
- 2. If yes, when, by whom, and any warranties? _____
- (i) Are you aware of any existing or threatened legal action affecting this property?..... N/A YES NO UNKNOWN
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?..... N/A YES NO UNKNOWN
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... N/A YES NO UNKNOWN
- (l) Are you aware of any other conditions that are defective with regard to this property?..... N/A YES NO UNKNOWN
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? N/A YES NO UNKNOWN
- (n) Are there any warranties to be passed on?..... N/A YES NO UNKNOWN
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? N/A YES NO UNKNOWN
- If yes, please explain: _____
- (p) Are you aware of the existence of mold or other fungi on the property?..... N/A YES NO UNKNOWN
- (q) Has this house ever had pets living in it? N/A YES NO UNKNOWN
- If yes, Explain 2 dogs, a cat, and a snake
- (r) Is the property in a historic district?..... N/A YES NO UNKNOWN

Initials (Seller) Date/Time _____

Initials (Buyer) Date/Time _____

SPACE FOR ADDITIONAL INFORMATION

10. D - There is an empty propane tank on the property
10. N - Basement waterproofing, HVAC, and Windows

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: _____
dotloop verified
07/16/19 12:03 AM EDT
URQZ-I9RH-FKEH-XXMY

Seller: _____ Date: _____
dotloop verified
07/16/19 12:06 AM EDT

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: _____
dotloop verified
07/16/19 12:03 AM EDT
DJMI-OE6L-TNBU-2SBE
dotloop verified
07/16/19 12:06 AM EDT
QTB7-ACU7-3WK8-VMNR

Date: 07/23/2019

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 _____

Initials (Buyer) _____

Date/Time _____

Utility Providers and 12 Month History

Trash Pick Up Company:	Industrial Disposal
Days of Week for Trash Pick Up:	Tuesday
Recycling Pick Up Company:	Industrial Disposal
Days of Week for Recycling Pick Up:	Every other Tuesday

Cable Provider:	NA
Internet Provider:	Spectrum
Phone Provider:	NA

Water Company:	Osborn County Water
Sewer or Septic?	SEPTIC

Gas/Electric Company:	LIPE
If all electric, is gas available?	Propane paid separately
If you have a fireplace, is it gas or wood burning?	WOOD

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. 7/2019	N A	\$ 201	\$ 28
2. 6/2019		\$ 148	\$ 27
3. 5/2019		\$ 152	\$ 29
4. 4/2019		\$ 253	\$ 25
5. 3/2019		\$ 293	\$ 27
6. 2/2019		\$ 298	\$ 31
7. 1/2019		\$ 262	\$ 31
8. 12/2018		\$ 135	\$ 28
9. 11/2018		\$ 193	\$ 27
10. 10/2018		\$ 208	\$ 27
11. 9/2018		\$ 252	\$ 27
12. 8/2018		\$ 228	\$ 32

Initials: |

Date: 7/22, 7/22/19