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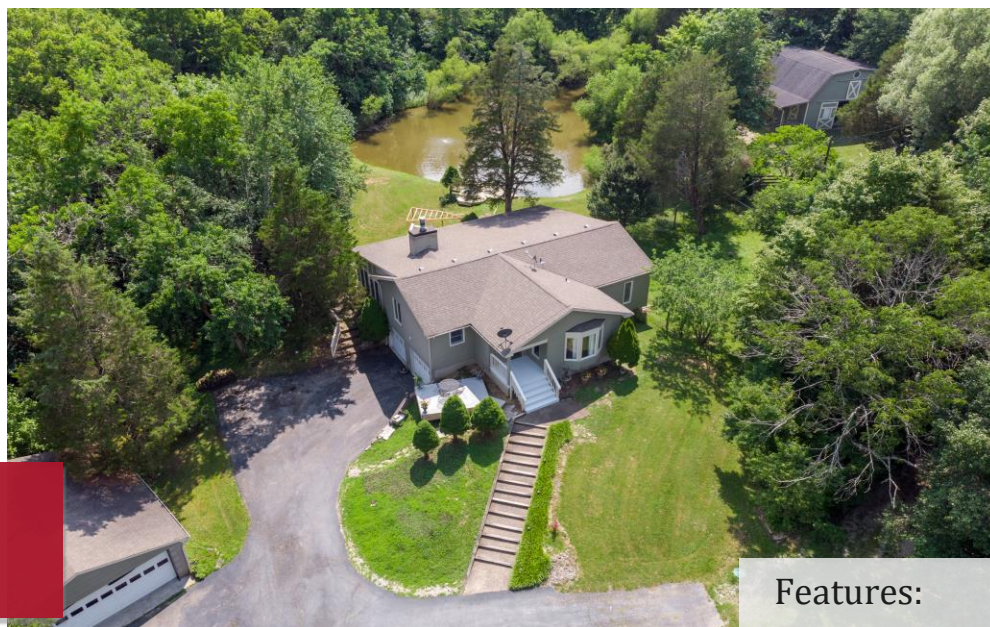


Visual Tour Online:
www.1934ClearviewDrive.com

1934 Clearview Drive

FOR MORE INFO IMMEDIATELY, TEXT 1127 TO 502.265.3108

**Fully Stocked Pond with Dock
Three Stall Barn and Horse Paddocks**



Welcome home to 1934 Clearview Drive! If you are looking for your very own paradise - look no further! This property offers a stunning 3 bedroom, 2 bath home with a finished basement, totaling over 2500 total square feet of finished space, on five acres with a barn! The home continues to unfold into a very large open plan, featuring the newly remodeled (2015) kitchen, Family Room with wood burning stove, and dining area! The kitchen offers stainless steel appliances, Corian counters, plus an island with bar height seating! The Great Room is spacious and is accented with a stone hearth and wood burning stove - a fantastic resource for the winter! The space also includes the dining area. The three bedrooms and two full baths are all on the main level of the home. The master bath (en-suite to the master) has been remodeled (2015) and updated beautifully with a full walk-in shower, and modern vanity! Your favorite feature of the main level is likely to be the "All Season Room" (added in 2017) that stretches across the back of the home, overlooking the serene haven of your property! The finished basement (with new flooring) offers two additional finished bonus spaces. As you continue to explore the property, you'll find exquisite outdoor areas for you to enjoy, including the rear deck, the side covered deck, the dock overlooking the pond! The pond (complete with aerators) was stocked in 2019 with local bass and bluegill, and with local algae eating carp in 2018. The property also is home to a beautiful turn-key three stall barn (with electricity and water) with a very large loft plus a tack room. Behind the barn, the property continues where you'll find a second fenced horse pasture! This home is districted for award winning Oldham County Schools.

Features:

3 Bedrooms

2 Full Baths

2500+
Finished Sq Ft

Oversized
2 Car Garage
plus a Detached
3 Car Garage

kW LOUISVILLE
EAST
KELLER WILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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1934 Clearview Drive, *Special Features*

3 Bedrooms | 2 Full Baths | 2500+ Total Finished Square Feet

3 Stall Barn with Tack Room and Loft

Plenty of Privacy on a 5 Acre Lot with Amazing Views and Stocked Pond in Backyard

This home is districted for award winning Oldham County Schools

Property Features

- This property offers a stunning 3 bedroom, 2 bath home with a finished basement, totaling over 2500 total square feet of finished space, on five acres with a barn!
- As you arrive to the property, you'll see one of the two fenced horse paddocks on the left of the front drive
- The detached three car garage (with two car bay) is situated behind that horse paddock
- The property has been meticulously cared for: the chimney was rebuilt/repared in 2017, roof and water heater are 9 years old, Heating/HVAC System just 5 years old, septic (located in front yard on the opposite side of the detached garage) was pumped in 2015.
- Chimney has been rebuilt and repaired (2017)
- Rustic park-like setting at home with large pond off of the covered back deck and wildlife
- Enjoy privacy and amazing views from every window of the home!

Foyer and Formal Living Room

- The Foyer of the home is cozy with tile floors accenting the rich tone wood front door and a convenient coat closet
- Large windows provide plenty of natural light as well as beautiful views of the front yard
- The neutral colors throughout the space compliment the new tile floors
- The triple bay window provides ample natural light

Kitchen

- The recently renovated Kitchen (2015) offers stainless-steel appliances, Corian counters, plus an island with bar height seating!
- Kitchen is brightly lit from the large windows that overlook the backyard, as well as recessed lighting
- Updates throughout the Kitchen, including new cabinetry, appliances and Corian countertops with rounded edge profile
- New stainless-steel appliances include dishwasher, refrigerator, range and microwave

Dining Room

- The Dining Room is open to both the Kitchen and Family Room
- Large windows overlook the All Seasons Room and back of the home

Family Room

- As you enter the Family Room take note of the tall, vaulted ceilings and stunning exposed wooden beams
- The Family Room is spacious and is accented with a stone hearth and wood burning stove - a fantastic resource for the winter!
- Natural light abounds throughout the space from the large windows, doors to the back deck and All Seasons Room
- The space also includes the dining area

All Seasons Room

- Your favorite feature of the main level is likely to be the "All Season Room" (added in 2017) that stretches across the back of the home, overlooking the serene haven of your property!
- The room is encompassed by windows overlooking the serene views of the private backyard

- Separate heating and a/c makes this room perfect for any time of year

Master Suite and En Suite Full Bath

- Master Suite provides two large closets, offering plenty of storage space
- Master is painted in a calming color palette and features new wood-look tile flooring
- The En Suite Bath has been remodeled (2015) and updated beautifully with a full walk-in shower, and modern vanity!

Two Additional Bedrooms and Full Bath

- The three bedrooms and two full baths are all on the main level of the home
- The First Bedroom has a double window, a large closet and white trim
- The Second Bedroom has a double window, tile flooring, a large closet and decorative chair rail
- The full bath features a shower/tub combination with white tile, white vanity, built-in shelving and neutral color scheme

Finished Basement

- The finished basement (with new flooring) offers two additional finished bonus spaces - perfect for a home theatre, office, playroom, second family room, or home gym!
- The lower level attached oversized two car garage is accessible from the finished lower level

Outdoor Living

- As you continue to explore the property, you'll find exquisite outdoor areas for you to enjoy, including the rear deck, the side covered deck, the dock overlooking the pond!
- Note that the side yard is separately fenced (off of the covered deck) - perfect if you have pets or children that you want to be separate from the pond!
- The pond (complete with aerators) was stocked in 2019 with local bass and bluegill, and with local algae eating carp in 2018
- Large pond in backyard is stocked (2019) with local fish from Crystal Lake
- The approx. depth of the center of the pond is 6 ft.
- The pond is smartly situated, with the overflow (if needed) flowing to the creek!
- Behind the barn, the property continues where you'll find a second fenced horse pasture!
- The spacious back deck offers a great space for entertaining guests under the pergola
- Step from the All Seasons Room to the covered back deck – equipped with a fan this is the perfect spot to sit and relax

3 Stall Barn with Tack Room and Loft

- The property also is home to a beautiful turn-key three stall barn (with electricity and water) with a very large loft (with new vents, windows, and insulation) plus a tack room
- The barn is equipped with dusk-to-dawn lighting (10 year guarantee)

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1537500
Address: 1934 Clearview Dr, La Grange, KY 40031
Area: 21-Oldham County S-171
Sub Area: A
Total Living Area: 2,494
Basement: Finished; Outside Entry
Total # Bedrooms: 3
Disclosure: Yes
Style: Ranch

School District: Oldham
Above Grade
Finished: 2,021
Total Baths: 2
Sqft - Total Unfin: 98
Nonconform SqFt
Fin: 0
Nonconform SqFt UF: 0

County: Oldham
Subdivision: CLEARVIEW ACRES
Baths - Full: 2
Baths - 1/2: 0
Age: 40
Year Built: 1979
Stories: 1



Open House Info:

Directions: Hwy 53 to Jericho Rd to Clearview Dr.

Welcome home to 1934 Clearview Drive! If you are looking for your very own paradise - look no further! This property offers a stunning 3 bedroom, 2 bath home with a finished basement, totaling over 2500 total square feet of finished space, on five acres with a barn! As you arrive to the property, you'll see one of the two fenced horse paddocks on the left of the front drive. The detached three car garage (with two car bay) is situated behind that horse paddock. Providing beautiful ambience is a creek that flows through the front of the property, behind the front horse paddock, and around to the side of the property! The home is very recently modeled on the interior and offers an abundance of outdoor living spaces! A covered front porch plus open air sunny front deck greets you at (cont.)

Room Name	Room Level	Width	Length	Room Remarks
Living Room	1st Floor	15' 4'	11' 10'	Sunny Windows!
Kitchen	1st Floor	20' 8'	12' 6'	Remodeled, Corian Counters
Family Room	1st Floor	20' 8'	10' 9'	Stone Hearth with wood burning stove
Great Room	1st Floor	35'	14' 2'	All Season Room!
Full Bath	1st Floor	7' 8'	5'	Recently renovated!
Bedroom	1st Floor	12' 7'	10'	Located on the main level
Bedroom	1st Floor	13' 5'	11' 12'	Located on the main level
Master Bedroom	1st Floor			Spacious, with Master Bath En Suite!
Master Bath	1st Floor			Remodeled - walk in shower!
Other	Basement			Bonus Room in Lower Level
Family Room	Basement			Large Finished Space
Other		29' 10'	40' 10'	Barn Loft
Other		9' 2'	11' 7'	Barn Tack Room
Other		24' 9'	28' 8'	Detached Garage #2

Basement: Finished; Outside Entry
Construction: Vinyl
Exterior: Pond; Deck; Out Buildings; Patio; Porch
Foundation: Poured Concrete
Fencing: Chain Link; Farm; Wood
Heating/Cooling: Central Air; Electric Heat; Forced Air Heat; Heat Pump
Monthly Maintenance: No
Garage/Parking: 3 Car Garage; 2 Car Carport; Detached; Attached
Roof: Shingle
Utilities: Public Water
M Struct Flood Plain: No

	(Fin)	(UF)
AG	2,021	0
BG	473	98
NC	0	0
Total	2,494	98
SgFtSrc:	List Agent	

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

Total # of Rooms: 10

Closets Level 1: 8 Basement: 1

Fireplaces Level 1: 1

HOA Y/N: Yes		HOA Fee: \$0		Lot SF Source: PVA		Acres: 5.14		Assumable: No		Sold As-Is: No	
Condo Features:											
Farm Features:											
City Tax: Of Record		County Tax: Of Record		Deed Bk: 0000		Pg #: 0000		Block: 0000		Lot: 9 Sub-Lot: 0000	

The entry of the home. As you enter, the welcoming Foyer unfolds to the front living room which is accented by several large sunny windows providing picturesque views of the front yard! The home continues to unfold into a very large open plan, featuring the newly remodeled (2015) kitchen, Family Room with wood burning stove, and dining area! The kitchen offers stainless steel appliances, Corian counters, plus an island with bar height seating! The Great Room is spacious and is accented with a stone hearth and wood burning stove - a fantastic resource for the winter! The space also includes the dining area. The three bedrooms and two full baths are all on the main level of the home. The master bath (en-suite to the master) has been remodeled (2015) and updated beautifully with a full walk-in shower, and modern vanity! Your favorite feature of the main level is likely to be the "All Season Room" (added in 2017) that stretches across the back of the home, overlooking the serene haven of your property! The finished basement (with new flooring) offers two additional finished bonus spaces - perfect for a home theatre, office, playroom, second family room, or home gym! The lower level attached oversized two car garage is accessible from the finished lower level. As you continue to explore the property, you'll find exquisite outdoor areas for you to enjoy, including the rear deck, the side covered deck, the dock overlooking the pond! Note that the side yard is separately fenced (off of the covered deck) - perfect if you have pets or children that you want to be separate from the pond! The pond (complete with aerators) was stocked in 2019 with local bass and bluegill, and with local algae eating carp in 2018. The approx. depth of the center of the pond is 6 ft. The pond is smartly situated, with the overflow (if needed) flowing to the creek! The property also is home to a beautiful turn-key three stall barn (with electricity and water) with a very large loft (with new vents, windows, and insulation) plus a tack room. The barn is equipped with dusk-To-dawn lighting. Behind the barn, the property continues where you'll find a second fenced horse pasture! Mature trees abound on this property - a true nature lover's sanctuary! The property has been meticulously cared for: the chimney was rebuilt/ repaired in 2017, roof and water heater are 9 years old, Heating/HVAC System just 5 years old, septic (located in front yard on the opposite side of the detached garage) was pumped in 2015. This home is districted for award winning Oldham County Schools. Do not wait! This will not last long! Call today to schedule your private showing!

Welcome Home!

This property offers a stunning 3 bedroom, 2 bath home with a finished basement, totaling over 2500 total square feet of finished space, on five acres with a barn

Property Features

The approx. depth of the center of the pond is 6 ft

Welcome Home!

The pond (complete with aerators) was stocked in 2019 with local bass and bluegill, and with local algae eating carp in 2018

Note Additional Detached Garage!

The detached three car garage (with two car bay) is situated behind that horse paddock

Private Stocked Pond

Plenty of Privacy on a 5 Acre Lot with Amazing Views and Stocked Pond in Backyard

View from Front Porch

Enjoy privacy and amazing views from every window of the home!

Foyer

The Foyer of the home is cozy with tile floors accenting the rich tone wood front door and a convenient coat closet

Formal Living Room

Large windows provide plenty of natural light as well as beautiful views of the front yard

Formal Living Room

The triple bay window provides ample natural light

Open Floorplan

Kitchen is brightly lit from the large windows that overlook the backyard, as well as recessed lighting

Kitchen

The recently renovated Kitchen (2015) offers stainless-steel appliances, Corian counters, plus an island with bar height seating!

Kitchen

Updates throughout the Kitchen, including new cabinetry, appliances and Corian countertops with rounded edge profile

Kitchen

New stainless-steel appliances include dishwasher, refrigerator, range and microwave

Family Room

As you enter the Family Room take note of the tall, vaulted ceilings and stunning exposed wooden beams

Dining Room

The Dining Room is open to both the Kitchen and Family Room

Master Bedroom

Master Suite provides two large closets, offering plenty of storage space

Master Bedroom

Master Suite provides two large closets, offering plenty of storage space

En Suite Master Bath

The En Suite Bath has been remodeled (2015) and updated beautifully with a full walk-in shower, and modern vanity!

First Bedroom

The First Bedroom has a double window, a large closet and white trim

Hall Bath

The full bath features a shower/tub combination with white tile, white vanity, built-in shelving and neutral color scheme

Second Bedroom

The Second Bedroom has a double window, tile flooring, a large closet and decorative chair rail

All Seasons Room

Your favorite feature of the main level is likely to be the "All Season Room" (added in 2017) that stretches across the back of the home, overlooking the serene haven of your property!

Finished Lower Level

The finished basement (with new flooring) offers two additional finished bonus spaces - perfect for a home theatre, office, playroom, second family room, or home gym!

Finished Lower Level

The lower level attached oversized two car garage is accessible from the finished lower level

Outdoor Living

©2019 Listing Broker

As you continue to explore the property, you'll find exquisite outdoor areas for you to enjoy, including the rear deck, the side covered deck, the dock overlooking the pond!

Outdoor Living

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Enjoy privacy and amazing views from every window of the home!

Front Entry

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Rustic park-like setting at home with large pond off of the covered back deck and wildlife

Covered Rear Deck

©2019 Listing Broker

Step from the All Seasons Room to the covered back deck – equipped with a fan this is the perfect spot to sit and relax

Stocked Pond

©2019 Listing Broker

Large pond in backyard is stocked (2019) with local fish from Crystal Lake

3 Stall Barn

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The property also is home to a beautiful turn-key three stall barn (with electricity and water) with a very large loft (with new vents, windows, and insulation) plus a tack room

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Rear Horse Paddock

This property offers two fenced horse paddocks, this is the entrance to the horse paddock towards the rear of the property.

Front Exterior

Chimney has been rebuilt and repaired (2017)

Front Entry

Enjoy privacy and amazing views from every window of the home!

Formal Living Room

The neutral colors throughout the space compliment the new tile floors

Formal Living Room

The neutral colors throughout the space compliment the new tile floors

Kitchen

The recently renovated Kitchen (2015) offers stainless-steel appliances, Corian counters, plus an island with bar height seating!

Kitchen

Updates throughout the Kitchen, including new cabinetry, appliances and Corian countertops with rounded edge profile

Kitchen

New stainless-steel appliances include dishwasher, refrigerator, range and microwave

Family Room

The Family Room is spacious and is accented with a stone hearth and wood burning stove - a fantastic resource for the winter!

Family Room

Natural light abounds throughout the space from the large windows, doors to the back deck and All Seasons Room

Master Bedroom

Master is painted in a calming color palette and features new wood-look tile flooring

Master Bedroom

Master is painted in a calming color palette and features new wood-look tile flooring

Master Bedroom

Master is painted in a calming color palette and features new wood-look tile flooring

Hallway to Bedrooms

The three bedrooms and two full baths are all on the main level of the home

First Bedroom

The First Bedroom has a double window, a large closet and white trim

First Bedroom

The First Bedroom has a double window, a large closet and white trim

All Seasons Room

The room is encompassed by windows overlooking the serene views of the private backyard

All Seasons Room

Separate heating and a/c makes this room perfect for any time of year

Finished Lower Level

The finished basement (with new flooring) offers two additional finished bonus spaces - perfect for a home theatre, office, playroom, second family room, or home gym!

Finished Lower Level

The finished basement (with new flooring) offers two additional finished bonus spaces - perfect for a home theatre, office, playroom, second family room, or home gym!

Outdoor Living

The spacious back deck offers a great space for entertaining guests under the pergola

Attached Oversized Two Car Garage

The detached three car garage (with two car bay) is situated behind that horse paddock

Sunny Deck at Front Porch

Covered Rear Deck

Step from the All Seasons Room to the covered back deck – equipped with a fan this is the perfect spot to sit and relax

Property Features

The property has been meticulously cared for: the chimney was rebuilt/repared in 2017, roof and water heater are 9 years old, Heating/HVAC System just 5 years old, septic (located in front yard on the opposite side of the detached garage) was pumped in 2015

Property Features

Note that the side yard is separately fenced (off of the covered deck) - perfect if you have pets or children that you want to be separate from the pond!

3 Stall Barn

The property also is home to a beautiful turn-key three stall barn (with electricity and water) with a very large loft (with new vents, windows, and insulation) plus a tack room

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Aerial View

Behind the barn, the property continues where you'll find a second fenced horse pasture!

Aerial View

The pond is smartly situated, with the overflow (if needed) flowing to the creek!

Aerial View

As you arrive to the property, you'll see one of the two fenced horse paddocks on the left of the front drive

Stocked Pond**3 Stall Barn**

The barn is equipped with dusk-to-dawn lighting (10 year guarantee)

Beautiful Nature Views!

This property offers a stunning 3 bedroom, 2 bath home with a finished basement, totaling over 2500 total square feet of finished space, on five acres with a barn!

Property Features

Rustic park-like setting at home with large pond off of the covered back deck and wildlife

Property Features

The property has been meticulously cared for: the chimney was rebuilt/repared in 2017, roof and water heater are 9 years old, Heating/HVAC System just 5 years old, septic (located in front yard on the opposite side of the detached garage) was pumped in 2015.

PROPERTY ADDRESS: 1934 Clearview Dr LaGrange, Ky 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 June 2015, and ending on June 1, 2019
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 1934 Clearview Dr LaGrange Ky 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

Any past or current problems affecting:

- | | N/A | YES | NO | UNKNOWN |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) Plumbing <u>all maintenance performed by licensed plumber</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Electrical system <u>all maintenance performed by licensed electrician</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Appliances <u>regular maintenance</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Floors and walls <u>new floors in basement and porch</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Doors and windows <u>interior window between office & porch does not</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Ceiling and attic fans <u>new fans on porch</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Security system <u>currently ADT monitored</u> | <input 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 <u>added saddle 2017</u> | <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 <u>age 5 regular maintenance</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Cooling/air conditioning <u>age 5 regular maintenance</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Water heater <u>age 9 regular maintenance</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: * Added new Mitsubishi Heat AC unit to porch in 2017

2. FOUNDATION/STRUCTURE/BASEMENT

- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Any defects or problems, current or past, to the foundation or slab? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any defects or problems, current or past, to the structure or exterior veneer? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (c) Has the basement leaked at any time since you have owned or lived at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) When was the last time the basement leaked? | | | | |
| (e) Have you ever had any repairs done to the basement? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) If you have had basement leaks repaired, when was the repair performed? | | | | |

Explain: Previous Owner added Sump Pump in 2010

Initials (Seller)

Date/Time

6-15-19 2:20pm

Initials (Buyer)

Date/Time

PROPERTY ADDRESS: 1934 Clearview Dr Lagrange Ky 40031

8. CONSTRUCTION/REMODELING

- (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? ☒ ☐ ☐ ☐
Explain: Removed wall between kitchen + family room

Added all season porch to back of house

9. HOMEOWNER'S ASSOCIATION

- (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? \$ NONE
3. Homeowner's Association Name: Clearview Acres - see attached
HOA Primary Contact Name: Restrictions
HOA Primary Contact Phone No. _____
(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

- (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?..... ☐ ☐ ☒ ☐
(c) 1. Are you aware of any testing for radon gas?..... ☐ ☐ ☒ ☐
2. Results, if tested 2015 tested - below 4.0 pCi/l (no action needed)
(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 47:000. 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.)?..... tested 2015 - no issues ☐ ☐ ☒ ☐
(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? ... small dog and ☐ ☒ ☐ ☐
If yes, Explain small cat - in basement + garage only
(r) Is the property in a historic district?..... ☐ ☐ ☒ ☐

Initials (Seller)

Date/Time 6-15-19 12pm

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

Page 3 of 4

PROPERTY ADDRESS: 1934 Clearview Dr LaGrange Ky 40031

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

No

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

☐ ☐ ☒ ☐

3. **ROOF**

(a) Age of the roof covering? 9 years - added saddle in 2017

N/A YES NO UNKNOWN

(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:.....

* Barn built in mid 1990's - replaced a few shingles on barn in 2015

4. **LAND/DRAINAGE**

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

N/A YES NO UNKNOWN

(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**

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

N/A YES NO UNKNOWN

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

☐ ☒ ☒ ☐

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

☐ ☒ ☐ ☐

Explain: see attached Plat of Boundary Survey

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?

☐ ☐ ☒ ☐

Explain:.....

6. **WATER**

(a) 1. Source of water supply Henry County Water

N/A YES NO UNKNOWN

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**

(a) Property is serviced by:

N/A YES NO UNKNOWN

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...washer drains to lateral.....

☐ ☐ ☒ ☐

Name of Servicer (if known):.....

lines

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

Date of last inspection (sewer): N/A - added cap in 2015

Date of last inspection (septic): 2015 Date last cleaned (septic) 2015

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

☐ ☐ ☒ ☐

Explain:.....

Initials (Seller)

Date/Time 6-15-19 12pm

Initials (Buyer)

Date/Time

PROPERTY ADDRESS: 1934 Clearview Dr LaGrange Ky 40031

SPACE FOR ADDITIONAL INFORMATION

- When we purchased in June 2015, the seperate 24x24 garage roof had a bowing effect.
- In March 2009, the previous owner had a Contractor add Ceiling Rafters, Carriage Bolts, and Roof Collar ties per the engineers suggestions.
- See attached Receipt from Stone Crest Homes given to us by previous owner when we purchased in 2015)

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 _____

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 6-15-19 12pm

Initials (Buyer) _____ Date/Time _____

Utility Providers and 12 Month History

Trash Pick Up Company:	Republic
Days of Week for Trash Pick Up:	Monday
Recycling Pick Up Company:	unknown
Days of Week for Recycling Pick Up:	unknown

Cable Provider:	Dish
Internet Provider:	Dish
Phone Provider:	AT+T

Water Company:	Henry Co Water
Sewer or Septic?	Septic

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

Utility History – please note directly in this chart below:

paid → Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. July 2018	\$ None -0-	\$ 132.94	\$ 38.44
2. Aug 2018	\$ -0-	\$ 135.01	\$ 33.48
3. Sept 2018	\$ -0-	\$ 118.77	\$ 37.49
4. Oct 2018	\$ -0-	\$ 119.26	\$ 39.17
5. Nov 2018	\$ -0-	\$ 107.33	\$ 29.03
6. Dec 2018	\$ -0-	\$ 144.83	\$ 33.99
7. Jan 2019	\$ -0-	\$ 169.58	\$ 30.19
8. Feb 2019	\$ -0-	\$ 210.11	\$ 28.73
9. March 2019	\$ -0-	\$ 199.92	\$ 32.82
10. April 2019	\$ -0-	\$ 162.69	\$ 29.17
11. May 2019	\$ -0-	\$ 110.23	\$ 27.41
12. June 2019	\$ -0-	\$ 116.18	\$ 32.08

Initials:

Date: 6-15-19 6-15-19

N19°43'00"W 259.30'

EXCEPTIONS TO SURETY
 "41. NINETY IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS,
 CONTRACTS, RIGHTS AND INTERESTS THAT A TITLE EXAMINATION
 REVEALS AND THE NEGOTIATOR WAS REQUIRED TO INSURE
 SURETY FOR THE SAME."

FLOOD HAZARD STATEMENT:

THIS INFORMATION IS BELIEVED TO BE TRUE AND CORRECT
 IT WAS OBTAINED FROM THE FILES OF THE FBI
 AND IS NOT TO BE USED FOR ANY OTHER PURPOSE
 AND SHOULD BE DELETED DATE 06/20/78

ROBERT GREENBERG WBS
C/O BOCA ALA. 2427 743

[illegible]

ACQUISITIONS

1. A. 1/8" REAR (DOWN) - WING ON LINE 0.100
2. B. WING, T. TAIL, REAR (DOWN)
3. C. FORWARD AND UP.

THE GREAT BEARING

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
1055 4TH AVENUE
NEW YORK 17, N.Y.

SUBJECT CLASSIFICATION

FOR MORE & A LOT MORE, VISIT OUR WEBSITE AT
 www.fox.com. You'll find a lot more than a
 simple "cast" or "credits" page. You'll find
 a lot more about the show, the cast, the
 crew, and the music. You'll find a lot more
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 and the music. You'll find a lot more about
 the show, the cast, the crew, and the music.

LAND SURVEYORS CERTIFICATE

[illegible]

READ'S NOTE

THE FOLLOWING IS A LIST OF THE NAMES OF THE
MEMBERS OF THE BOARD OF DIRECTORS OF THE
NATIONAL ASSOCIATION OF REALTORS:

STATEMENT OF PRECISE & MEASUREMENTS

[illegible]

REF ID: A66440

BOUNDARY LINE (7-19 SURVEY)
BOUNDARY LINE (BY FIELD)
EASEMENT AND (TIME NOTED)
FENCE (TIME NOTED)
OFFSHORE COLUMNS

GRAPHIC SCALE (FEET)

POSTOFFICE ONE (PT BRID)
EASTWENT AVE (TYPE NOTED);
FINCH (TYPE NOTED);
ANTHROPOLOGICAL UNITS

STATE OF OHIO
 21
 SHERIFF
 JAMES
 LEECH
 AND ASSOCIATES
 AND SHERIFF

PLAT OF BOUNDARY SURVEY

37A4 DEL

1934 CLARENCE DRIVE **SECV 4 DEL-5**

LAVERGNE, KENTUCKY 40031

THE REVENUE DEED BOOK 948, PAGE 347

COUNTY OF **KENTUCKY**

OLDHAM

SITE ADDRESS: 1234 CLARENCE DRIVE

PWA PARCEL ID: 04-23-00-2

2.1 ACRES 67,534 SQ. FT.

PARCEL ID: KENTUCKY 002-3

(201) 244-0779

Advanced

5000 Highway 604

San Diego, CA 92121

PLAT BEHALF OF BOTH PARTIES TO THE:

DECEASED **BOB (1875)** **REV. JOB NO.**

DECEASED **04/10/12** **THE DIVORCE DECREE OF JUDITH A. LEBLANC**

BEING LOT #9 ON CLAWMIRE ACRES. AS RECORDED IN
PLAY BOOK 63, PAGE 14, IN THE OFFICE OF THE CLERK
OF OLDHAM COUNTY KENTUCKY.

PLAY OF BOUNDARY SURVEY

EXAMPLE

1034 EIGHTH AVE

[illegible]

COUNTY OF OLCHAM, NEVADA

ST. JEROME: 134 COLUMBIA

7-228-10-1
VIA FRANK, LI

Surf = 0.5 m/s, 0.1 C
Surf = 0.5 m/s, 0.1 C

(b)(7) - DCP

JOE MO
REAR
040040

RESTRICTIONS

OF

BOOK 136 PAGE 225

CLEARVIEW ACRES

The undersigned, Carl Clore, Jr. and Ruth G. Clore, his wife, do this day of 21st Aug., 1973 adopt the following as Restrictions for CLEARVIEW ACRES, LaGrange, Kentucky.

WITNESSETH: The undersigned being the owners of all the lots in Clearview Acres, situated near LaGrange, in Oldham County, Kentucky, do hereby adopt the following restrictions and covenants, which restrictions and covenants shall apply to all of the lots of said Clearview Acres as shown on the plat of same styled Clearview Acres, which plat is recorded in Plat Book 3, Page 14, of the Oldham County Court Clerk's Office, as follows:

1. All lots as shown on said plat in said Clearview Acres, shall be used for residential purposes only, with no more than one dwelling house each designed for occupancy by a single family to be erected on any one lot.
2. Residences erected on said lots shall contain the following minimum square feet of floor space:
 1. Full two story residence, 1000 square feet on the main floor, not including garage, breezeway and porches.
 2. One floor plan residence, 1400 square feet on the main floor, not including garage, breezeway and porches.
 3. Bi-level floor plan residence, 1200 square feet on the main floor, not including garage, breezeway and porches.
 4. Tri-level plan residence, 1750 square feet, combined total of the three levels, not including garage, breezeway and porches.
 5. One & one-half story residence or less than full two story residence, 1200 square feet on the main floor, not including garage, breezeway and porches.
3. No trailer, mobile home, basement, tent or shack, garage or outbuilding, or temporary structure shall be used as a residence or for residential purposes on said tract, and no structure shall be moved onto any parcel, unless it shall conform to the restrictions herein set out. No trailer court or trailer park may be allowed or established in said Clearview Acres.
4. None of said lots shall be divided or diminished in size unless the same shall be used with an adjacent lot for the purpose of constructing one dwelling thereon.
5. Residence erected shall have exterior walls of brick, brick veneer, stone, stone veneer, clapboard, approve plywood, log or any combination thereof.
6. If garages, barns or any other out buildings are constructed of concrete block they must be veneered with brick, stone, wood or any combination thereof.
7. The front walls of all residences, including bays and porches, shall be at least sixty (60) feet from the front lot line, except lots # 17 & 19 which shall be forty (40) feet from the front lot line.
8. All side walls of residences, garages, breezeways and porches must be at least twenty-five (25) feet from the side property line.

Sub. M. W. & L. - 9-13-73

For assignment
Book 338 p. 471

For Assignment see
Restrictions Book 22 p. 374

For Assignment

9. No noxious or offensive conditions or activities shall be permitted or carried on upon any property within said tract, nor shall any thing be done therein which may be or become an annoyance or nuisance to the neighborhood.
10. No commercial advertising shall be permitted.
11. All fences must be of wire, hedge, or picket (wood) to be spaced width of picket; board fences are permitted; and must be of open construction.
12. There shall be no privies or outside toilets.
13. No swine, goats or sheep shall be kept on any of the property. No pen or kennels shall be permitted for commercial purposes. Horses and cattle are permitted, however, they are not to exceed a combined total of one and one-half (1½) per acre.
14. A barn is permitted to properly house the animals; however, the plans and location of same on the lot are to be approved by the developer as to architectural design, material and location.
15. The purchaser of each lot agrees that he will not permit the use of said lot, nor sell any portion thereof, for a passageway leading from the road to any adjoining property.
16. The developer reserve the right to approve or disapprove the architectural design and plans of any residence, and/or barn, and said plans shall be submitted to the developer or their authorized agent for written approval prior to the commencement of construction.
17. It is further understood and agreed that all lots in Clearview Acres shall be assessed by the developer annually for maintenance in the sum of Four Dollars (\$4.00) per acre, which sum shall be applied to the maintenance of the roads. The proceeds from said annual maintenance charge shall be expended at the discretion of the developer, his successors or assigns. The foregoing annual charge shall constitute a lien upon each lot until paid, however, this lien shall be second and inferior to any subsequent valid mortgage or vendor's lien against any lot, and the developer does hereby subordinate the same. It is understood and agreed that the aforementioned assessment will continue until the maintenance of said road is assumed by Oldham County or some other public authority.
18. All the restrictions and provisions herein shall be deemed to be covenants running with the land and binding upon the parties hereto, their heirs, assigns and successors and to each purchaser of a lot in Clearview Acres, his heirs, successors and assigns, and shall be in full force and effect from the date of the execution of same by the parties hereto and shall apply to all lots in Clearview Acres, as shown on the plat hereinabove referred to, which plat is recorded in Plat book 3, Page 14, of the Oldham County Court Clerk's Office.
19. The owner of any lot in Clearview Acres, as well as the developer, may enforce these restrictions and covenants by proper legal proceedings, and the invalidation of any one or more of these restrictions and covenants, or any part thereof, by Judgment and Order of any Court, shall not affect the other restrictions and covenants which shall remain in full force and effect as herein provided.

WITNESS the signatures of the parties hereto the date first above written.

Carl Clore, Jr.
Carl Clore, Jr.

Ruth G. Clore
Ruth G. Clore, his wife.

State of Kentucky)
County of Oldham) SS

I, the undersigned Notary Public, in and for the State and County aforesaid, hereby certify that the foregoing instrument of writing was on this day produced to me in said state and county and signed, acknowledged and delivered by Carl Clore, Jr. and Ruth G. Clore, his wife, parties thereto, to be their act and deed.

WITNESS my hand this 31st day of August, 1973.

My Commission expires: Dec 4, 1974

Luther S. Stogdill
Notary Public
Oldham County, Kentucky



This instrument prepared by:

Thomas B. Merrill
Thomas B. Merrill, Attorney at Law
P. O. Box 84
Crestwood, Kentucky 40014

I, Helen S. Bowman, Clerk of the Oldham County Court, in the State of Kentucky, do certify that the foregoing RESTRICTIONS were on this day produced to me in my office at 11:00 o'clock A.M., lodged for record and ordered to be recorded; that I have recorded them and this certificate in my office.

Witness my hand this 6th day of September, 1973.

Helen S. Bowman
COUNTY CLERK OLDHAM COUNTY

PLAT APPROVED
AS SUBMITTED
Oldham County Planning
And Zoning Commission

BY: Raymond W. Tamm

ADMINISTRATOR

DATE: 9/6/1973