



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

2607 Kings Highway

FOR MORE INFO IMMEDIATELY, TEXT 1084 TO (502) 265-3108

All Brick, Colonial Style Home with
Fenced Backyard and Sunroom



Visual Tour Online:
www.2607KingsHighway.com

This is a GEM! Updated throughout, this home is just minutes from; I-264, Shops and Restaurants in the Highlands, Shelbyville Rd, and Bardstown Rd, Hospitals near Breckenridge, etc. As you approach the home, you'll immediately note the vibrant and welcoming front entry way and well-tended frontscape. Walk through the new decorative front door and see the lovely foyer with coat closet. The updated, open kitchen has new soft close cabinets, built in spice rack, granite counter tops, stone back splash, new deep kitchen sink and dual faucet. Stainless steel microwave and new Bosch silent dishwasher round out the well appointed kitchen. Brand new hardwood floors throughout the first floor and new tile in the sunroom/laundry room. Large living room with wood burning fireplace and light filled windows. Gorgeous new Italian stone fireplace and accent wall above mantle. Storage added in living room under shelving units. The first floor has a great flow for family living and entertaining. Newly remodeled 1/2 bath on first floor with Italian stone. 2nd floor has gorgeous refinished hardwood floors!

Features:

3 Bedrooms
1.5 Baths

1800+ Total
Finished Square Feet

2 Car Garage

Updated Kitchen and
Bathrooms

kw LOUISVILLE
EAST
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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

2607 Kings Highway, *Special Features*

3 Bedrooms | 1.5 Baths | 1,800+ Total Finished Square Feet | Two-Car Garage

Renovated, Colonial Style Home in a Great Neighborhood

Updated Kitchen - Including Granite Countertops, Stainless Steel, Stone Backsplash & Soft-close Cabinetry

Timeless, Brick Exterior with Mature Landscaping and Fenced Backyard

Property Features

- Home is just minutes from; I-264, Shops and Restaurants in the Highlands, Shelbyville Rd, and Bardstown Rd, Hospitals near Breckenridge, etc.
- Brand New 50 Gallon Water Heater
- 200+ Amp Service
- Check out the Energy Efficient Windows!

Foyer

- New decorative front door greets you as you approach the front entry
- Foyer hosts a convenient coat closet
- Spacious foyer with hardwood floors welcomes you into the home

Living Room

- The first floor has a great flow for family living and entertaining
- The living room presents brand new hardwood flooring and large windows
- Large living room with wood burning fireplace and light filled windows
- A fireplace with a beautiful mantle and Italian stone hearth creates for a stunning focal point of the room
- Built-in cabinetry frames the door leading to the sunroom/home office – a fantastic open flow opportunity
- A convenient half bath is located on the first floor of the home and has been updated with new Italian stone, vanity and light fixture

Dining Room

- Adjacent to the Foyer is an incredibly spacious dining room – plenty of room for all your dining furniture
- The dining room is anointed with a large chandelier – plus large windows which add dimension to the room and an abundance of natural light
- Newly installed Floating Shelves for additional space

Kitchen

- The updated, open kitchen has new soft close cabinets, built in spice rack, granite counter-tops, stone backsplash, new deep kitchen sink and faucet
- Stainless steel appliances round out the well-appointed kitchen
- Kitchen is well lit and features recessed lighting, ceiling fan and pendant lighting above the breakfast bar seating area
- Seamless Flow from Dining Room and great view of the back yard while at the deep kitchen sink

Sunroom

- Step down from the living room and into the sunroom – the room is equipped with tile floors, washer and dryer hook-ups and built-in storage
- The sunroom would function well as a home office, mud room or playroom
- Oversized windows provide plenty of natural light and overlooks the backyard
- The door leads to the backyard and garage – note the convenient doggy door

- The sunroom is the perfect place to enjoy a cup of coffee - sunny and bright!

Full Bath

- Luxurious full bath is your at-home oasis! This spa-like bathroom features upgrades throughout including new vanity and countertop, custom tile work and walk-in shower with contemporary rain showerhead
- The walk-in shower features pebble tile flooring, custom wall tile and bench seat
- Bathroom hosts a water saver toilet
- Stress will melt away in the private jacuzzi bathtub
- The private bathtub is light and airy with a tranquil color palette and is brightened with a window – letting natural light pour in

First Bedroom (yellow)

- The first bedroom features white window trim and wide baseboards for a crisp, clean look
- The bedroom is serviced by a large, double door closet

Second Bedroom (white)

- The second bedroom features dual closets, and a built-in window seat with storage

Third Bedroom (blue)

- The third bedroom is the largest of the three bedrooms
- Dual closets provide ample storage

Walk-out Lower Level

- The lower level provides a desirable space for additional storage, and is equipped with hook-ups for washer/dryer and utility sink

Outdoor Living

- As you approach the home, you'll immediately note the vibrant and welcoming front entry way and well-tended frontscape
- Your eyes will be drawn to the front porch as you approach the front entrance, accented with rod iron railing and elegant columns to greet you upon entry
- Conveniently step from the sunroom to the outdoor space with a generous-sized, stone paver patio to enjoy the outdoors
- The back yard is secluded and private – mature trees create for beautiful, peaceful views
- The patio is spacious enough to easily accommodate your outdoor furniture and grill - the warm evenings await!
- Backyard is quaintly lit with exterior lighting
- The driveway approaches the roomy two-car garage and offers space for additional parking

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1538769
Address: 2607 Kings Hwy, Louisville, KY 40205
Area: 02-Butchertwn/HghInds/Germantwn
Sub Area: A
Total Living Area: 1,800
Basement: Unfinished
Total # Bedrooms: 3
Disclosure: Yes
Style: Colonial

Status: Active
School District: Jefferson
Above Grade Finished: 1,800
Total Baths: 2
Sqft - Total Unfin: 800
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

County: Jefferson
Subdivision: KINGSLEY
Baths - Full: 1
Baths - 1/2: 1
Age: 69
Year Built: 1950
Stories: 2



Open House Info:

Directions: I-264 to Exit 17 Taylorsville Rd. Follow to Gladstone and turn left. Take next left onto Kings Hwy. House on left.

This GEM has it all! An updated, all-brick Colonial just minutes from; I-264, Shops and Restaurants in the Highlands, Shelbyville Rd, and Bardstown Rd, Hospitals near Breckenridge, etc... The home also has a brand new 50 gallon water heater, new jetted tub installed in 2018, energy efficient windows throughout, upgraded 200 Amp electrical panel/service, basement waterproofed in 2017. So lets take a look! You'll immediately note the vibrant and welcoming front entry way and well-tended frontscape. Cross the threshold into the roomy foyer and note the hard wood flooring. Take a left into the dining area - new floating shelves provide plenty of room! The dining room flows seamlessly into the open and updated kitchen. With new soft close cabinets, built in spice rack, granite counter (cont)

Room Name	Level	Width	Length	Remarks
Foyer	First	6.66	9	Open Entry and Large Coat Closet
Dining Area	First	10	12	Adjacent to Kitchen and Plenty of Room
Kitchen	First	10	10.5	Gorgeous Granite Counters
Half Bathroom	First	4.5	2.5	Centrally Located
Living Room	First	13.16	22.41	Length of House and Cozy Fireplace
Office	First	12.16	11.16	Quiet Office Space
Laundry	First	3.5	3.5	Stackable and hookups on every level!
Bedroom	Second	11.25	15.58	Brightly Lit
Bedroom	Second	13.16	10	Plenty of Closet Space
Master Bedroom	Second	17	12.08	Spacious
Master Bathroom	Second	7.83	6.58	Complete Remodel - Walkin Tiled Shower
Other	Second	5	3.5	Jetted Tub
Laundry	Basement			Wow! Additional Laundry Hook-up

	(Fin)	(UF)
AG	1,800	0
BG	0	800
NC	0	0
Total	1,800	800
SgFtSrc:	Other	

Basement: Unfinished
Construction: Brick; Frame - Wood
Exterior: Patio
Foundation: Poured Concrete
Fencing: Full
Heating/Cooling: Central Air; Forced Air Heat; Gas Heat Level; Sidewalk
Lot Description: 2 Car Garage; Detached; Entry Rear
Garage/Parking: Shingle
Roof: Electricity Connected; Fuel:Natural; Public Sewer; Public Water
Utilities:
M Struct Flood Plain: No

Total # of Rooms: 6
First Floor MBR: No
Floor Laundry: Yes
Closets: Level 1: 2 Level 2: 5
Fireplaces: Level 1: 1

HOA Y/N: No	HOA Fee: \$0	Lot SF Source: PVA	Acres: 0.15	Sold As-Is: No
Condo Features:				
Farm Features:				
City Tax: Of Record	County Tax: Of Record	Deed Bk: 10587	Pg #: 0516	Block: 0456
			Lot: 0030	Sub-Lot: 0000

(cont) tops, stone back splash, new deep sink and dual faucet, stainless steel appliances - this is a chef's dream! Along with the new hardwood floors throughout the first floor, check out the new tile in the sunroom/laundry room. This home feels like a 2 bath when you take in the newly remodeled half bath on first floor, the Italian stone and the fully updated master bath on the second floor (with walk-in shower), and newly installed (2018) Jacuzzi tub. The large living room offers a cozy wood burning fireplace with new stone and accent wall above mantle. Check out the storage added in living room under shelving units. Lets head upstairs and note the all wood flooring and large master bedroom. This home is truly a GREAT home in a GREAT location for a GREAT price! Contact the list agent today for more info or to schedule a private viewing.

Welcome Home!



Timeless, Brick Exterior with Mature Landscaping and Fenced Backyard

Location!



Home is just minutes from; I-264, Shops and Restaurants in the Highlands, Shelbyville Rd, and Bardstown Rd, Hospitals near Breckenridge, etc.

Front Exterior



Check out the Energy Efficient Windows!

Front Entry



Your eyes will be drawn to the front porch as you approach the front entrance, accented with rod iron railing and elegant columns to greet you upon entry

Foyer



Foyer hosts a convenient coat closet

Living Room



Large living room with wood burning fireplace and light filled windows

Living Room



©2019 Listing Broker

A fireplace with a beautiful mantle and Italian stone hearth creates for a stunning focal point of the room

Living Room



©2019 Listing Broker

The first floor has a great flow for family living and entertaining

Living Room



©2019 Listing Broker

The living room presents brand new hardwood flooring and large windows

Living Room



©2019 Listing Broker

Built-in cabinetry frames the door leading to the sunroom/home office – a fantastic open flow opportunity

Living Room



©2019 Listing Broker

Built-in cabinetry frames the door leading to the sunroom/home office – a fantastic open flow opportunity

Kitchen



©2019 Listing Broker

The updated, open kitchen has new soft close cabinets, built in spice rack, granite counter-tops, stone backsplash, new deep kitchen sink and faucet

Kitchen



Refrigerator does not convey

Kitchen



Stainless steel appliances round out the well-appointed kitchen

Kitchen



Kitchen is well lit and features recessed lighting, ceiling fan and pendant lighting above the breakfast bar seating area

Dining Room



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

Dining Room



The dining room is anointed with a large chandelier – plus large windows which add dimension to the room and an abundance of natural light

Dining Room



Newly installed Floating Shelves for additional space

First Floor Hallway



The first floor has a great flow for family living and entertaining

Half Bath



A convenient half bath is located on the first floor of the home and has been updated with new Italian stone, vanity and light fixture

Half Bath



A convenient half bath is located on the first floor of the home and has been updated with new Italian stone, vanity and light fixture

Sunroom



Step down from the living room and into the sunroom – the room is equipped with tile floors, washer and dryer hook-ups and built-in storage

Sunroom



The sunroom is the perfect place to enjoy a cup of coffee - sunny and bright!

Sunroom



The sunroom would function well as a home office, mud room or playroom

Second Level Landing



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

First Bedroom



The first bedroom features white window trim and wide baseboards for a crisp, clean look

First Bedroom



The bedroom is serviced by a large, double door closet

Full Bath



Luxurious full bath is your at-home oasis! This spa-like bathroom features upgrades throughout including new vanity and countertop, custom tile work and walk-in shower with contemporary rain showerhead

Full Bath



Bathroom hosts a water saver toilet

Full Bath



The walk-in shower features pebble tile flooring, custom wall tile and bench seat

Full Bath



The walk-in shower features pebble tile flooring, custom wall tile and bench seat

Custom Tile Work



The walk-in shower features pebble tile flooring, custom wall tile and bench seat

Jacuzzi Tub



The private bathtub is light and airy with a tranquil color palette and is brightened with a window – letting natural light pour in

Jacuzzi Tub



Stress will melt away in the private jacuzzi bathtub

Jacuzzi Tub



The private bathtub is light and airy with a tranquil color palette and is brightened with a window – letting natural light pour in

Updated Light Fixtures



New light fixtures

Second Bedroom



The second bedroom features dual closets, and a built-in window seat with storage

Second Bedroom



The second bedroom features dual closets, and a built-in window seat with storage

Second Bedroom



The second bedroom features dual closets, and a built-in window seat with storage

Third Bedroom



The third bedroom is the largest of the three bedrooms

Third bedroom



Dual closets provide ample storage

Third Bedroom



The third bedroom is the largest of the three bedrooms

Third Bedroom



The third bedroom is the largest of the three bedrooms

Walkout Lower Level



The lower level provides a desirable space for additional storage, and is equipped with hook-ups for washer/dryer and utility sink

Walkout Lower Level



The lower level provides a desirable space for additional storage, and is equipped with hook-ups for washer/dryer and utility sink

Walkout Lower Level



The lower level provides a desirable space for additional storage, and is equipped with hook-ups for washer/dryer and utility sink

Walkout Lower Level



The lower level provides a desirable space for additional storage, and is equipped with hook-ups for washer/dryer and utility sink

Paved Patio



Conveniently step from the sunroom to the outdoor space with a generous-sized, stone paver patio to enjoy the outdoors

Paved Patio



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

Two-Car Garage



The driveway approaches the roomy two-car garage and offers space for additional parking

2607 Kings Hwy exteriors-10



Backyard is quaintly lit with exterior lighting

Spacious Backyard



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

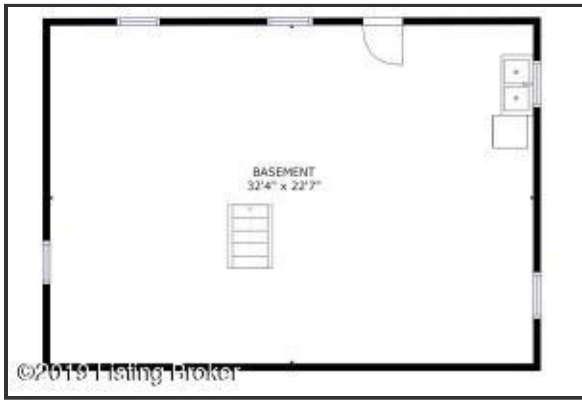
First Floor



Second Floor



Lower Level



Front Entry



Brand New 50 Gallon Water Heater

Paved Patio



Conveniently step from the sunroom to the outdoor space with a generous-sized, stone paver patio to enjoy the outdoors

Two-Car Garage



The driveway approaches the roomy two-car garage and offers space for additional parking

Spacious Backyard



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

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 03/2016, and ending on 07/26/2019.

(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 2607 Kings Hwy, Louisville, KY 40205

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Appliances.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age0	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <u>New 50 Gal Water Heater. Electrical - 200 Amp Service upgrade. See Not</u>				

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? <u>4/2017</u>				
(e) Have you ever had any repairs done to the basement?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed? _____				
Explain: <u>Highland Waterproofing Warranty Repair 2017</u>				

- (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? 11 yrs
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....
- 2. When was the last time the roof leaked? _____
- (c) 1. Have you ever had any repairs done to the roof?
- 2. If you have ever had the roof repaired, when was the repair performed? _____
- (d) 1. Have you ever had the roof replaced?.....
- 2. If you have had the roof replaced, when was the replacement performed? _____
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?
- 2. If yes, when was the repair performed? _____
- Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN

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

5. BOUNDARIES N/A YES NO UNKNOWN

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

6. WATER N/A YES NO UNKNOWN

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

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 _____

Initials (Buyer) Date/Time _____

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?
3. Homeowner's Association Name:
HOA Primary Contact Name:
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 N/A YES NO UNKNOWN

- (a) Was this house built before 1978?
(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
(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 Dogs
(r) Is the property in a historic district?

SPACE FOR ADDITIONAL INFORMATION

2016 - Added waterlines and plumbing in back room
2018 - Added new waterlines and plumbing for jetted tub and washer upstairs
2019 - Nearly all windows have been replaced with energy efficient windows
2019 - New 50 Gallon Water Heater
Electrical Panel Upgraded for 200 Amp Service

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.**

dotloop verified
07/26/19 3:26 PM EDT
FML9-88T4-C5ZQ-7OQR
Seller Date

dotloop verified
07/26/19 6:56 PM EDT
5FOS-NMUUY-6JNF-3GZM
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.

Utility Providers and 12 Month History

Trash Pick Up Company:	City of Kingsley (Taxes)
Days of Week for Trash Pick Up:	TUES DAY
Recycling Pick Up Company:	TUES DAY
Days of Week for Recycling Pick Up:	

Cable Provider:	
Internet Provider:	
Phone Provider:	

Water Company:	Louisville Water Co
Sewer or Septic?	N/A

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

Utility History – please note directly in this chart below:

EQUAL PAY PLAN

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. 12/21/18	\$ 213.00	\$	\$ 65.00
2.	\$ 202.00	\$	↓
3.	\$ 202.00	\$	
4.	\$ 199.00	\$	
5.	\$ 199.00	\$	
6.	\$ 199.00	\$	
7.	\$ 199.00	\$	
8.	\$ 202.00	\$	
9.	\$ 202.00	\$	
10.	\$ 232.03	\$	
11.	\$ 181.00	\$	
12.	\$ 245.00	\$	

Initials: ___/___ Date: ___/___